

701 - 703 SAINT-GEORGES SAINT-JÉRÔME

2 UNITS

PMML

FOR SALE



Samuel Lapointe

Team Samuel & Jessika

Executive VP

Real Estate Broker | PMML

Partner

📞 450-512-7859



samuel.lapointe@pmml.ca



Éloïse Rondeau

Team Samuel & Jessika

Real Estate Broker

📞 438-337-9059

✉️ eloise.rondeau@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Excellent investment opportunity in the heart of Saint-Jérôme.

Residential and commercial duplex featuring a well-established commercial space with a lease in place until 2028, as well as a residential 4½ unit. Centrally located, close to all services and major transportation routes. An ideal asset for investors seeking stable income and long-term security.

HIGHLIGHTS

- ✓ Strategically located with quick access to Highway 15, providing easy connectivity to the Greater Metropolitan Area.
- ✓ Immediate proximity to essential services, including shopping, schools, CEGEP, hospital, public transportation, and commuter train.
- ✓ Area benefiting from strong rental demand.

ASKING PRICE :

\$375,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The property has benefited from major renovations, including windows, exterior cladding, and roofing.

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality, at the buyer's own risk.

Responsibility for appliances

Tenants

Number of units

2



Number of Parking Spaces

8 spaces

Hot Water System

Independent tanks



Heating System

Electric baseboard heating / Central air conditioning



701 - 703 Saint-Georges, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number 2 140 083

Total Municipal Assessment

Total Municipal Assessment 417 500 \$

Municipal Land Assessment 151 600 \$

Municipal Building Assessment 265 900 \$

Construction

Number of Storeys 1

Type of Building Detached

Type of Construction Brick And wood

Year of Construction 1982

Features

Plumbing ABS / PEX

Condition of Roof Asphalt / Gravel (circa 2014)

Condition of Doors wood

Condition of Balconies Wood

Condition of Windows PVC / Single-Hung (2023)

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Wood fiber (renovated)

Condition of Bathrooms Good condition

Floor Covering Laminate / Ceramic

Electromechanical System

Fire System Smoke detector

Building type

Laundry Room N/A

Washer/Dryer Inlet yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

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Parking

Type of Parking Gravel driveway / Detached garage

Number of Parking Spaces 8 spaces

Area

Land Surface Area 6 626 sq. ft.



FEATURES

Plumbing

ABS / PEX

Condition of Balconies

Wood

Heating System

Electric baseboard heating /
Central air conditioning

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

Asphalt / Gravel (circa 2014)

Concierge Agreement

To be verified

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

To be verified

Condition of Doors

wood

Intercom and Doorbell

Yes, doorbell.

Condition of Windows

PVC / Single-Hung (2023)

Exterior Siding

Wood fiber (renovated)

Floor Covering

Laminate / Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$12,000	30.3 %	\$500
Affordable Res.			
Commercial	\$27,624	69.7 %	\$1,151
Lockers			
Parking			
Laundry			
Total Revenues	\$39,624		\$1,651
Vac. / Bad debt	\$1,189	3 %	\$50
EGR	\$38,435		\$1,601

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$1,730	4.5 %	\$865
Municipal Taxes	Current	\$6,248	16.3 %	\$3,124
School Taxes	Current	\$254	0.7 %	\$127
Insurance	Current	\$7,408	19.3 %	\$3,704
Electricity				
Heating				
Snow Removal	Current	\$1,940	5 %	\$970
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$500	1.3 %	\$250
Maintenance	Normalised	\$1,400	3.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$384	1 %	\$192
Total Expenses		\$19,864	51.7 %	\$9,932
Net Revenue		\$18,571		\$9,286

FINANCING

	conv
Maximum loan amount	\$221,745
Financing CAP	6.28 %
Debt coverage ratio	1.2
Interest Rate	5.0 %
Amortization	25 Years
Term	5 Years

TREASURY

	conv
Net Revenue	\$18,571
Annual Mortgage Cost	\$15,476
Net cash after mortgage	\$3,095

RETURN ON INVESTMENT

Down Payment	\$153,255
Cash on cash return	2.0 %
Return on liquidity + capitalization	5.0 %
Total yearly return with appreciation of 2 %	9.92 %

CPU
187 500 \$

GIM
9,5

NIM
20,2

CAP
5 %







