

**709-719 DE LA RAFFINERIE  
MONT-SAINT-HILAIRE**

6 UNITS

**PMML**

**FOR SALE**



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## **BUILDING TYPE**

Detached

## **BUILDING CATEGORY**

Low Rise

## **PROPERTY DESCRIPTION**

A very rare opportunity to acquire a magnificent 6-unit building (2 x 5½ and 4 x 4½) in Mont-Saint-Hilaire in a lovely recent, homogeneous and sought-after area, within walking distance of the Mont-Saint-Hilaire train station and the Gare park.

## **HIGHLIGHTS**

- ✓ Diverse rental options: 2 x 5½ and 4 x 4½
- ✓ Steps from the Mont-Saint-Hilaire train station
- ✓ New and highly sought-after area

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## ADDITIONAL INFORMATION

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

The 6 units are divided condominiums.

There is a condominium association.

The building is equipped with six air conditioning units.

## Responsibility for appliances

Tenants

## Number of units

6



## Number of Parking Spaces

To be verified

## Hot Water System

Independent tanks

 Photo principale

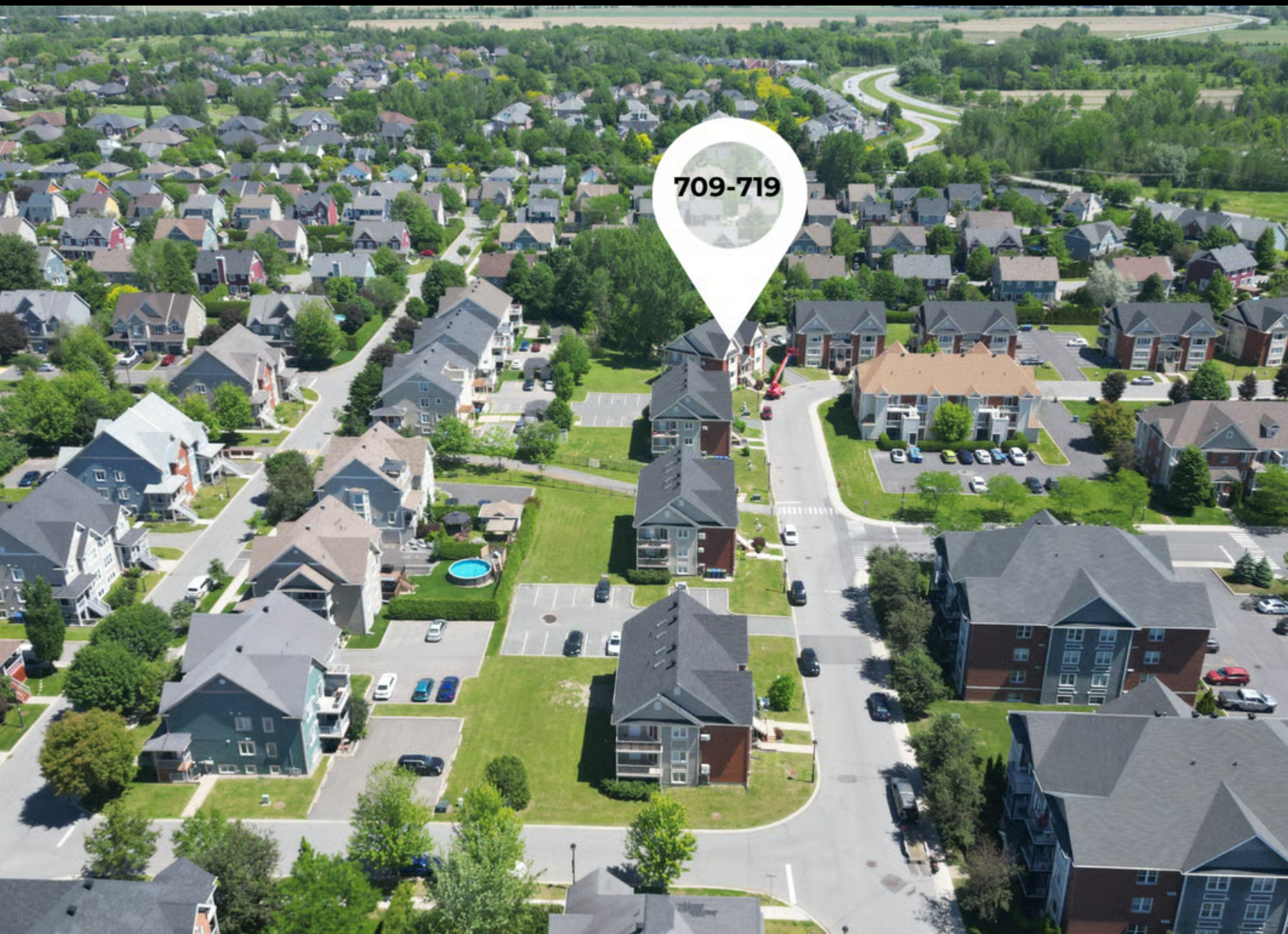
 Photo principale

## Heating System

Electric



709-719 de la Raffinerie, Mont-Saint-Hilaire



# BUILDING DESCRIPTION

## General Information

Cadastral number 4 093 044, 4 093 046 et autres

## Total Municipal Assessment

Total Municipal Assessment \$ 1 947 800

Municipal Land Assessment To be verified

Municipal Building Assessment \$ 1 947 800

## Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2008

Divided co-ownership

## Features

Plumbing Copper, PEX, ABS

Condition of Roof Shingles

Condition of Doors Generally in good condition

Condition of Balconies Fibre de verre

Condition of Windows Vinyl

Condition of Kitchens Generally in good condition

Electrical Panels Circuit breakers

Exterior Siding Brick and other materials

Condition of Bathrooms Generally in good condition

Floor Covering Laminate, vinyl, and ceramic flooring

## Electromechanical System

Fire System

Smoke detectors

## Building type

Laundry Room No

Number of Units 4 X 4.5 + 2 x 5.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

The 6 units are divided condominiums. There is a condominium association.

## Parking

Type of Parking Exterior

Number of Parking Spaces To be verified

## Area

Land Surface Area To Be Verified



## FEATURES

### **Internet and Telecom**

To be verified

### **Condition of Doors**

Generally in good condition

### **Intercom and Doorbell**

Doorbells

### **Condition of Windows**

Vinyl

### **Exterior Siding**

Brick and other materials

### **Floor Covering**

Laminate, vinyl, and ceramic flooring

### **Plumbing**

Copper, PEX, ABS

### **Condition of Balconies**

Fibre de verre

### **Heating System**

Electric

### **Condition of Kitchens**

Generally in good condition

### **Condition of Bathrooms**

Generally in good condition

### **Condition of Roof**

Shingles

### **Concierge Agreement**

No

### **Hot Water System**

Independent tanks

### **Electrical Panels**

Circuit breakers

### **Environmental Report**

2025

## REVENUE

|                       | yearly           | % / GR | RPU (m)        |
|-----------------------|------------------|--------|----------------|
| Residential           | \$114,840        | 100 %  | \$1,595        |
| Affordable Res.       |                  |        |                |
| Commercial            |                  |        |                |
| Lockers               |                  |        |                |
| Parking               |                  |        |                |
| Laundry               |                  |        |                |
| <b>Total Revenues</b> | <b>\$114,840</b> |        | <b>\$1,595</b> |
| Vac. / Bad debt       | \$3,445          | 3 %    | \$48           |
| <b>EGR</b>            | <b>\$111,395</b> |        | <b>\$1,547</b> |

## EXPENSES

|                       | Calc.      | yearly          | % OF EGR      | CPU (y)         |
|-----------------------|------------|-----------------|---------------|-----------------|
| Administration        | Normalised | \$5,013         | 4.5 %         | \$835           |
| Municipal Taxes       | Current    | \$14,795        | 13.3 %        | \$2,466         |
| School Taxes          | Current    | \$1,230         | 1.1 %         | \$205           |
| Insurance             | Current    | \$2,842         | 2.6 %         | \$474           |
| Electricity           |            |                 |               |                 |
| Heating               |            |                 |               |                 |
| Snow Removal          |            |                 |               |                 |
| Elevator              | Current    |                 |               |                 |
| Lawn                  |            |                 |               |                 |
| Structural Reserve    |            |                 |               |                 |
| Janitor               | Normalised | \$1,500         | 1.3 %         | \$250           |
| Maintenance           | Normalised | \$4,200         | 3.8 %         | \$700           |
| Appliances            |            |                 |               |                 |
| WiFi                  |            |                 |               |                 |
| Heat Pump             |            |                 |               |                 |
| CHMC: Other Costs     | Normalised | \$1,114         | 1 %           | \$186           |
| Air Conditioning      | Current    | \$855           | 0.8 %         | \$143           |
| <b>Total Expenses</b> |            | <b>\$31,549</b> | <b>28.3 %</b> | <b>\$5,258</b>  |
| <b>Net Revenue</b>    |            | <b>\$79,846</b> |               | <b>\$13,308</b> |

