

# 72 SAINTE-ANNE SAINT-GABRIEL

4 UNITS

# PMML

FOR SALE



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## BUILDING TYPE

Detached

## BUILDING CATEGORY

4 Units

## PROPERTY DESCRIPTION

A well-maintained four-unit apartment building in the heart of Saint-Gabriel, close to local shops, schools, services, and recreational and tourist attractions. This income property represents an excellent investment opportunity thanks to its four units, which generate stable income. Strategically located in a peaceful and sought-after neighborhood, it offers strong long-term appreciation potential. Ideal for investors looking to add a profitable asset to their portfolio.

## HIGHLIGHTS

- ✓ Stable rental income with potential for optimization.
- ✓ Located in the heart of Saint-Gabriel, close to shops and services.
- ✓ A peaceful neighborhood highly sought after by tenants.
- ✓ Low-maintenance property.
- ✓ Just minutes from the beautiful Saint-Gabriel Municipal Beach, a popular spot for swimming, picnics, and water sports on Lake Maskinongé.

ASKING PRICE :

**\$664,900**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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The roof was redone 10 years ago

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## ADDITIONAL INFORMATION

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Sale without warranty

Option to purchase the adjacent 4-unit building: 85 Grenier St Gabriel

## Responsibility for appliances

Tenants



## Number of units

4

## Number of Parking Spaces

To be verified

## Hot Water System

Electric water heater



## Heating System

Electric baseboards



72 Sainte-Anne, Saint-Gabriel



# BUILDING DESCRIPTION

## General Information

Cadastral number 5 988 094

## Total Municipal Assessment

Total Municipal Assessment 490 600 \$

Municipal Land Assessment 63 100 \$

Municipal Building Assessment 427 500

## Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Wood

Year of Construction 1996

## Features

Plumbing Good condition

Condition of Roof Good condition

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Good condition

Exterior Siding Wood

Condition of Bathrooms Good condition

Floor Covering Good condition

## Electromechanical System

Fire System non-compliant

## Building type

Laundry Room No

Number of Rooms 18

Number of Units 4

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Sale without warranty Option to purchase the adjacent 4-unit building: 85 Grenier, St. Gabriel

## Parking

Type of Parking Exterior

Number of Parking Spaces To be verified

## Area

Land Surface Area 9,708 sq. ft.



## FEATURES

### Fenced

No

### Condition of Roof

Good condition

### Concierge Agreement

N/A

### Hot Water System

Electric water heater

### Electrical Panels

Good condition

### Environmental Report

Update needed

### Internet and Telecom

N/A

### Condition of Doors

Good condition

### Intercom and Doorbell

N/A

### Condition of Windows

Good condition

### Exterior Siding

Wood

### Floor Covering

Good condition

### Plumbing

Good condition

### Condition of Balconies

Good condition

### Heating System

Electric baseboards

### Condition of Kitchens

Good condition

### Condition of Bathrooms

Good condition

## REVENUE

	yearly	% / GR	RPU (m)
Residential	\$37,260	100 %	\$776
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
<b>Total Revenues</b>	<b>\$37,260</b>		<b>\$776</b>
Vac. / Bad debt			
<b>EGR</b>	<b>\$37,260</b>		<b>\$776</b>

## EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$8,140	21.8 %	\$2,035
School Taxes	Current	\$233	0.6 %	\$58
Insurance	Current	\$1,614	4.3 %	\$404
Electricity	Current	\$429	1.2 %	\$107
Heating				
Snow Removal	Current	\$560	1.5 %	\$140
Lawn	Current	\$160	0.4 %	\$40
<b>Total Expenses</b>		<b>\$11,136</b>	<b>29.9 %</b>	<b>\$2,784</b>
<b>Net Revenue</b>		<b>\$26,124</b>		<b>\$6,531</b>







