

721 MAIN GATINEAU

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Stunning brick semi-detached triplex located in a family-friendly and highly sought-after neighborhood in Gatineau! This property consists of three 3-bedroom units, all of which are rented out and come without heat or electricity. The property has been well-maintained over the years and has benefited from several exterior improvements, including the renovation of the second- and third-floor balconies. Each unit has an assigned parking space. Who will be the lucky buyer?

HIGHLIGHTS

- ✓ An excellent investment opportunity!
- ✓ Within walking distance of Nicolas-Gatineau High School and La Vérendrye Park.
- ✓ Same owner for over 20 years. Sale motivated by retirement.

ASKING PRICE :
\$724,900

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

3

Hot Water System

Independent tanks



Heating System

Electric baseboard heaters



721 Main, Gatineau



BUILDING DESCRIPTION

General Information

Cadastral number 1320137

Total Municipal Assessment

Total Municipal Assessment \$ 588 900

Municipal Land Assessment \$ 221 000

Municipal Building Assessment \$ 367 900

Construction

Number of Storeys 2

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1988

Features

Plumbing ABS

Condition of Roof About 10 years

Condition of Doors PVC

Condition of Balconies Aluminium

Condition of Windows PVC

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick and vinyl

Condition of Bathrooms Good condition

Floor Covering Floating, Ceramic

Electromechanical System

Fire System No

Building type

Laundry Room N/A

Number of Rooms 16.5

Number of Units 3 x 5.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Owner

Parking

Type of Parking Exterior

Number of Parking Spaces 3

Area

Land Surface Area 5 521 sq. ft.



FEATURES

Fenced

Yes

Condition of Roof

About 10 years

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

PVC

Intercom and Doorbell

Doorbell

Condition of Windows

PVC

Exterior Siding

Brick and vinyl

Floor Covering

Floating, Ceramic

Plumbing

ABS

Condition of Balconies

Aluminium

Heating System

Electric baseboard heaters

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$37,440	100 %	\$1,040
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$37,440		\$1,040
Vac. / Bad debt			
EGR	\$37,440		\$1,040

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,113	13.7 %	\$1,704
School Taxes	Current	\$416	1.1 %	\$139
Insurance	Current	\$929	2.5 %	\$310
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		\$6,458	17.2 %	\$2,153
Net Revenue		\$30,982		\$10,327







