FOR SALE

740 - 746 112E AVENUE | SAINT-JÉRÔME

PMML

4 UNITS





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Produced on: October 20, 2026

BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

Located in the sought-after LaFontaine area! This building features four large 1-bedroom apartments (3½), generating gross revenues of $3,295 per month ($39,540 per year). Utility costs are paid by the tenants, optimizing management and reducing expenses. The neighbouring property can be acquired jointly for a total of 8 units. A profitable and stable property in a prime location!

HIGHLIGHTS

- Current residential income of $3,295/month, or $39,540/year.
- Just steps away from elementary and high schools, and Académie LaFontaine.
- Quick access to Route 117 and Highway 15.
- Close to all services, shops, parks, and the bike path.

ASKING PRICE :

$775,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Hot water tanks replaced (approx. 2023–2024).
Fiberglass balconies and aluminum railings (approx. 2020–2021).
Parking lot asphalt (approx. 10 years old).
Roofing (approx. 10 years old).

ADDITIONAL INFORMATION

Sale without legal warranty of quality, at the buyer's own risk and peril. Visits subject to an accepted offer to purchase. The property can be acquired with the neighboring building (740-746 112th Avenue). Shared driveway entrance between both properties.

Responsibility for appliances
Tenants

Number of units
4



Number of Parking Spaces
4

Hot Water System
Independant water tank in each unit

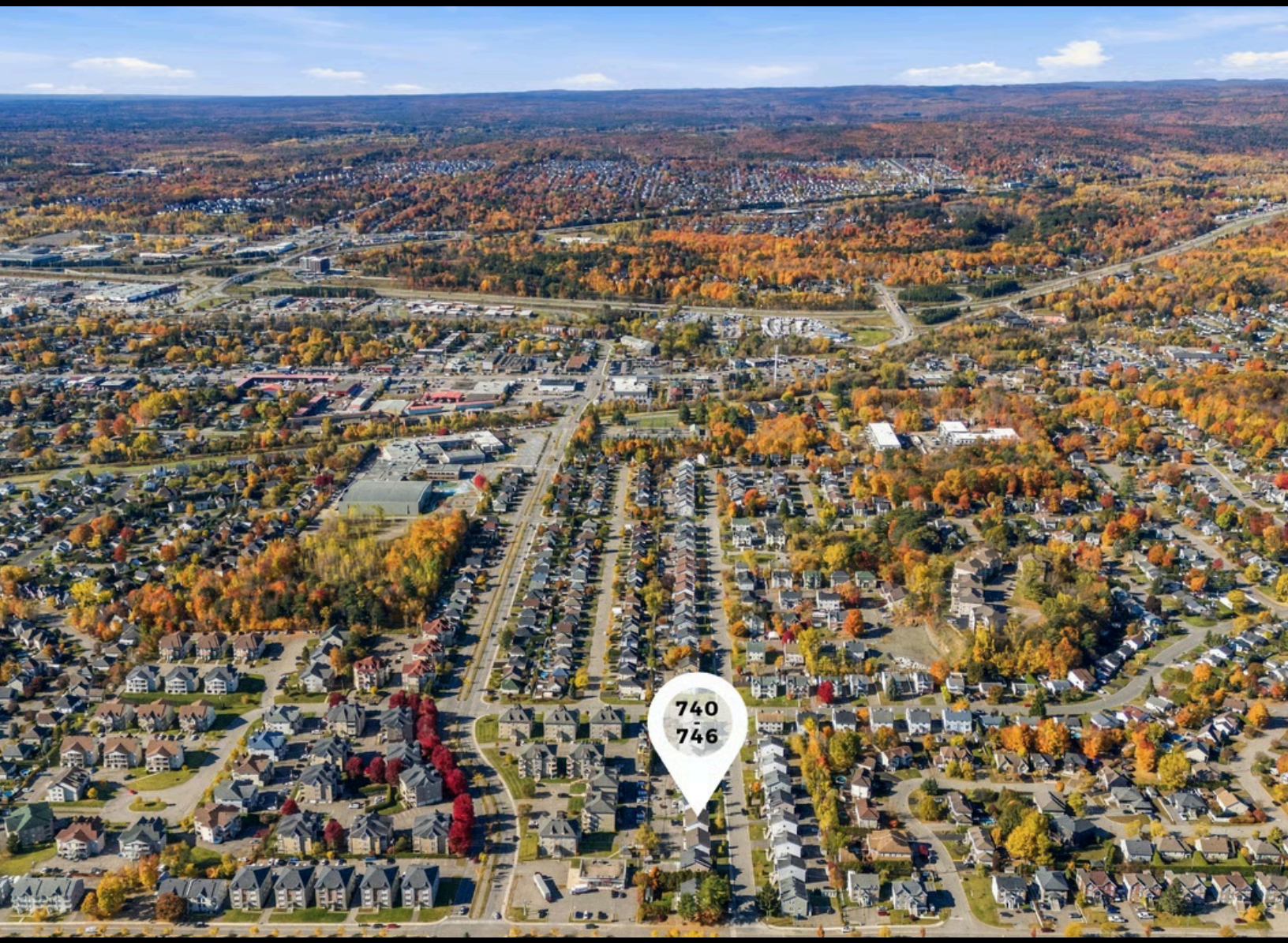




Heating System
Electric baseboards



740 - 746 112e avenue, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number	4033797

Total Municipal Assessment

Total Municipal Assessment	$ 622 400
Municipal Land Assessment	$ 145 900
Municipal Building Assessment	$ 476 500

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Brick & Wood
Year of Construction	2001

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	N/A
Number of Rooms	To be verified
Number of Units	4 x 3.5
Washer/Dryer Inlet	Yes
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Exterior
Number of Parking Spaces	4

Area

Land Surface Area	7 299 sq.ft.





FEATURES

Fenced

No

Condition of Roof

2016 - Asphalt shingles

Concierge Agreement

N/A

Hot Water System

Independant water tank in each unit

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Bonne

Intercom and Doorbell

Yes

Condition of Windows

PVC Windows

Exterior Siding

Aggregate / stucco facade with vinyl siding on the side walls.

Floor Covering

Ceramic tiles bathroom & kitchen, Floating

Plumbing

Copper & ABS

Condition of Balconies

Fiber Glass / aluminum railing

Heating System

Electric baseboards

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	$39,540	100 %	$824
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$39,540**		**$824**
Vac. / Bad debt			
EGR	**$39,540**		**$824**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	$5,248	13.3 %	$1,312
School Taxes	Current	$409	1 %	$102
Insurance	Current	$2,048	5.2 %	$512
Electricity				
Heating				
Snow Removal	Current	$1,115	2.8 %	$279
Lawn	Current	$264	0.7 %	$66
Total Expenses		**$9,084**	**23.0 %**	**$2,271**
Net Revenue		**$30,456**		**$7,614**













