

773-783 DE LA RAFFINERIE MONT-SAINT-HILAIRE

6 UNITS

PMML

FOR SALE



François Nepveu

Team François Nepveu

Senior VP

Real Estate Broker

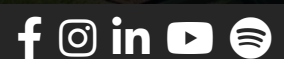
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PMML.CA



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

ADDITIONAL INFORMATION

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



773-783 de la Raffinerie, Mont-Saint-Hilaire



BUILDING DESCRIPTION

General Information

Cadastral number 4 003 282, 4 003 288, 4 003 284 et autres

Total Municipal Assessment

Total Municipal Assessment \$ 1 890 600

Municipal Land Assessment To be verified

Municipal Building Assessment \$ 1 890 600

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2007

Features

Plumbing Copper, PEX, ABS

Condition of Roof Shingles

Condition of Doors Generally in good condition

Condition of Balconies Fiberglass

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

Fiberglass

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	\$107,508	100 %	\$1,493
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$107,508		\$1,493
Vac. / Bad debt	\$3,225	3 %	\$45
EGR	\$104,283		\$1,448

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,693	4.5 %	\$782
Municipal Taxes	Current	\$14,488	13.9 %	\$2,415
School Taxes	Current	\$1,186	1.1 %	\$198
Insurance	Current	\$2,842	2.7 %	\$474
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.4 %	\$250
Maintenance	Normalised	\$4,200	4 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,043	1 %	\$174
Air Conditioning	Current	\$855	0.8 %	\$143
Total Expenses		\$30,807	29.5 %	\$5,134
Net Revenue		\$73,476		\$12,246

