

781 - 785 SAINTE-CÉCILE TROIS-RIVIÈRES

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Well-maintained triplex with stable tenants. The property features three spacious 2-bedroom units, each offering a double living room, two balconies, and one parking space. Ideally located just minutes from downtown, this building benefits from strong rental demand.

HIGHLIGHTS

- ✓ Double living room
- ✓ 2 bedrooms
- ✓ Two balconies
- ✓ One parking space
- ✓ Stable tenants
- ✓ Close to downtown

ASKING PRICE :
\$394,000

ADDITIONAL INFORMATION

Highway, CEGEP, Elementary school, High school, Daycare/CPE, Golf, Hospital, Park, Bike path, Cross-country skiing, Public transit, University, Grocery store/pharmacy/downtown

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

Responsibility for appliances

Tenant

Number of units

3

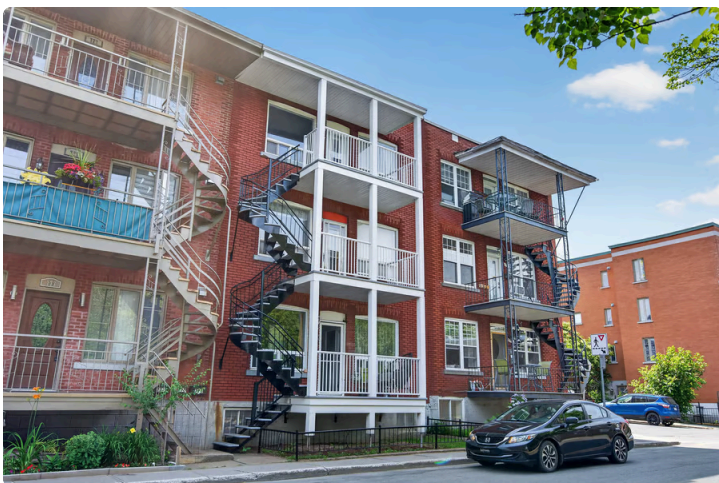


Number of Parking Spaces

2 spots

Hot Water System

Shared Reservoir, 2020

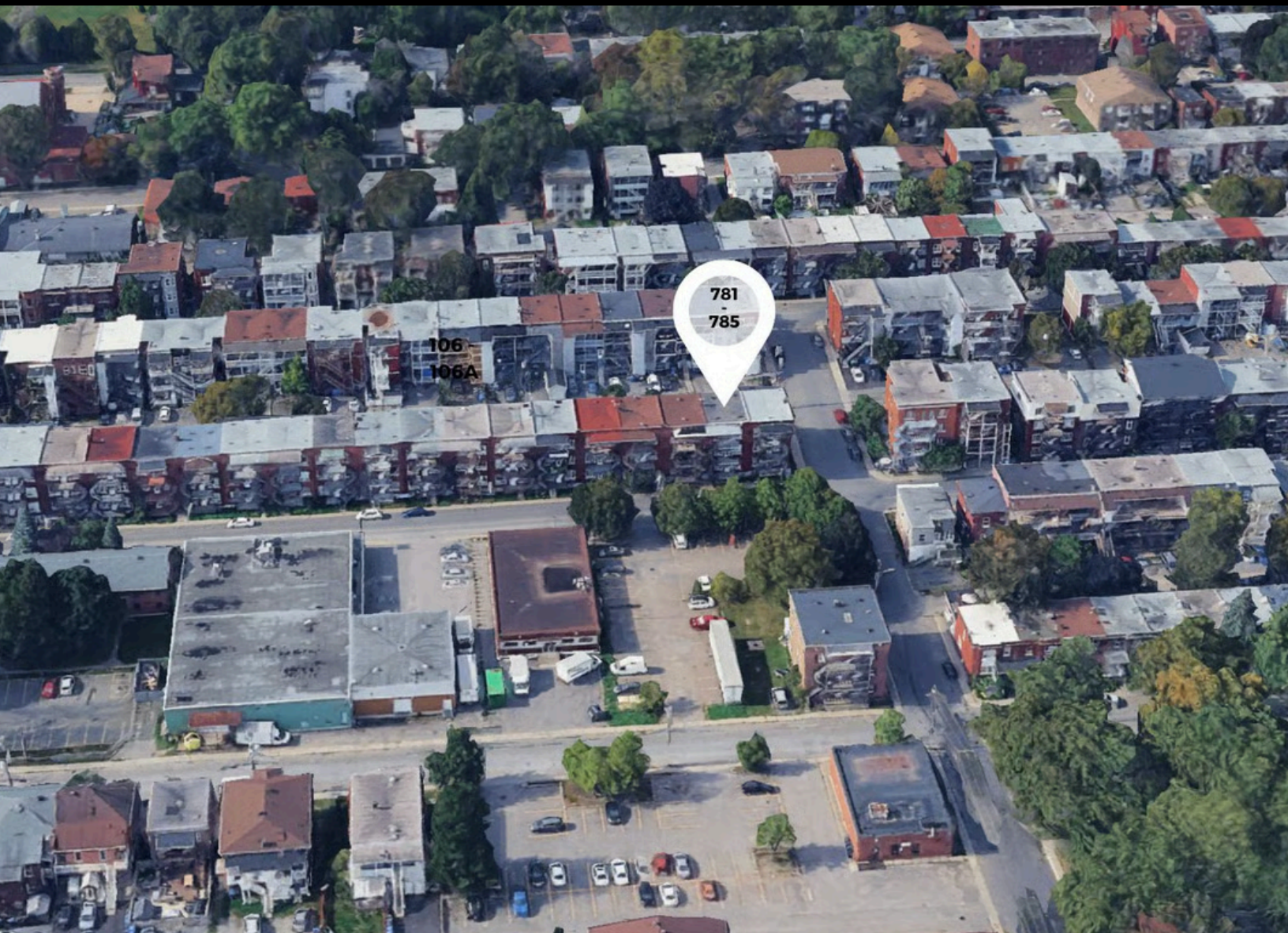


Heating System

Electric baseboards heaters



781 - 785 Sainte-Cécile, Trois-Rivières



BUILDING DESCRIPTION

General Information

Cadastral number 1211216

Total Municipal Assessment

Total Municipal Assessment \$219 900

Municipal Land Assessment \$23 700

Municipal Building Assessment \$196 200

Construction

Number of Storeys 3

Type of Building In a row

Type of Construction Brick and wood

Year of Construction 1929

Features

Plumbing Copper and ABS

Condition of Roof Asphalt and gravel

Condition of Doors Glass doors

Condition of Balconies Metal and wood

Condition of Windows Old windows

Condition of Kitchens Ok condition

Electrical Panels Circuit Breakers

Exterior Siding Brick

Condition of Bathrooms Ok condition

Floor Covering Floating floors

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 15

Number of Units 1 x 5.5 + 2 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Owner

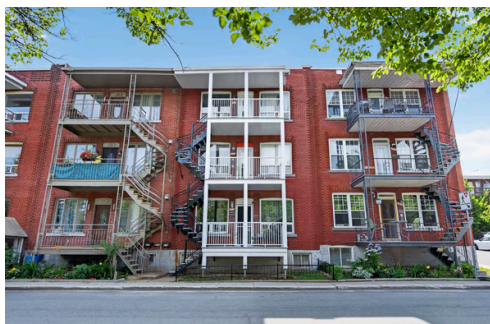
Parking

Type of Parking Exterior

Number of Parking Spaces 2 spots

Area

Land Surface Area 1 890 sq. ft



FEATURES

Fenced

Yes

Condition of Roof

Asphalt and gravel

Concierge Agreement

N/A

Hot Water System

Shared Reservoir, 2020

Electrical Panels

Circuit Breakers

Environmental Report

N/A

Internet and Telecom

Cogeco and Bell

Condition of Doors

Glass doors

Intercom and Doorbell

Doorbell

Condition of Windows

Old windows

Exterior Siding

Brick

Floor Covering

Floating floors

Plumbing

Copper and ABS

Condition of Balconies

Metal and wood

Heating System

Electric baseboards heaters

Condition of Kitchens

Ok condition

Condition of Bathrooms

Ok condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$30,720	100 %	\$853
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$30,720		\$853
Vac. / Bad debt			
EGR	\$30,720		\$853

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$3,275	10.7 %	\$1,092
School Taxes	Current	\$138	0.4 %	\$46
Insurance	Current	\$3,342	10.9 %	\$1,114
Electricity	Current	\$1,330	4.3 %	\$443
Heating				
Snow Removal				
Lawn				
Total Expenses		\$8,085	26.3 %	\$2,695
Net Revenue		\$22,635		\$7,545





