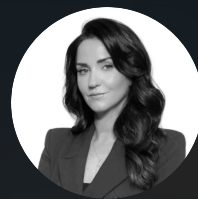


785 - 787 4E RUE DE LA POINTE SHAWINIGAN

4 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

4 Units

**PROPERTY
DESCRIPTION**

Opportunity to invest in a 4 unit building located in the heart of Shawinigan and essential services. The building has a total of 3 x 3.5 + 1 x 4.5 . There is plenty of room for optimization and the property is in good condition.

ASKING PRICE :
\$399,500

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

- Ground floor redone 5 years ago.
 - Vinyl in apartment #3 in 2020.
-

ADDITIONAL INFORMATION

The sale is made without legal guarantee of quality at the risk and peril of the buyer.

Responsibility for appliances

Tenant

Number of units

4



Number of Parking Spaces

On street

Hot Water System

Independent tanks



Heating System

Electric baseboards



785 - 787 4e rue de la Pointe, Shawinigan



BUILDING DESCRIPTION

General Information

Cadastral number 3 460 738

Total Municipal Assessment

Total Municipal Assessment \$ 224 600

Municipal Land Assessment \$ 14 000

Municipal Building Assessment \$ 210 600

Construction

Number of Storeys 3

Type of Building In a row

Type of Construction Wood and brick

Year of Construction 1939

Features

Plumbing Copper / ABS

Condition of Roof Elastomeric membrane / To be changed in 5 years

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Wood + PVC / Sliding / Crank (flapper) / Good condition

Condition of Kitchens Melamine kitchen cabinets / Good overall condition

Electrical Panels Circuit breakers

Exterior Siding Steel / Brick

Condition of Bathrooms Good overall condition

Floor Covering Vinyl / Floating floor / Ceramic

Electromechanical System

Fire System N/A

Building type

Laundry Room N/A

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant / Owner

Hot Water Responsibility Tenant / Owner

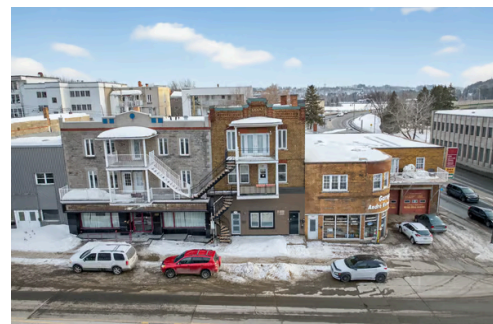
Parking

Type of Parking Extérieur

Number of Parking Spaces On street

Area

Land Surface Area 2 011 sq.ft



FEATURES

Plumbing

Copper / ABS

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Melamine kitchen cabinets /
Good overall condition

Condition of Bathrooms

Good overall condition

Condition of Roof

Elastomeric membrane / To be
changed in 5 years

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Condition of Doors

Good condition

Intercom and Doorbell

Doorbell

Condition of Windows

Wood + PVC / Sliding / Crank
(flapper) / Good condition

Exterior Siding

Steel / Brick

Floor Covering

Vinyl / Floating floor / Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$22,032	64.7 %	\$459
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Revenus Potentiels	\$12,000	35.3 %	\$250
Total Revenues	\$34,032		\$709
Vac. / Bad debt			
EGR	\$34,032		\$709

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,691	16.7 %	\$1,423
School Taxes	Current	\$137	0.4 %	\$34
Insurance	Current	\$7,163	21 %	\$1,791
Electricity	Current	\$6,399	18.8 %	\$1,600
Heating				
Snow Removal				
Lawn				
Total Expenses		\$19,390	57.0 %	\$4,848
Net Revenue		\$14,642		\$3,661







