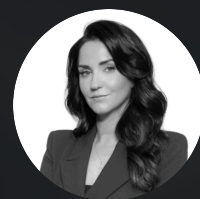


823 - 827 DE MARTIGNY OUEST SAINT-JÉRÔME

3 UNITS

PMML

FOR SALE



Jessika Anne Ledingham

Team Samuel & Jessika

Senior VP

Real Estate Broker | PMML

Partner

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PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Exceptional investment opportunity in Saint-Jérôme!

This triplex features two spacious 5½ units and one bright 6½ unit, offering comfort and strong appeal to tenants. Located in a highly sought-after area, close to services, shops, restaurants, public transportation, and major roadways, it ensures stable and secure rental income. This property represents an ideal choice for investors seeking a solid and reliable asset.

ASKING PRICE :
\$950,000

ADDITIONAL INFORMATION

This sale is made without legal warranty of quality or title, at the Buyer's own risk.

The property is held in divided co-ownership, with each of the three condominium units constituting a separate cadastral lot.

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

6 spaces

Hot Water System

Independent tanks



Heating System

Electric baseboards



823 - 827 De Martigny Ouest, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number	5282464, 5282465, 5282466 et 5282463 (commun)
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Total Municipal Assessment

Total Municipal Assessment	754 600 \$
Municipal Land Assessment	166 700 \$
Municipal Building Assessment	587 900 \$

Construction

Number of Storeys	2
Type of Building	In a row
Type of Construction	Brick And wood
Year of Construction	2013

Features

Plumbing	Copper / ABS
Condition of Roof	Asphalt shingles
Condition of Doors	Good condition
Condition of Balconies	Good condition
Condition of Windows	Good condition
Condition of Kitchens	Good condition
Electrical Panels	Circuit breakers
Exterior Siding	Brick
Condition of Bathrooms	Good condition
Floor Covering	Good condition

Electromechanical System

Fire System	Smoke detector
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Building type

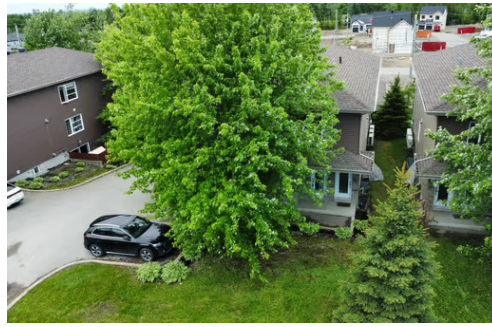
Laundry Room	N/A
Washer/Dryer Inlet	In each apartment
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Exterior / Garage
Number of Parking Spaces	6 spaces

Area

Land Surface Area	8 268 sq. ft.
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FEATURES

Plumbing

Copper / ABS

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

Asphalt shingles

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Condition of Doors

Good condition

Intercom and Doorbell

Yes, doorbell.

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$56,484	100 %	\$1,569
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$56,484		\$1,569
Vac. / Bad debt			
EGR	\$56,484		\$1,569

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$8,470	15 %	\$2,823
School Taxes	Current	\$572	1 %	\$191
Insurance	Current	\$3,248	5.8 %	\$1,083
Electricity	Current	\$1,190	2.1 %	\$397
Heating				
Snow Removal	Current	\$1,495	2.6 %	\$498
Lawn	Estimated	\$500	0.9 %	\$167
Total Expenses		\$15,475	27.4 %	\$5,158
Net Revenue		\$41,009		\$13,670



