

835 SAINT-MAURICE TROIS-RIVIÈRES

39 UNITS

PMML

FOR SALE



Azamat Kar

Team Azamat Kar

Senior VP

Real Estate Broker | PMML

Partner

📞 514-963-8718

✉️ azamat.kar@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Rare business opportunity in Trois-Rivières: this vacant building, with fully preserved façades, offers strong redevelopment potential into 39 affordable rental units. Located in a high-demand area where small-unit rental supply is limited, this turnkey project suits an investor or developer seeking attractive rental returns with reduced design risk.

HIGHLIGHTS

- ✓ Turnkey project, permit obtained for interior work
- ✓ 39 affordable rental units
- ✓ Façades fully preserved
- ✓ Area prioritized for revitalization
- ✓ Strong rental demand, limited supply
- ✓ \$34,615 per door

ASKING PRICE :
\$1,350,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Some photographs have been digitally edited or modified for presentation and marketing purposes. They are provided for illustrative purposes only and may not accurately reflect the current condition of the property. Buyers are advised to verify the actual condition of the property during a visit.

ADDITIONAL INFORMATION

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

Architectural plans for the proposed 39 studio conversion were submitted to the City of Trois-Rivières and accepted. Permits in hand. Exterior modifications remain subject to committee approval. Supporting plans and municipal correspondence are available in the data room.

Responsibility for appliances

N/A

Number of units

39



Number of Parking Spaces

N/A

Hot Water System

To be renovated

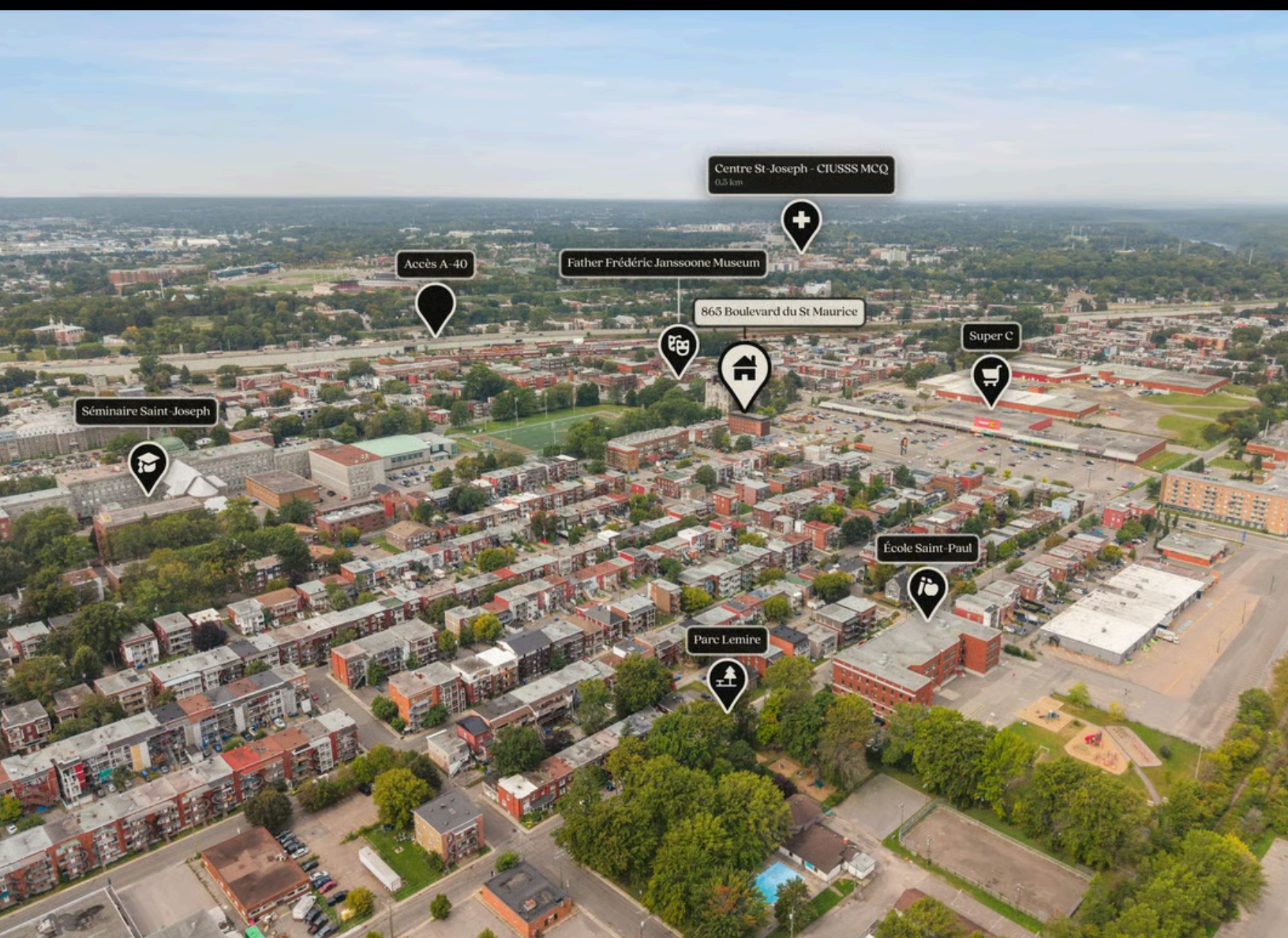


Heating System

To be renovated



835 Saint-Maurice, Trois-Rivières



BUILDING DESCRIPTION

General Information

Cadastral number	1 210 891
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Total Municipal Assessment

Total Municipal Assessment	580 000 \$
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Municipal Land Assessment	139 500 \$
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Municipal Building Assessment	440 500 \$
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Construction

Number of Storeys	4
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Type of Building	Detached
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Type of Construction	Brick and Wood
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Year of Construction	1919
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Electromechanical System

Fire System	Smoke detectors
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Building type

Laundry Room	N/A
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Number of Units	39 studios
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Washer/Dryer Inlet	N/A
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Appliance Responsibility	N/A
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Heating Responsibility	N/A
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Hot Water Responsibility	N/A
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	N/A
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Area

Land Surface Area	9 271 sq.ft
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FEATURES

Fenced

N/A

Condition of Roof

To be renovated

Concierge Agreement

N/A

Hot Water System

To be renovated

Electrical Panels

Circuit breakers

Environmental Report

Phase II - 2017

Internet and Telecom

N/A

Condition of Doors

To be renovated

Intercom and Doorbell

N/A

Condition of Windows

To be renovated

Exterior Siding

Brick

Floor Covering

To be renovated

Plumbing

To be renovated

Condition of Balconies

N/A

Heating System

To be renovated

Condition of Kitchens

To be renovated

Condition of Bathrooms

To be renovated

SOCIO-DEMOGRAPHIC DATA

📍 Mauricie

Total population :

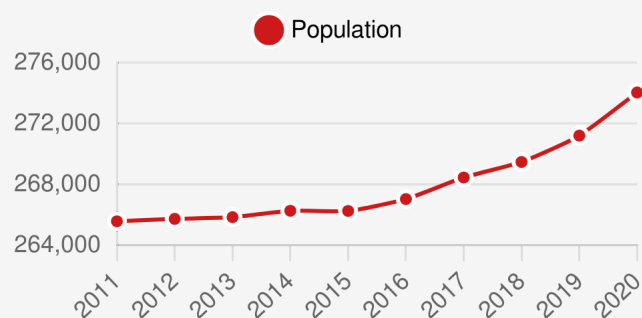
274,013 inhabitants

Average age of the population :

Region : **46.3 Years**

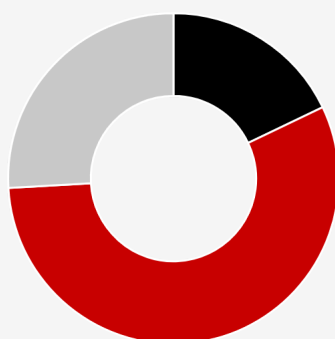
Province : **42.6 Years**

Population growth

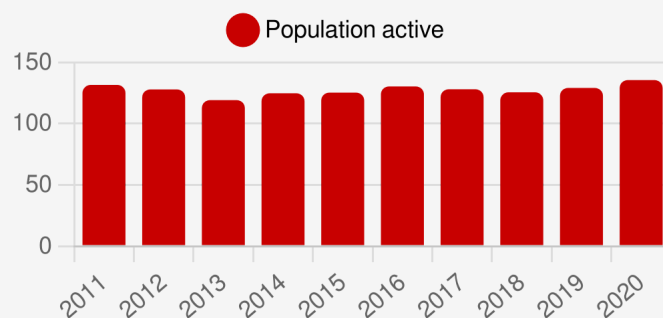


Age group proportion

● 0-19 Years ● 20-64 Years
● 65 Years and over



Active population



Economic indicators

Indicator	Region	Province
Employment rate	54 %	60.6 %
Unemployment rate	5.3 %	5.9 %
Disposable income per capita	27,656 \$ / Year	30,721 \$ / Year

