

85 GRENIER SAINT-GABRIEL

4 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

A well-maintained four-unit apartment building in the heart of Saint-Gabriel, close to local shops, schools, services, and recreational and tourist attractions. This income property represents an excellent investment opportunity thanks to its four units, which generate stable income. Strategically located in a peaceful and sought-after neighborhood, it offers strong long-term appreciation potential. Ideal for investors looking to add a profitable asset to their portfolio.

HIGHLIGHTS

- ✓ Stable rental income with potential for improvement.
- ✓ Located in the heart of Saint-Gabriel, close to shops and services.
- ✓ A peaceful neighborhood highly sought after by tenants.
- ✓ Low-maintenance lot.
- ✓ Just minutes from the beautiful Saint-Gabriel Municipal Beach, a popular spot for swimming, picnics, and water sports on Lake Maskinongé.

ASKING PRICE :
\$635,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2 roofs that were replaced 10 years ago

ADDITIONAL INFORMATION

The sale is made without any legal warranty.

The neighboring property at 72 St-Anne, St Gabriel is also for sale.

Responsibility for appliances

Tenants

Number of units

4



Number of Parking Spaces

4

Hot Water System

Electric water heater



Heating System

Electric baseboards



85 Grenier, Saint-Gabriel



BUILDING DESCRIPTION

General Information

Cadastral number 5 988 095

Total Municipal Assessment

Total Municipal Assessment 388 400 \$

Municipal Land Assessment 54 100 \$

Municipal Building Assessment 334 300 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Wood

Year of Construction 1958

Features

Plumbing Good condition

Condition of Roof Good condition

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Good condition

Exterior Siding Wood

Condition of Bathrooms Good condition

Floor Covering Good condition

Electromechanical System

Fire System To be verified

Building type

Laundry Room No

Number of Rooms 18

Number of Units 4 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Sale without warranty Option to purchase the adjacent 4-unit building: 72 St-Anne, St Gabriel

Parking

Type of Parking Exterior

Number of Parking Spaces 4

Area

Land Surface Area 6,479 sq. ft.



FEATURES

Fenced

No

Condition of Roof

Good condition

Concierge Agreement

N/A

Hot Water System

Electric water heater

Electrical Panels

Good condition

Environmental Report

Update needed

Internet and Telecom

N/A

Condition of Doors

Good condition

Intercom and Doorbell

N/A

Condition of Windows

Good condition

Exterior Siding

Wood

Floor Covering

Good condition

Plumbing

Good condition

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$38,460	100 %	\$801
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$38,460		\$801
Vac. / Bad debt			
EGR	\$38,460		\$801

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$6,969	18.1 %	\$1,742
School Taxes	Current	\$200	0.5 %	\$50
Insurance	Current	\$1,614	4.2 %	\$404
Electricity	Current	\$1,063	2.8 %	\$266
Heating				
Snow Removal	Current	\$560	1.5 %	\$140
Lawn	Current	\$160	0.4 %	\$40
Total Expenses		\$10,566	27.5 %	\$2,642
Net Revenue		\$27,894		\$6,974









