

9 - 15 SAINT-JOSEPH SHERBROOKE

4 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

PROPERTY DESCRIPTION

Four-unit building located in the heart of Brompton. It comprises three 5.5-room units and one 4.5-room unit, all spanning two floors and featuring both a powder room and a full bathroom. One unit is currently vacant, offering a great opportunity for an owner-occupant! Tenants are responsible for their own energy costs. The building underwent a major conversion in 2005 and still offers significant potential for optimization in the coming years. There is also the possibility of purchasing it as a portfolio together with the neighboring four-unit building (1-7 St-Joseph).

HIGHLIGHTS

- ✓ Bright living space with various amenities nearby.
- ✓ Two-level layout offering comfort and privacy.
- ✓ Peaceful setting bordered by trees, with no rear neighbors.
- ✓ Unit 15 is currently vacant—ideal for an owner-occupant or for choosing your own tenant.

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Major conversion around 2005 (footings, foundation, drains, doors and windows, insulation, balconies, railings, brickwork, interior partitions, soundproofing, plumbing, electrical, cabinetry, flooring, etc.)

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality, at the BUYER'S risk and peril.

Pets are permitted under the leases.

Minor variance regarding lot area, front and side setbacks, and encroachment.

A new certificate of location has been ordered.

Responsibility for appliances

Tenant

Number of units

4



Number of Parking Spaces

4

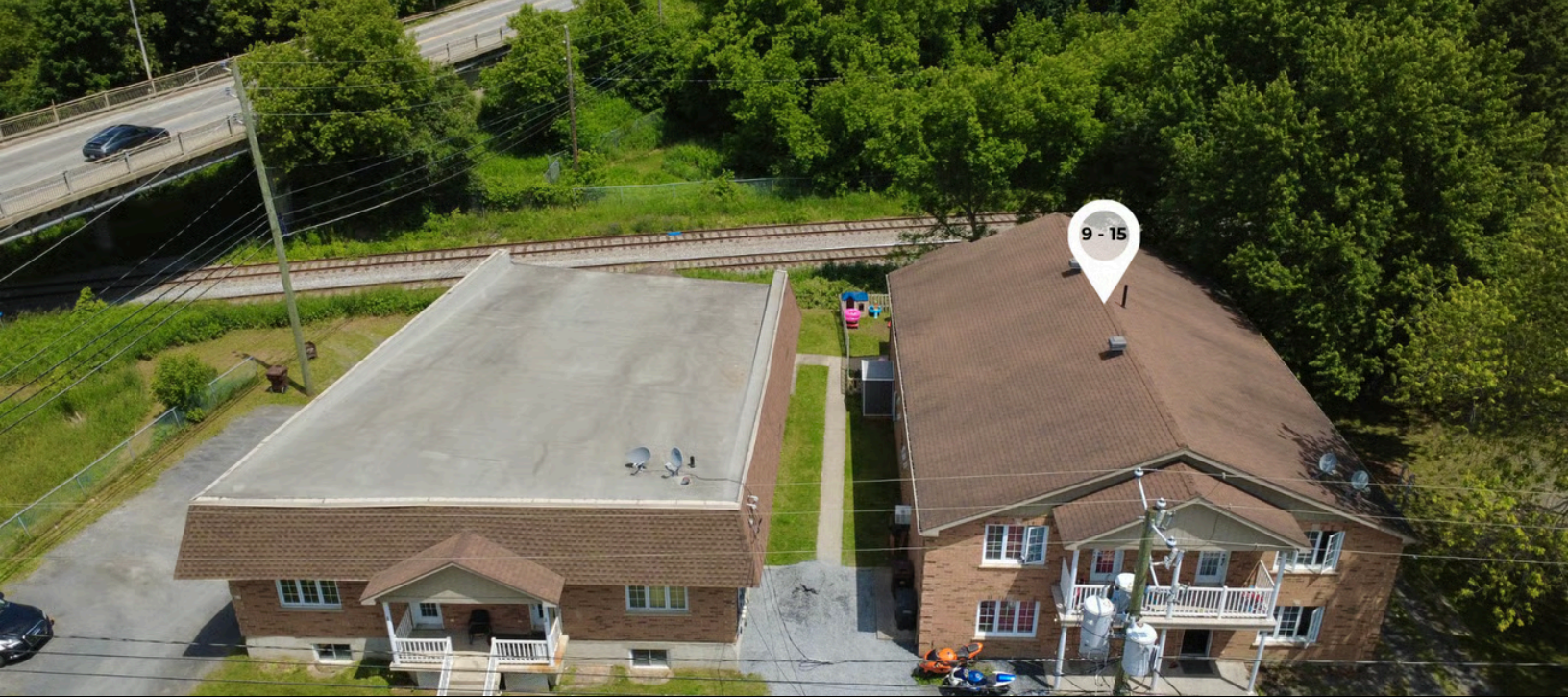
Hot Water System

Independent tanks



Heating System

Electric baseboards



9 - 15 Saint-Joseph, Sherbrooke



BUILDING DESCRIPTION

General Information

Cadastral number 3 600 616

Total Municipal Assessment

Total Municipal Assessment 592 700 \$

Municipal Land Assessment 103 600 \$

Municipal Building Assessment 489 100 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1924 (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 - PVC

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Parquet, floating floor, ceramic tile

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 19

Number of Units 1 x 4.5, 3 x 5.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces 4

Area

Land Surface Area 7 009 sq. ft.



FEATURES

Fenced

N/A

Condition of Roof

Asphalt shingles

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

N/A

Condition of Doors

Good condition

Intercom and Doorbell

Doorbells, independant entrees

Condition of Windows

Good condition - PVC

Exterior Siding

Brick

Floor Covering

Parquet, floating floor, ceramic tile

Plumbing

Copper, ABS

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	\$61,080	100 %	\$1,273
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$61,080		\$1,273
Vac. / Bad debt			
EGR	\$61,080		\$1,273

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$6,503	10.6 %	\$1,626
School Taxes	Current	\$407	0.7 %	\$102
Insurance	Current	\$3,349	5.5 %	\$837
Electricity				
Heating				
Snow Removal	Current	\$1,300	2.1 %	\$325
Lawn				
Pelouse	Current	\$350	0.6 %	\$88
Total Expenses		\$11,909	19.5 %	\$2,977
Net Revenue		\$49,171		\$12,293







