

92 PRINCIPALE SAINT-FRANÇOIS-XAVIER-DE- BROMPTON

4 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof replaced in 2021

Heat pump installed in the basement in 2023

Water filtration system installed in 2024

Water treatment system upgrades in 2026 (arsenic filtration)

92a: Entrance door replaced in 2026

92b: Renovation in progress in 2026 (bathroom)

92d: Entrance door and hot water tank replaced in 2024; living room and kitchen flooring replaced in 2026

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality at the buyer's risk and peril.

Please note that some photographs have been retouched using artificial intelligence.

Responsibility for appliances

Tenants

Number of units

4



Number of Parking Spaces

Ample

Hot Water System

Independent tanks

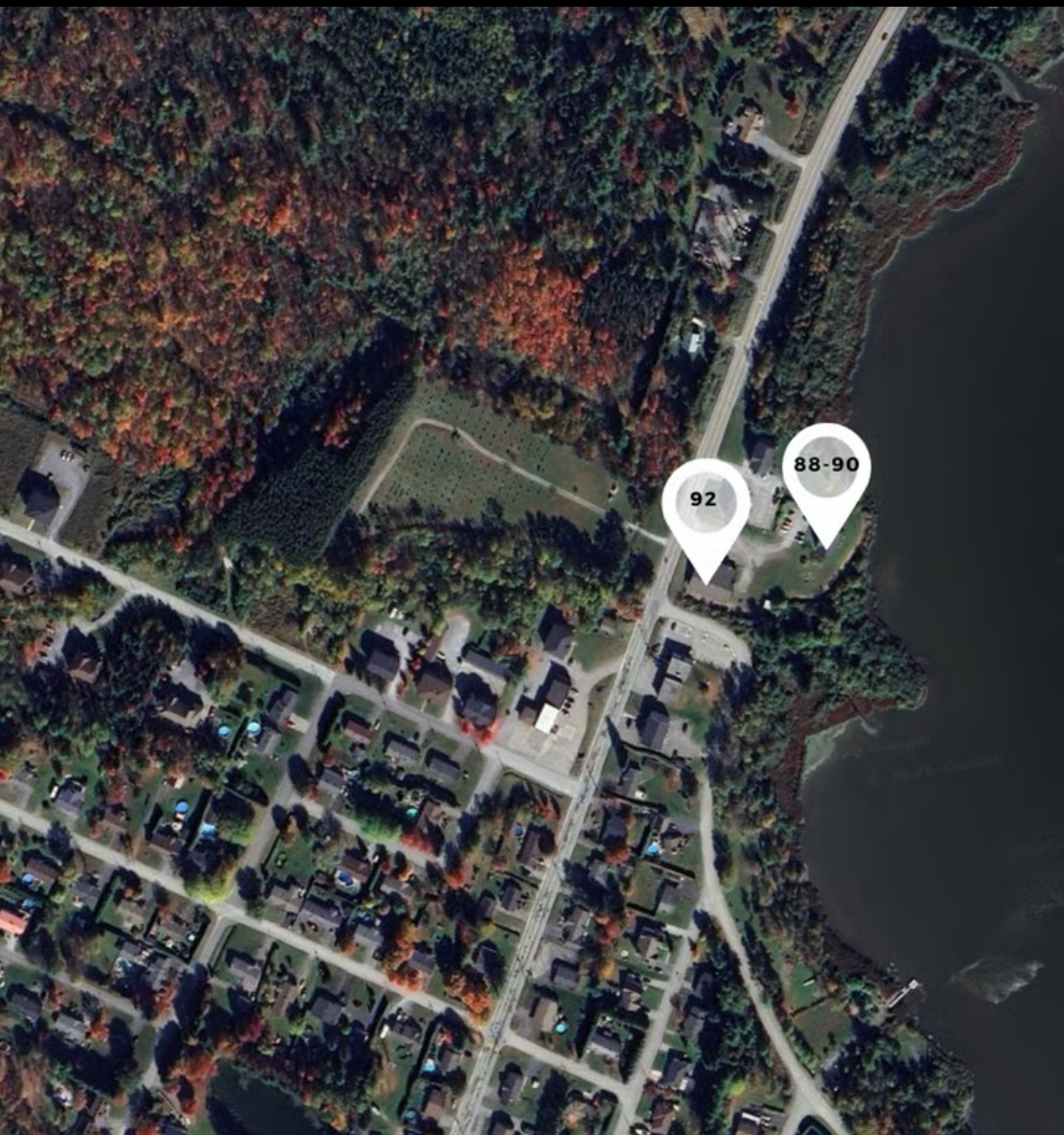


Heating System

Electric baseboards



92 Principale, Saint-François-Xavier-de-Brompton



BUILDING DESCRIPTION

General Information

Cadastral number 6449021

Total Municipal Assessment

Total Municipal Assessment 374 400\$

Municipal Land Assessment 111 100\$

Municipal Building Assessment 263 300\$

Construction

Number of Storeys 1

Type of Building Detached

Type of Construction Brick and wood

Year of Construction +/- 1970

Features

Plumbing Copper, ABS, PEX

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 and fair condition

Electrical Panels Circuit breakers

Exterior Siding Stucco

Condition of Bathrooms Good condition and fair condition

Floor Covering Floating and ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 16

Number of Units 4 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor

Number of Parking Spaces Ample

Area

Land Surface Area 35 746 sq ft



FEATURES

Fenced

N/A

Condition of Roof

Asphalt shingles

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good condition and fair condition

Internet and Telecom

N/A

Condition of Doors

Good condition

Intercom and Doorbell

Independent entrances

Condition of Windows

Good condition

Exterior Siding

Stucco

Environmental Report

N/A

Plumbing

Copper, ABS, PEX

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition and fair condition

Distance from fire station and hydrant

100 feet

Floor Covering

Floating and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$34,500	100 %	\$719
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$34,500		\$719
Vac. / Bad debt			
EGR	\$34,500		\$719

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,042	11.7 %	\$1,011
School Taxes	Current	\$242	0.7 %	\$61
Insurance	Current	\$1,751	5.1 %	\$438
Electricity	Current	\$1,307	3.8 %	\$327
Heating				
Snow Removal				
Lawn				
Total Expenses		\$7,342	21.3 %	\$1,836
Net Revenue		\$27,158		\$6,790





