

**957 - 965 10E RUE
SAINT-JÉRÔME**

3 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Savvy investors, discover this exceptional triplex in the sought-after Lafontaine area of Saint-Jérôme! Enhanced by major recent upgrades, this property guarantees low-maintenance management and outstanding profitability. It features a large 7.5 unit, a 5.5 unit, and a 3.5 unit, along with 5 parking spaces and private exterior storage lockers. All utility costs are paid by the tenants. With current rents averaging \$1,235/month, this property offers significant upside potential!

HIGHLIGHTS

Only minutes away from elementary schools, Académie Lafontaine, Cégep, and UQO. Close to several parks and amenities like the Regional Arena. Quick access to the Le P'tit Train du Nord linear park trail. Near supermarkets, pharmacies, Carrefour du Nord, and the regional hospital. Fast access to Highways 15 and 117.

ASKING PRICE :
\$799,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2026: Foundation crack repair and partial replacement of the French drain.

Unit 965: Replacement of floor coverings except the bathroom, electric baseboard heaters, light fixtures, lower kitchen cabinets, and countertop.

2023–2026: Water heater replacements

2025: Replacement of 5 exterior doors

2024–2025: Replacement of floor coverings except staircase (unit 959)

2021: Roof covering replacement

ADDITIONAL INFORMATION

New certificate of location ordered

Sale without legal warranty of quality, at the buyer's own risk and peril.

Visits subject to an accepted offer to purchase.

Responsibility for appliances

3.5 - Owner (4) | 7.5 et 5.5 - Tenants

Number of units

3



Number of Parking Spaces

5

Hot Water System

Independent water tank (2023-2026)

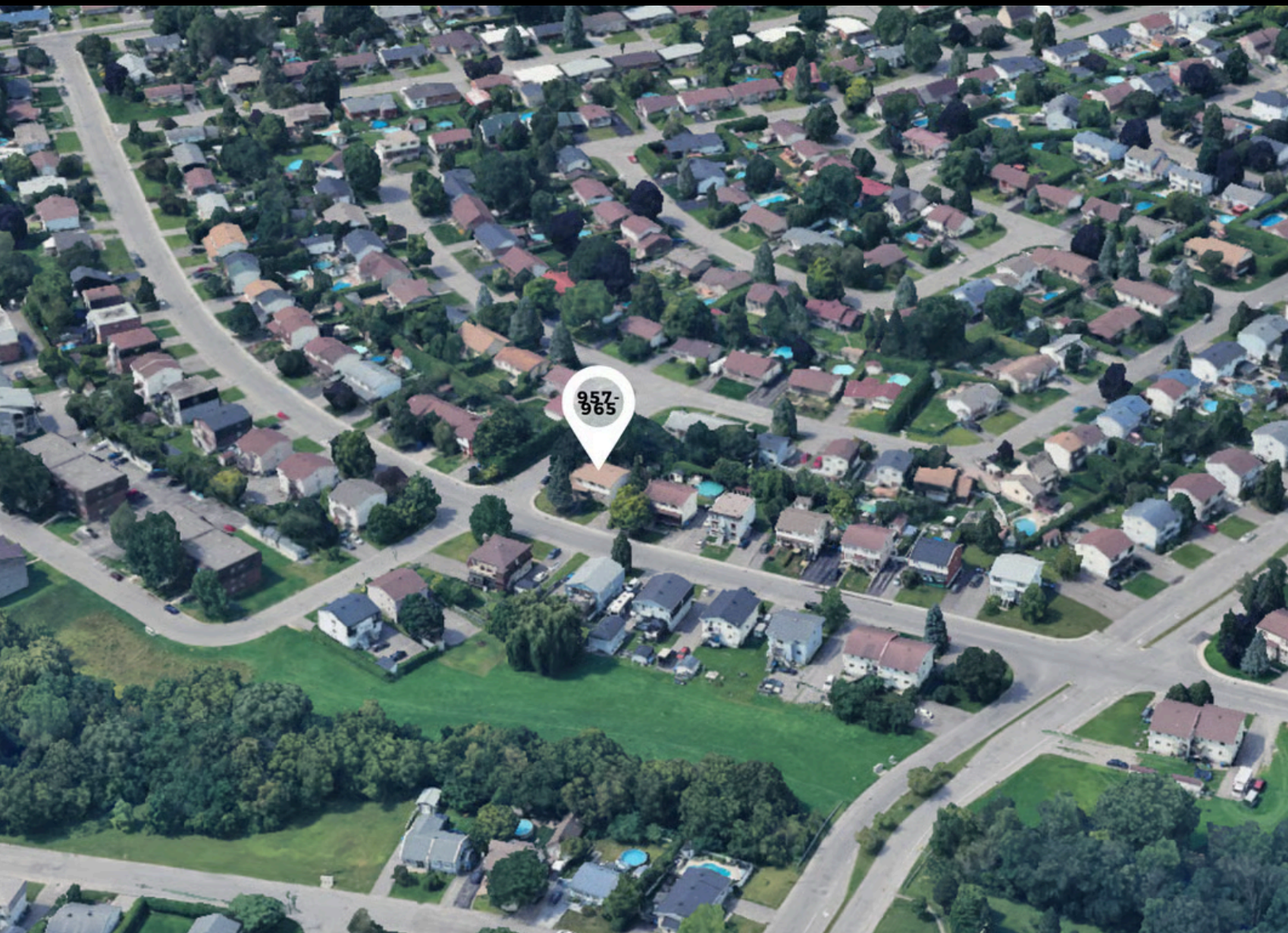


Heating System

Electric baseboards



957 - 965 10e Rue, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number 2 353 573

Total Municipal Assessment

Total Municipal Assessment \$ 571 200 \$

Municipal Land Assessment \$ 212 100

Municipal Building Assessment \$ 359 100

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Wood structure on a poured concrete foundation

Year of Construction 1982

Features

Plumbing Copper & ABS

Condition of Roof 2021 - Asphalt shingles

Condition of Doors 2025

Condition of Balconies Good

Condition of Windows Good - approx 15 years - sliding windows

Condition of Kitchens Good

Electrical Panels Circuit breakers

Exterior Siding Stone, vinyl and Aluminum

Condition of Bathrooms Good

Floor Covering Floating, vinyl, ceramic and carpet on stairs

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms To be verified

Number of Units 1 x 7.5 + 1 x 5.5 + 1 x 3.5

Washer/Dryer Inlet In each unit (laundry room 3.5)

Appliance Responsibility 3.5 - Owner (4) | 7.5 et 5.5 - Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Poured concrete foundation Exterior storage pour chaque unité Stove, microwave, washer & dryer included in the 3.5 apartment.

Parking

Type of Parking Exterior - Asphalt

Number of Parking Spaces 5

Area

Land Surface Area 7 224 sq. ft.



FEATURES

Fenced

Partly

Condition of Roof

2021 - Asphalt shingles

Concierge Agreement

Verbal agreement for lawn mowing

Hot Water System

Independant water tank (2023-2026)

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good

Internet and Telecom

Yes

Condition of Doors

2025

Intercom and Doorbell

Doorbell

Condition of Windows

Good - approx 15 years - sliding windows

Exterior Siding

Stone, vinyl and Aluminum

Environmental Report

N/A

Plumbing

Copper & ABS

Condition of Balconies

Good

Heating System

Electric baseboards

Condition of Kitchens

Good

Distance from fire station and hydrant

24th / 10th street

Floor Covering

Floating, vinyl, ceramic and carpet on stairs

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$44,472	100 %	\$1,235
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$44,472		\$1,235
Vac. / Bad debt			
EGR	\$44,472		\$1,235

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,533	10.2 %	\$1,511
School Taxes	Current	\$369	0.8 %	\$123
Insurance	Current	\$2,003	4.5 %	\$668
Electricity				
Heating				
Snow Removal	Current	\$1,000	2.2 %	\$333
Lawn	Current	\$661	1.5 %	\$220
Total Expenses		\$8,566	19.3 %	\$2,855
Net Revenue		\$35,906		\$11,969

