

98 - 100A MERCIER
***SAINT-JEAN-SUR-RICHELIEU**

3 UNITS

PMML

FOR SALE



Justin Picard

Real Estate Agent

📞 514-794-3234

✉️ justin.picard@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Located in the heart of Saint-Jean-sur-Richelieu, this detached triplex represents an excellent investment opportunity. Generating annual revenues of \$39,672, the property consists of three residential units. Two units are currently vacant and available for immediate occupancy, offering rental potential of approximately \$1,100 per month each. Heating, hot water, and appliances are paid by the tenants. Strategically located close to services and transportation.

HIGHLIGHTS

- ✓ 3 residential units, 2 of which will be vacant as of July 1, 2026
- ✓ Heating, hot water, and appliances are the tenants' responsibility
- ✓ Washer/dryer hookups in each unit
- ✓ 2 to 3 outdoor parking spaces
- ✓ Close to shops, services, and public transportation
- ✓ Dynamic rental market offering potential for immediate optimization upon acquisition

ASKING PRICE :
\$640,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Complete structural renovation
Roof replacement
Replacement of several doors and windows
Foundation work (insulation and reinforcement)
Renovation of the ground floor slab structure
Complete drywall replacement
Complete joint repair
Kitchen renovation
Bathroom renovation
Addition of masonry to the facade
Complete replacement of the front balconies

ADDITIONAL INFORMATION

Lot size: 3,575 sq ft

Municipal assessment: \$399,300

Year built: 1900

Vinyl siding

Located in the heart of Saint-Jean-sur-Richelieu, close to shops, services, and public transportation

Dynamic rental market offering medium-term optimization potential

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

Responsibility for appliances

Tenant



Number of units

3

Number of Parking Spaces

3 spaces

Hot Water System

Independent tanks



Heating System

Electric baseboards



98 - 100A Mercier, *Saint-Jean-sur-Richelieu



BUILDING DESCRIPTION

General Information

Cadastral number 4 259 900

Total Municipal Assessment

Total Municipal Assessment 119 600 \$

Municipal Land Assessment 279 700 \$

Municipal Building Assessment 399 300 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1900

Features

Plumbing ABS

Condition of Roof Approximately 5 years / elastomer membrane

Condition of Doors Standard / Good condition

Condition of Balconies Wooden / Standard

Condition of Windows Standard / partially renovated

Condition of Kitchens 3 in very good condition / 2 out of 3 renovated

Electrical Panels Circuit breakers

Exterior Siding Vinyl and brick

Condition of Bathrooms 3 in very good condition / 2 out of 3 renovated

Floor Covering Vinyl

Electromechanical System

Fire System No

Building type

Laundry Room N/A

Number of Rooms 12

Number of Units 1 x 5.5, 1 x 4.5, 1 x 3.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces 3 spaces

Area

Land Surface Area 3 575 sq. ft.



FEATURES

Fenced

Yes (backyard)

Condition of Roof

Approximately 5 years /
elastomer membrane

Concierge Agreement

Management team in place

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Internet

Condition of Doors

Standard / Good condition

Intercom and Doorbell

N/A

Condition of Windows

Standard / partially renovated

Exterior Siding

Vinyl and brick

Floor Covering

Vinyl

Plumbing

ABS

Condition of Balconies

Wooden / Standard

Heating System

Electric baseboards

Condition of Kitchens

3 in very good condition / 2 out
of 3 renovated

Condition of Bathrooms

3 in very good condition / 2 out
of 3 renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$39,672	100 %	\$1,102
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$39,672		\$1,102
Vac. / Bad debt			
EGR	\$39,672		\$1,102

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$4,025	10.1 %	\$1,342
School Taxes	Current	\$236	0.6 %	\$79
Insurance	Current	\$1,050	2.6 %	\$350
Electricity				
Heating				
Snow Removal				
Lawn				
Total Expenses		\$5,311	13.4 %	\$1,770
Net Revenue		\$34,361		\$11,454









