

## NORMAND PARCEL

Normand Parcel

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## Saint-Jérôme

### 22-26, Rue St-Léandre

Near rue Montigny

# 26430199 - Source : IMMEUBLES GROUPE CANTOR, Real Estate Agency



Nice triplex in a quiet residential area, close to the hospital and shopping areas, the main floor and basement are available for occupancy by the buyer or can be rented.

### Included

Thermopump R.D.C, 3 hot water tanks

### Excluded

Appliances and tenant personal effects

### Addenda

A special electrical outlet has been installed in the parking area to charge an electric car.

### Features

<b>Basement</b>	Finished basement
<b>Distinctive features</b>	Street corner
<b>Foundation</b>	Poured concrete
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Electric baseboard units
<b>Parking</b>	3 Outdoor
<b>Proximity</b>	University, Alpine skiing, Park - green area, Daycare centre, Cross-country skiing, Elementary school, Hospital, Cegep, High school, Bicycle path, Golf, Highway
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Aluminum, Stone, Brick
<b>Topography</b>	Flat
<b>Water supply</b>	Municipality
<b>Windows</b>	PVC
<b>Zoning</b>	Residential

For sale : 319 000 \$

<b>Category</b>	Multi-family (2 to 5 units)
<b>Style</b>	Triplex
<b>Rooms</b>	6
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2

### Building

	1952 (67 years)
<b>Front</b>	20 feet
<b>Depth</b>	40 feet

### Lot

<b>Front</b>	49 feet
<b>Depth</b>	102 feet
<b>Area</b>	4430 square feet

### Evaluation (2019)

<b>Building</b>	211 700 \$
<b>Lot</b>	61 700 \$
<b>Total:</b>	<b>273 400 \$</b>

### Expenses

	Monthly	Yearly
<b>Municipal Taxes (2019)</b>	327 \$	3 924 \$
<b>School taxes (2019)</b>	22 \$	262 \$
<b>Total:</b>	<b>349 \$</b>	<b>4 186 \$</b>

**Income**

<b>Latest revision of revenue</b>	2019-07-24
<b>Residential gross potential</b>	27 360 \$ / year
<b>3 1/2</b>	
<b>6 1/2</b>	