

PMML

121 RUE LAMOUREUX,
AYLMER

FOR SALE



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PROPERTY DESCRIPTION

This new construction multi-unit building is located in the in-demand neighborhood of Gatineau. Composed of spacious and modern 12 x 4.5, this building offers a unique opportunity for investors. Each apartment has large windows that let in an abundance of natural light, as well as top quality finishes.

HIGHLIGHTS

The building also has underground parking for residents. With its proximity to shops, restaurants and public transport, this building is ideally located for active people and families. Don't miss this unique opportunity to become the owner of a superior quality multi-unit building in Gatineau.

NUMBER OF UNITS

6 x 4.5



NUMBER OF PARKINGS

8 spots

RESPONSIBILITY FOR HOT WATER

Tenants

RESPONSIBILITY FOR HEATING

Tenants

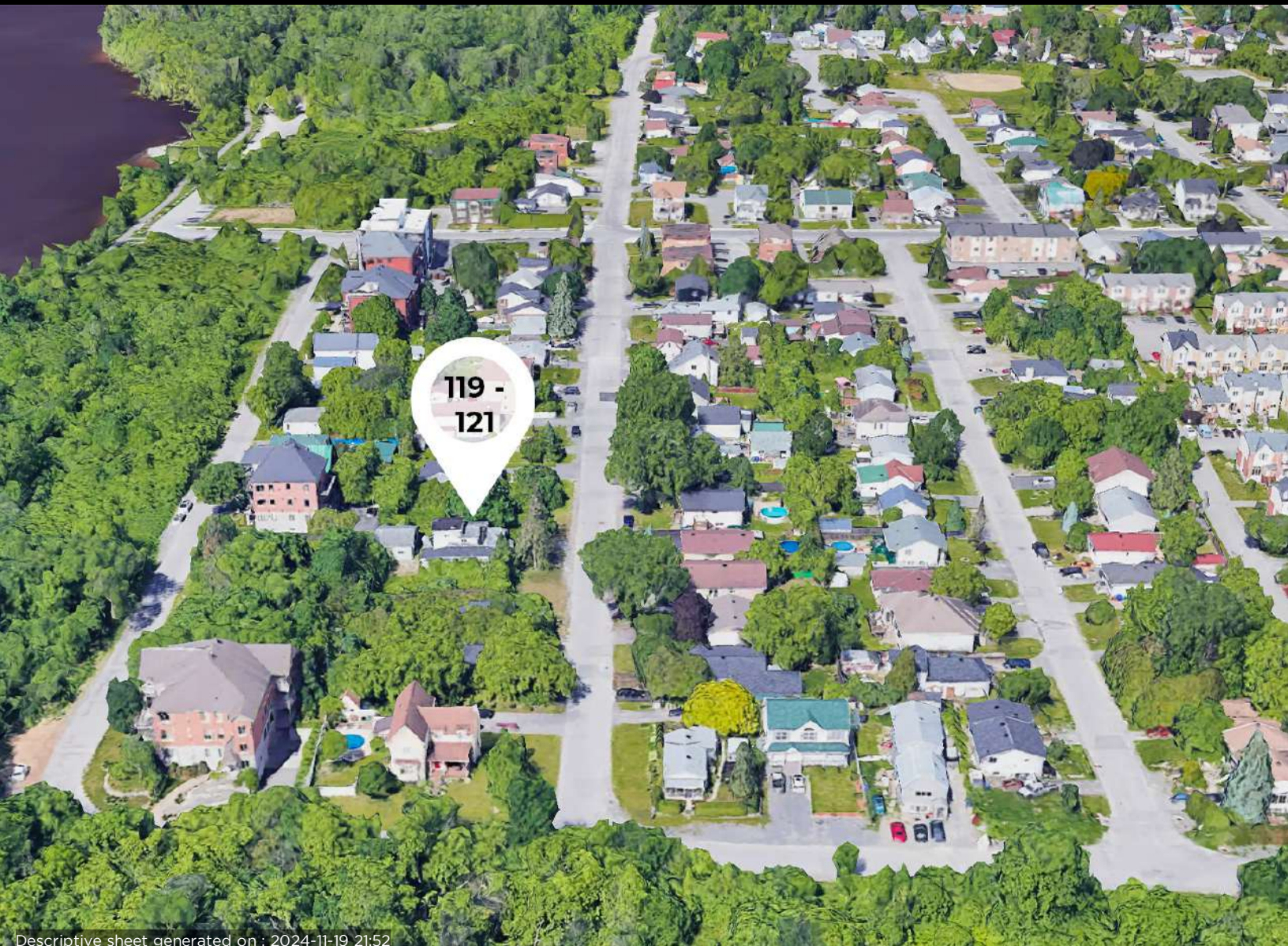
RESPONSIBILITY FOR APPLIANCES

Owner





121 Rue Lamoureux, Aylmer



BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

LAND AREA

7500 pc

CONSTRUCTION

YEAR BUILT

2022

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

* To come

BUILDING

* To come

TOTAL

* To come

CAPITAL SPENDINGS IN RECENT YEARS

New construction 2022

OTHER INFORMATION

THE SELLER HAS SELF-ASSESSED SO THE PRICE IS INCLUDED TAXES.

Units approximately 1180 Ft 2 with 9 Ft patio doors. The units include: Washer, dryer, stove, dishwasher, refrigerator and air conditioner (Heat pump) Double sinks in the bathrooms, SONOpan between floors to improve soundproofing.

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

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FEATURES

HEATING SYSTEM

Radiant floor / Heat pump

HOT WATER SYSTEM

Independent tanks

ELECTRICAL PANELS

Breakers

PLUMBING

ABS and PEX

WASHER AND DRYER OUTLET

In each unit

LAUNDRY ROOM

No

CONDITION OF THE KITCHENS

2022

CONDITION OF THE BATHROOMS

2022

FLOOR COVERING

Ceramic/Vinyl

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

2022

SIDING

Brick

CONDITION OF BALCONIES

Aluminum 2022

CONDITION OF DOORS

2022

CONDITION OF WINDOWS

2022

PARKING SURFACE

Indoor

INTERCOM SYSTEM

Intercom

FIRE ALARM SYSTEM

Yes

JANITOR AGREEMENT

No

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	150 000 \$	100 %	2 083 \$
COMMERCIAL			
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	150 000 \$	100 %	2 083 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	4 500 \$	3 %	750 \$
ADMINISTRATION	CMHC	6 184 \$	4 %	1 031 \$
MUNICIPAL TAXES	Actual	3 687 \$	2 %	615 \$
SCHOOL TAXES	Actual	997 \$	1 %	166 \$
INSURANCE	Actual	3 629 \$	2 %	605 \$
ELECTRICITY	Estimated	3 124 \$	2 %	521 \$
HEATING				
SNOW REMOVAL	Actual	949 \$	1 %	158 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	3 660 \$	2 %	610 \$
WAGES/JANITOR	CMHC	1 290 \$	1 %	215 \$
FURNITURE RESERVE	Estimated	1 500 \$	1 %	250 \$
	Actual	450 \$	0 %	75 \$
TOTAL EXPENSES		29 970 \$	20 %	4 995 \$
NET INCOME		120 030 \$		20 005 \$

