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Centris No. 23869851 (Active)



\$2,495,000

2012-2014 Rue Fournier
Saint-Jérôme
J7Y 3Z8

Region Laurentides
Neighbourhood Lafontaine
Near Rue de la Résidence
Body of Water

Property Type	12plex	Year Built	1990
Property Use	Residential only	Lot Assessment	\$304,400
Building Type	Detached	Building Assessment	\$1,302,300
Total Number of Floors	4	Total Assessment	\$1,606,700 (155.29%)
Building Size	89.6 X 35.11 ft irr	Expected Delivery Date	
Living Area	9,725 sqft	Reposess./Judicial auth.	No
Building Area	3,230 sqft	Trade possible	
Lot Size	192.5 X 122.11 ft irr	Certificate of Location	Yes (2020)
Lot Area	1 790.9 sqft	File Number	
Cadastre	4 034 580	Occupancy	15 days PP Accepted
Zoning	Residential	Deed of Sale Signature	15 days PP Accepted

Monthly Revenues (residential) - 12 unit(s)

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
4 1/2	1	1	\$1,144	0	
4 1/2	1	1	\$1,144	0	
4 1/2	1	1	\$1,144	0	
4 1/2	1	1	\$1,150	0	
4 1/2	1	1	\$840	0	
4 1/2	1	1	\$773	0	
4 1/2	1	1	\$936	0	
4 1/2	1	1	\$1,200	0	
4 1/2	1	1	\$884	0	
4 1/2	1	1	\$875	0	
4 1/2	1	1	\$1,040	0	
4 1/2	1	1	\$1,100	0	

Annual Potential Gross Revenue \$146,760 (2025-10-01)

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing	Asphalt shingles	Pool	
Siding	Aggregate, Aluminum, Brick	Parkg (total)	Driveway (20)
Dividing Floor		Driveway	Asphalt
Windows		Garage	
Window Type	Casement, Sliding	Carport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Electric baseboard units	Topography	Flat
Floor Covering		Distinctive Features	
Basement	6 feet and more, Finished basement, Outdoor entrance	Water (access)	
Bathroom		View	
Washer/Dryer (installation)	Bathroom (Other), In each Unit (Other)	Proximity	Alpine skiing, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), University, Snowmobile trail
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Property/Unit Amenity		Occupancy	
Building Amenity			
Mobility impaired accessible			

Inclusions

Exclusions

Sale with legal warranty of quality

Seller's Declaration No

Source

RE/MAX ACTION, Real Estate Agency

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.

Financial Summary

2012-2014 Rue Fournier Saint-Jérôme J7Y 3Z8

Potential Gross Revenue (2025-09-30)		Residential	
Residential	\$146,760	Type	Number
Commercial		4 ½	12
Parking/Garages		Total	12
Other		Commercial	
Total	\$146,760	Type	Number
Vacancy Rate and Bad Debt		Others	
Residential		Type	Number
Commercial		<hr/>	
Parking/Garages		Gross Income Multiplier	17.00
Other		Price per door	\$207 917
Total		Price per room	\$51 979
Effective Gross Revenue		Coefficient comparison of number of rooms	4.00
	\$146,760	Total number of rooms	48
Operating Expenses			
Municipal Tax (2025)	\$17,452		
School Tax (2025)	\$1,000		
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal	\$2,295		
Maintenance	\$1,800		
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$22,547		
Net Operating Revenue	\$124,213		