

3365 BOULEVARD
BECANCOUR

FOR SALE

7X12 HOUSINGS







GENERAL INFORMATION

Number of floors 3

Number of units.....4 x 3 ½ + 4 x 4 ½ + 4 x 5 ½

Parking..... 112 spaces (16 spaces / building)

Land - Area 77812 sq. ft.

Delivery.....

- Immediately.....2 x 12 accommodations
- December 2025..... 2 x 12 dwellings
- September 2026..... 3 x 12 dwellings



MUNICIPAL ASSESSMENT

Land (2025) Coming soon (not available)

Building (2025)..... Coming soon (not available)

Total..... To come (not available)



FACTS HIGHLIGHTS

Ideal location: Located in Bécancour in a developing area.

Attractive environment: Green spaces and park nearby.

Ceilings: Variable height between 8' and 9'.

Storage: Interior spaces available.

Parking: Ample space for vehicles.

Architecture: Scandinavian style.

Tranquility: Peaceful residential area.

Unique Opportunity: Ideal for investors looking for quality and style.

*Data provided is approximate and subject to change. Images are for illustrative purposes only.

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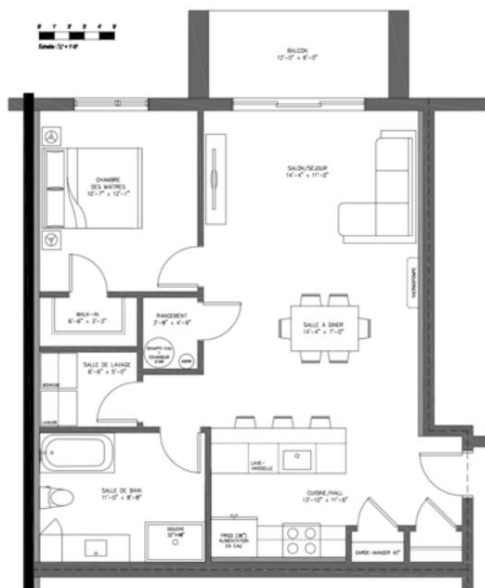
FEATURES

Heating system	Electric
baseboards	Heat
pump	Radiant floor bathroom
Hot water system	Water heater
Heat pump (energy efficient)	
Electrical panels	Circuit breakers
Plumbing	Pex and ABS
Condition of the kitchens	Quartz countertops
Bathrooms	Corner bath
Floor coverings	Vinyl Environmental
study	Yes
Roof Condition	Asphalt Shingles
Exterior cladding	Fiberglass + brick
Balconies	Concrete
Windows	Aluminum
Storage space	Locker in the basement
Parking Type	Exterior Asphalt
Intercom and doorbell	Yes
Fire Alarm System	Yes
Concierge agreement	N/A



PLANS OF ACCOMMODATION

3½



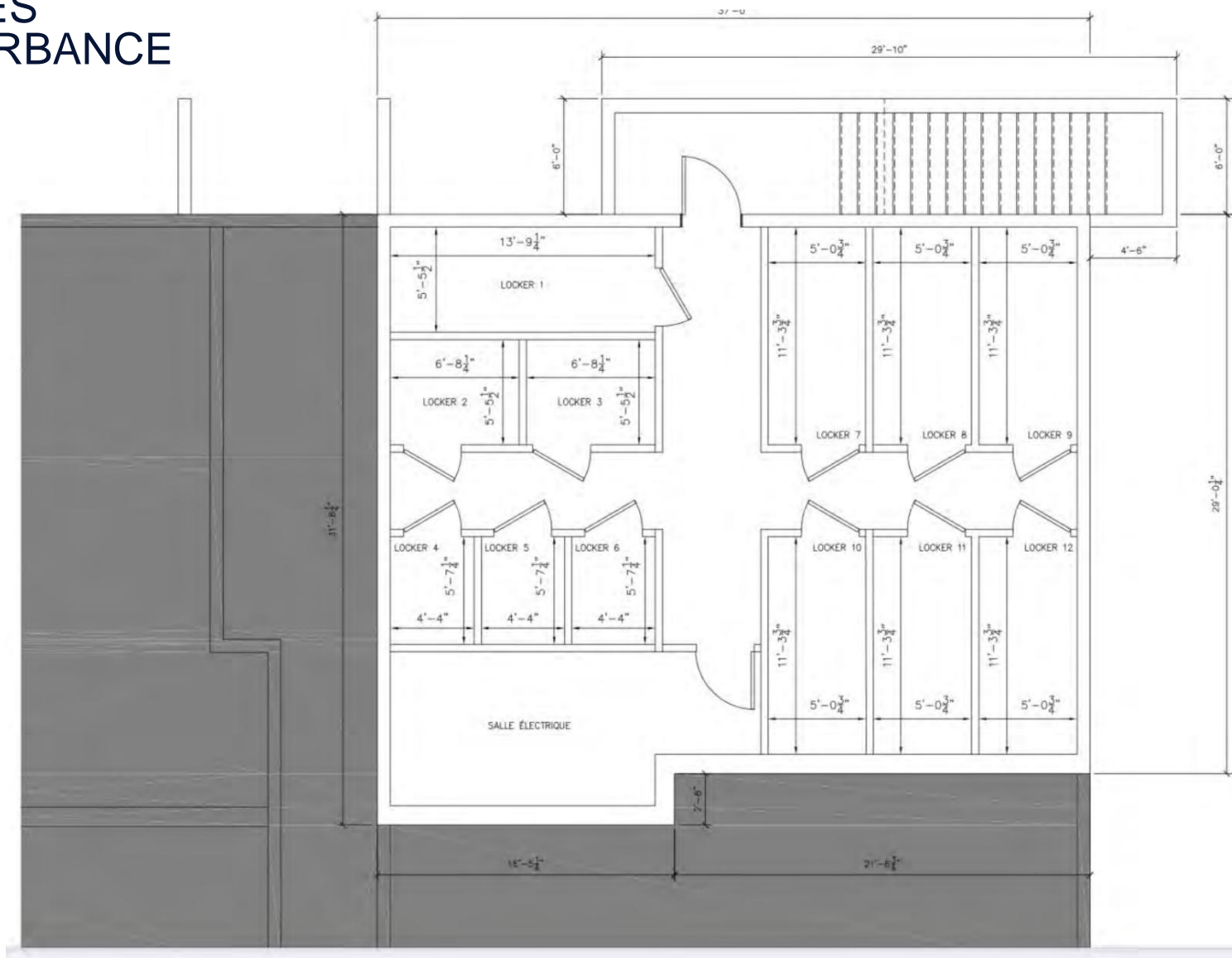
4 ½



5 ½



PLANS OF THE SPACES DISTURBANCE



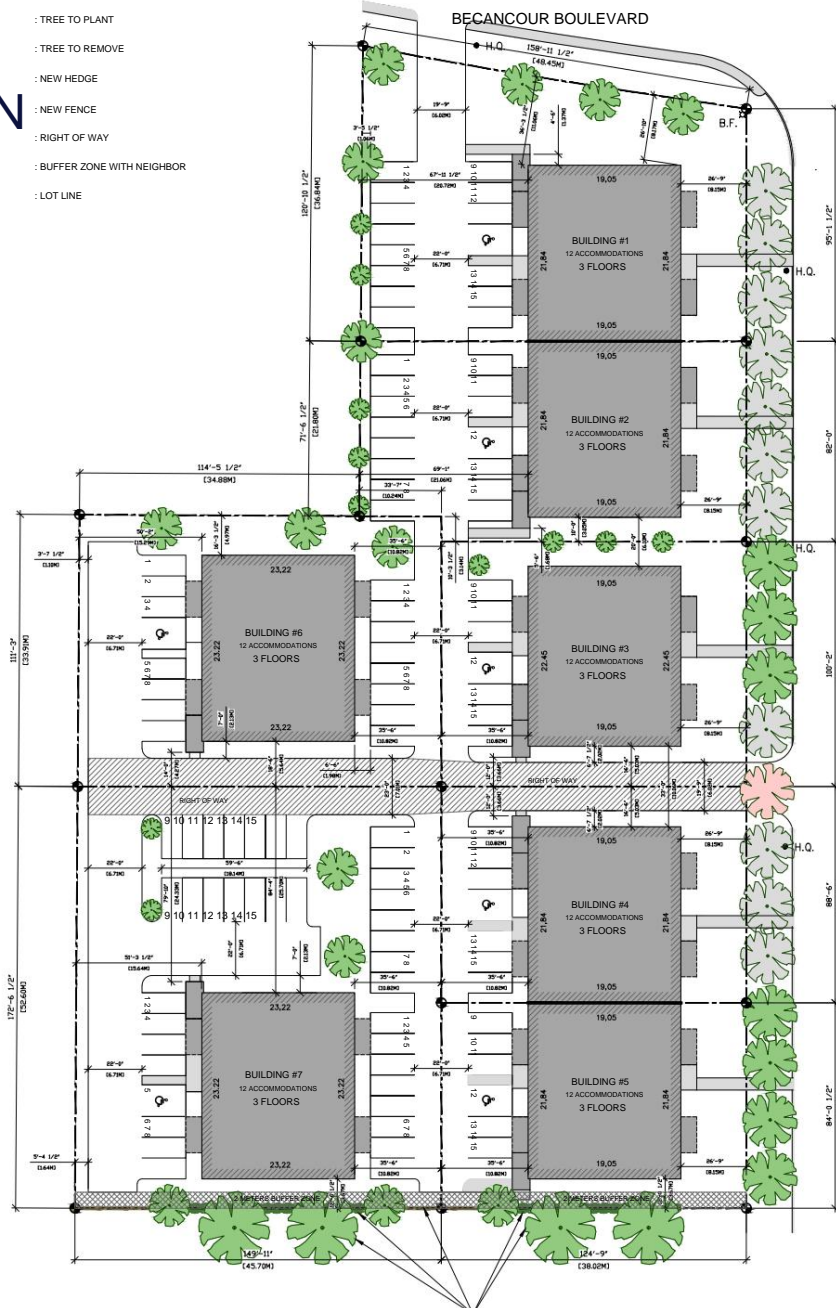
CERTIFICATE OF LOCATION



PLAN OF IMPLEMENTATION

LEGEND

- : EXISTING TREE
- : TREE TO PLANT
- : TREE TO REMOVE
- : NEW HEDGE
- : NEW FENCE
- : RIGHT OF WAY
- : BUFFER ZONE WITH NEIGHBOR
- : LOT LINE



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INCOME AND EXPENSES

ANNUAL REVENUE	
Residential income	\$205,200.00
Commercial income	-
Garage income	-
Parking revenue	-
Laundry income	-
Storage income	-
Other income	-
Total revenue	\$205,200.00
Vacations and receivables (SCHL)	\$6,156.00
Total income after vacation	\$199,044.00

ANNUAL EXPENSES	
Management and administration	\$9,952.20
Municipal taxes	\$30,637
School taxes	\$2,503.00
Insurance	\$4,000
Utilities (electricity, heating, wifi)	-
Electricity	\$360.00
Internet	\$1320.00
Repairs and maintenance	\$3,600.00
Snow removal	\$1,200
Grass	\$1,200
Total expenses	\$54,772.20
Total revenue	\$199,044.00
Total expenses	\$54,772.20
Net income	\$144,271.80







TRANSPORTATION IN COMMON

Transport of.....8m (1 min. walk) people from
the MRC of Bécancour

LEARN MORE





APPENDIX WORK IN PROGRESS









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