

Centris No. 17547181 (Active)

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**\$1,325,000**

**475-491 Rue St-Jean**  
**Québec (La Cité-Limoilou)**  
**G1R 1P5**  
**Region** Capitale-Nationale  
**Neighbourhood** Saint-Jean-Baptiste  
**Near**  
**Body of Water**

<b>Property Type</b>	Quintuplex	<b>Year Built</b>	Unknown
<b>Property Use</b>	Residential and commercial	<b>Lot Assessment</b>	\$308,000
<b>Building Type</b>	Attached corner unit	<b>Building Assessment</b>	\$707,000
<b>Total Number of Floors</b>		<b>Total Assessment</b>	\$1,015,000 (130.54%)
<b>Building Size</b>	13.91 X 18.53 m irr	<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>		<b>Certificate of Location</b>	Yes (2015)
<b>Lot Area</b>	264.9 sqm	<b>File Number</b>	
<b>Cadastre</b>	1213034	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential, Commercial	<b>Deed of Sale Signature</b>	30 days PP Accepted

**Monthly Revenues (residential) - 4 unit(s)**

<b>Apt. No.</b>	475-1	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>	Internet
<b>No. of Rooms</b>	4	<b>Monthly Rent</b>		<b>Excluded in Lease</b>	
<b>No. of Bedrooms (al2)</b>	2	<b>Rental Value</b>	\$1,350		
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>			

<b>Apt. No.</b>	475-2	<b>End of Lease</b>	Month	<b>Included in Lease</b>	
<b>No. of Rooms</b>	3	<b>Monthly Rent</b>	\$999	<b>Excluded in Lease</b>	
<b>No. of Bedrooms (al1)</b>	1	<b>Rental Value</b>			
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>			

<b>Apt. No.</b>	491-1	<b>End of Lease</b>	Month	<b>Included in Lease</b>	Internet
<b>No. of Rooms</b>	3	<b>Monthly Rent</b>	\$1,050	<b>Excluded in Lease</b>	
<b>No. of Bedrooms (al1)</b>	1	<b>Rental Value</b>			
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>			

<b>Apt. No.</b>	491-2	<b>End of Lease</b>	Month	<b>Included in Lease</b>	Internet
<b>No. of Rooms</b>	4	<b>Monthly Rent</b>	\$1,340	<b>Excluded in Lease</b>	
<b>No. of Bedrooms (al2)</b>	2	<b>Rental Value</b>			
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>			

**Annual Potential Gross Revenue** \$56,868 (2025-06-17)

**Monthly revenues (commercial, industrial and office) - 1 unit(s)**

<b>Type</b>	Commercial	<b>Monthly Rent</b>	\$4,494	<b>Included in Lease</b>	Outdoor parking (1)
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<b>Unit Number</b>		<b>Type of Lease</b>	Gross	
<b>Firm Name</b>		<b>Rental Value</b>		<b>Excluded in Leas</b>
<b>Area</b>	134.71 sqm	<b>Renewal Option</b>		
<b>Lease</b>	2024-06-01 to 2029-05-31	<b>Block Sale</b>		
<b>Annual Potential Gross Revenue</b>			\$53,928 (2025-06-17)	

<b>Other monthly revenues - 1 unit(s)</b>					
<b>Type</b>	<b>Total Number of Units</b>	<b>Number of Occupied Units</b>	<b>Monthly Revenue from Occupied Units</b>	<b>Number of Vacant Units</b>	<b>Monthly Revenue from Vacant Units</b>
Refund of commercial taxes			\$1,828		
<b>Annual Potential Gross Revenue</b>			\$21,936 (2025-06-17)		

<b>Features</b>					
<b>Sewage System</b>	Municipality	<b>Loading Platform</b>			
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>			
<b>Foundation</b>	Stone	<b>Renovations</b>			
<b>Roofing</b>	Elastomeric membrane, Sheet metal	<b>Pool</b>			
<b>Siding</b>	Brick	<b>Parkg (total)</b>		Driveway (1)	
<b>Dividing Floor</b>		<b>Driveway</b>		Unpaved	
<b>Windows</b>		<b>Garage</b>			
<b>Window Type</b>	Casement	<b>Carport</b>			
<b>Energy/Heating</b>	Electricity	<b>Lot</b>			
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>			
<b>Floor Covering</b>	Wood	<b>Distinctive Features</b>			
<b>Basement</b>	6 feet and more, Unfinished	<b>Water (access)</b>			
<b>Bathroom</b>		<b>View</b>			
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>		Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, University	
<b>Fireplace-Stove</b>		<b>Environmental Study</b>			
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>			
<b>Property/Unit Amenity</b>		<b>Occupancy</b>		Single	
<b>Building Amenity</b>	Balcony/terrace				
<b>Mobility impaired accessible</b>					

<b>Inclusions</b>
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<b>Exclusions</b>
Personal belongings of tenants

**Remarks**  
ST-JEAN-BAPTISTE: This superb quintuplex is located in the heart of the action, on St-Jean Street. The building offers excellent rental potential with 4 residential apartments, all currently rented, as well as a commercial space that is also occupied. One unit (a 4 ½) will be vacant for the buyer, providing a great opportunity for rental adjustment or owner occupancy. The property also includes parking--a rare and sought-after feature in the area. This property represents an ideal opportunity for an investor looking to acquire an iconic building in a dynamic neighborhood, with strong optimization potential.

**Addendum**  
Bank pre-qualification required prior to any visit.  
  
Rent Increases as of July 1st 2025:

#475-1: Potential income of \$1,350/month

#475-2: \$999/month

#491-1: \$1,050/month

#491-2: \$1,340/month

The rear balconies/terraces need renovation.

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The seller's broker will provide the unrepresented buyer with fair treatment, meaning they will communicate relevant information about the transaction objectively, including the rights and obligations of all parties involved. It should be noted that every buyer has the right to be represented by a licence holder of their choice.

### **Sale with legal warranty of quality**

### **Seller's Declaration**

Yes SD-25139

### **Source**

PÉLADEAU COURTIER IMMOBILIER AGRÉÉ, 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

475-491 Rue St-Jean Québec (La Cité-Limoilou) G1R 1P5

<b>Potential Gross Revenue (2025-06-17)</b>		<b>Residential</b>	
Residential	\$56,868	<b>Type</b>	<b>Number</b>
Commercial	\$53,928	3 ½	2
Parking/Garages		4 ½	2
Other	\$21,936	<b>Total</b>	<b>4</b>
<b>Total</b>	<b>\$132,732</b>		
<b>Vacancy Rate and Bad Debt</b>		<b>Commercial</b>	
Residential		<b>Type</b>	<b>Number</b>
Commercial		Commercial	1
Parking/Garages		<b>Total</b>	<b>1</b>
Other			
<b>Total</b>		<b>Others</b>	
		<b>Type</b>	<b>Number</b>
		Other	
<b>Effective Gross Revenue</b>	<b>\$132,732</b>	Gross Income Multiplier	9.98 <sup>3</sup>
<b>Operating Expenses</b>		Price per door	\$331 250 <sup>1</sup>
Municipal Tax (2025)	\$26,774	Price per room	\$94 643 <sup>1</sup>
School Tax (2025)	\$764	Coefficient comparison of number of rooms	3.50 <sup>1</sup>
Infrastructure Tax		Total number of rooms	14 <sup>1</sup>
Business Tax			
Water Tax			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$10,734		
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
<b>Total</b>	<b>\$38,272</b>		
<b>Net Operating Revenue</b>	<b>\$94,460</b>		



Frontage



Frontage



Dwelling



Dwelling



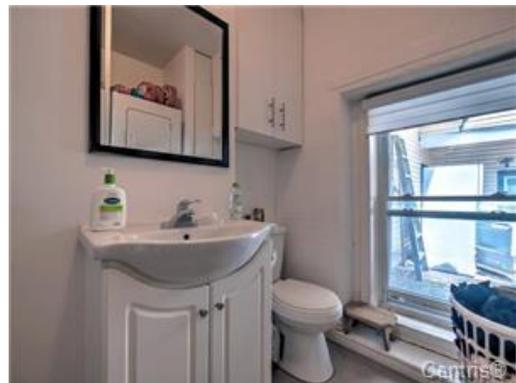
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