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Centris No. 10430813 (Active)



**\$4,169,000**

**572-586 Rue Labelle**

**Saint-Jérôme**

**J7C 5L5**

**Region** Laurentides

**Neighbourhood** Saint-Jérôme

**Near**

**Body of Water**

<b>Property Type</b>	10plex	<b>Year Built</b>	2021
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$289,000
<b>Building Type</b>	Detached	<b>Building Assessment</b>	\$2,054,500
<b>Total Number of Floors</b>	2	<b>Total Assessment</b>	\$2,343,500 (177.90%)
<b>Building Size</b>		<b>Expected Delivery Date</b>	
<b>Living Area</b>	10,000 sqft	<b>Repossess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>	123.10 X 106.2 ft	<b>Certificate of Location</b>	No
<b>Lot Area</b>	12,057.73 sqft	<b>File Number</b>	
<b>Cadastral</b>	6 031 075, 6 031 075	<b>Occupancy</b>	30 days PP Accepted
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP Accepted

### Monthly Revenues (residential) - 10 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	10	10	\$19,700	0	
<b>Annual Potential Gross Revenue</b>					\$236,400 (2025-08-07)

### Features

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>
<b>Foundation</b>	Poured concrete	<b>Renovations</b>
<b>Roofing</b>		<b>Pool</b>
<b>Siding</b>		<b>Parkg (total)</b>
<b>Dividing Floor</b>		<b>Driveway</b>
<b>Windows</b>	PVC	<b>Garage</b>
<b>Window Type</b>	Casement	<b>Carport</b>
<b>Energy/Heating</b>	Electricity	<b>Lot</b>
<b>Heating System</b>		<b>Topography</b>
<b>Floor Covering</b>		<b>Distinctive Features</b>
<b>Basement</b>		<b>Water (access)</b>
<b>Bathroom</b>		<b>View</b>
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>
<b>Fireplace-Stove</b>		Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
		<b>Environmental Study</b>

<b>Kitchen Cabinets</b>	<b>Energy efficiency</b>
<b>Property/Unit Amenity</b>	<b>Occupancy</b>
<b>Building Amenity</b>	
<b>Mobility impaired accessible</b>	
<b>Inclusions</b>	
<b>Exclusions</b>	
<b>Remarks</b>	<p>Turn-key 10-plex built in 2021 featuring exclusively spacious 4 1/2 units, ideally located just steps from the waterfront. Two modern buildings with high-end finishes, contemporary design, and exceptional construction quality. Each unit is bright, open-concept and offers private parking. Tenants enjoy the comfort of air conditioning and proximity to nature, shopping and transit. This fully rented income property generates \$252,000/year in gross revenue, making it an excellent, stable investment opportunity in a prime location. Rarely available and truly hassle-free.</p>
<b>Addendum</b>	<p>This exceptional 10-unit residential complex consists of two modern buildings constructed in 2021 with high-quality materials and attention to detail. Featuring ten spacious and well-designed 4 1/2 units, this property offers tenants the perfect combination of comfort, style, and convenience. Every unit is bright and airy, designed with large windows, contemporary lighting, and open-concept layouts that optimize natural light and flow.</p>
<b>***EACH UNIT INCLUDES***</b>	
<ul style="list-style-type: none"> <li>+2 generous bedrooms</li> <li>+1 full bathroom with separate shower and tub</li> <li>+Modern kitchens with high-gloss cabinetry, quartz countertops, and stainless steel range hoods</li> <li>+Sleek black tile backsplashes and ceramic flooring in wet areas</li> <li>+Engineered wood flooring throughout living areas and bedrooms</li> <li>+In-unit wall-mounted A/C units</li> </ul>	
<b>***ADDITIONAL FEATURES***</b>	
<ul style="list-style-type: none"> <li>+Individual electric meters</li> <li>+Washer/dryer outlets in each unit</li> <li>+Concrete foundation with excellent insulation</li> <li>+Ample outdoor parking for tenants and guests</li> <li>+Storage space and mechanical rooms below</li> </ul>	
<p>The buildings sit on a quiet residential street with direct access to nature and walking paths along the waterfront. Strategically positioned near major arteries and public transit, this location ensures long-term rental desirability. With gross annual revenue of \$252,000, the property is fully rented and managed with care. It offers a healthy capitalization rate and minimal maintenance requirements given the recent construction. All units are currently rented to quality tenants, and rents have upside potential in line with market demand.</p>	
<p>Whether you are an investor seeking a safe, stable, and cash-flowing asset, or a buyer looking to add a pristine multi-unit to your portfolio, this opportunity checks all the boxes.</p>	
<p>Turnkey, beautifully built, and perfectly located--this is one of the finest multi-residential assets on the market today.</p>	
<b>***DECLARATIONS***</b>	
<ul style="list-style-type: none"> <li>+The buyer will be able to finance the entire project on a single lot. We are currently in the process with the municipality, and while we're awaiting formal confirmation, it's 100% certain that it will be approved.</li> <li>+an official report available soon to confirm the project's eligibility for points under the CMHC Select program for energy efficiency. This will be provided in writing to the buyer.</li> <li>+La superficie habitable indiquée est approximative et fournie à titre indicatif uniquement, sans constituer une représentation exacte des dimensions de la propriété.</li> </ul>	
<b>Sale with legal warranty of quality</b>	

**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

572-586 Rue Labelle Saint-Jérôme J7C 5L5

<b>Potential Gross Revenue (2025-08-07)</b>		<b>Residential</b>	
Residential	\$236,400	Type	<b>Number</b>
Commercial		4 ½	10
Parking/Garages		Total	10
Other			
<b>Total</b>	<b>\$236,400</b>	<b>Commercial</b>	
		Type	<b>Number</b>
<b>Vacancy Rate and Bad Debt</b>		<b>Others</b>	
Residential		Type	<b>Number</b>
Commercial			
Parking/Garages		Gross Income Multiplier	17.64
Other		Price per door	\$416 900
<b>Total</b>		Price per room	\$104 225
		Coefficient comparison of number of rooms	4.00
<b>Effective Gross Revenue</b>	<b>\$236,400</b>	Total number of rooms	40
<b>Operating Expenses</b>			
Municipal Taxe (2025)	\$23,082		
School Taxe (2025)	\$1,933		
Infrastructure Taxe			
Business Taxe			
Water Taxe			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$8,113		
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>\$33,128</b>		
<b>Net Operating Revenue</b>	<b>\$203,272</b>		