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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

Property Type	10plex	Year Built	2021
Property Use	Residential only	Lot Assessment	\$289,000
Building Type	Detached	Building Assessment	\$2,054,500
Total Number of Floors	2	Total Assessment	\$2,343,500 (177.90%)
Building Size		Expected Delivery Date	
Living Area	10,000 sqft	Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	123.10 X 106.2 ft	Certificate of Location	No
Lot Area	12,057.73 sqft	File Number	
Cadastre	6 031 075, 6 031 075	Occupancy	30 days PP Accepted
Zoning	Residential	Deed of Sale Signature	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	
Annual Potential Gross Revenue			\$236,400 (2025-08-07)		

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing		Pool	
Siding		Parkg (total)	Driveway (6), Garage (5)
Dividing Floor		Driveway	Asphalt
Windows	PVC	Garage	Attached, Built-in, Heated
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	
Heating System		Topography	
Floor Covering		Distinctive Features	
Basement		Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Fireplace-Stove		Environmental Study	

Kitchen Cabinets Property/Unit Amenity Building Amenity Mobility impaired accessible	Energy efficiency Occupancy
Inclusions	
Exclusions	
Remarks <p>Turn-key 10-plex built in 2021 featuring exclusively spacious 4 ½ 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>	
Addendum <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 ½ 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> <p>***EACH UNIT INCLUDES***</p> <ul style="list-style-type: none"> +2 generous bedrooms +1 full bathroom with separate shower and tub +Modern kitchens with high-gloss cabinetry, quartz countertops, and stainless steel range hoods +Sleek black tile backsplashes and ceramic flooring in wet areas +Engineered wood flooring throughout living areas and bedrooms +In-unit wall-mounted A/C units <p>***ADDITIONAL FEATURES***</p> <ul style="list-style-type: none"> +Individual electric meters +Washer/dryer outlets in each unit +Concrete foundation with excellent insulation +Ample outdoor parking for tenants and guests +Storage space and mechanical rooms below <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> <p>***DECLARATIONS***</p> <ul style="list-style-type: none"> +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. +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. +La superficie habitable indiquée est approximative et fournie à titre indicatif uniquement, sans constituer une représentation exacte des dimensions de la propriété. 	
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

572-586 Rue Labelle Saint-Jérôme J7C 5L5

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