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**413-415, RUE ST-
JOACHIM, COATICOOK**

460 000 \$
MLS / ID #11091660

ADDITIONAL INFORMATION

Additional Information: - Visits and Offers to Purchase: The seller requires 24 hours' notice for all visits and 72 hours to respond to offers to purchase. - Access to the apartments: Only two apartments can be visited during the first visit. The others will be accessible after acceptance of a promise to purchase. - Certificate of Location: A new certificate of location is currently being prepared. - Laundry Room: The washer-dryer facilities are located in the hallway for all four apartments.

Apartment Details: - 413-1: Wooden balcony. - 415-1: Fiberglass side balcony with access ramp. - Ground Floor (413-1 and 415-1): Direct access to the basement with an additional room. - 2nd floor (413-2 and 415-2): Each accommodation has two balconies and access to the rear cellar for storage.

DESCRIPTION

For investors! This well-maintained fourplex offers excellent return potential. Ideally located near schools, Laurence Park, the municipal pool, and within walking distance of the city center, it benefits from a sought-after strategic location. Comprised of four 4.5-room apartments with stable tenants, each with its own parking space. An opportunity not to be missed!

ROOMS DETAILS

Room	Level	Floor cover	Infos
Living room	1st level/Ground floor	Parquetry 13.5x11.9 P	
Kitchen	1st level/Ground floor	Parquetry 12.7x17.1 P	
Bedroom	1st level/Ground floor	Floating floor 10.10x11.5 P	
Bedroom	1st level/Ground floor	Floating floor 10.11x12.3 P	
Bathroom	1st level/Ground floor	Ceramic tiles 8.5x5.10 P	
Family room	Basement	Concrete 16.5x23.8 P	

Room	Level	Floor cover	Infos
Hallway	2nd floor	Carpet 3.5x3.5 P	
Living room	2nd floor	Other 17.1x11.7 P	
Kitchen	2nd floor	Other 12.6x17.0 P	
Bedroom	2nd floor	Other 10.11x11.5 P	
Bedroom	2nd floor	Other 12.0x10.11 P	
Bathroom	2nd floor	Other 8.5x5.11 P	
Kitchen	1st level/Ground floor	Ceramic tiles 16.10x13.0 P	
Living room	1st level/Ground floor	Floating floor 12.10x11.7 P	
Bedroom	1st level/Ground floor	Floating floor 10.9x11.4 P	
Bedroom	1st level/Ground floor	Floating floor 10.9x12.0 P	
Bathroom	1st level/Ground floor	Ceramic tiles 8.4x5.9 P	
Other	Basement	Concrete 16.0x16.5 P	
Hallway	1st level/Ground floor	Other 3.5x3.5 P	
Living room	2nd floor	Floating floor 16.9x11.6 P	
Kitchen	2nd floor	Floating floor 16.10x13.10 P	
Bedroom	2nd floor	Floating floor 10.9x11.0 P	
Bedroom	2nd floor	Floating floor 12.1x10.10 P	
Bathroom	2nd floor	Ceramic tiles 8.6x5.8 P	

GENERAL

Price	460 000 \$
Financial recovery	No
Lot's evaluation	47 300 \$

GENERAL

Building evaluation	311 900 \$
Total evaluation	359 200 \$
Annual income potential	24 480\$

COSTS

Municipal Taxes	5 177 \$
School taxes	186 \$
Total	5 363 \$

OTHER INFORMATIONS

Type	Quadruplex
Year evaluation	2025
Seller's declaration	See listing broker
Property Category	Multi-family (2 to 5 units)
Type of building	Detached
Number of floors	2
Frontview of the building	11.02 Meters
Depth of the building	16.08 Meters
Lot frontage	20.12 Meters
Depth of field	36.57 Meters
Lot area	638.3 Square meters
Total number of units	4
Status	Active
Sale without warranty	E

ADDITIONAL FEATURES

Driveway	Not Paved
Heating system	Electric baseboard units
Water supply	Municipality
Heating energy	Electricity
Windows	Wood, PVC
Foundation	Poured concrete
Siding	Vinyl
Proximity	Park - green area, High school, Elementary school
Basement	Partially finished, 6 feet and over
Parking	Outdoor (4)
Sewage system	Municipal sewer
Window type	Hung
Roofing	Tin
Topography	Flat
Zoning	Residential

PICTURES



PICTURES



Kitchen



Kitchen



Kitchen



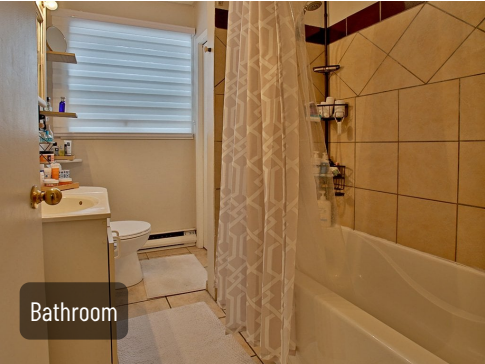
Bedroom



Bedroom



Corridor



Bathroom



Family room



Family room



Basement

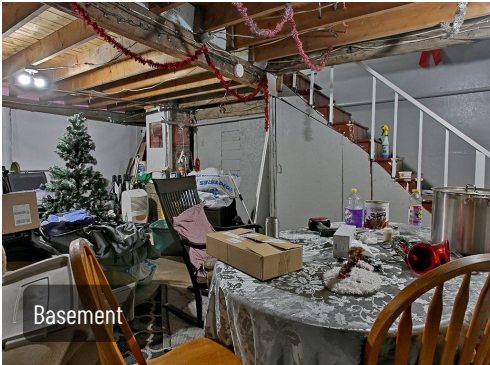
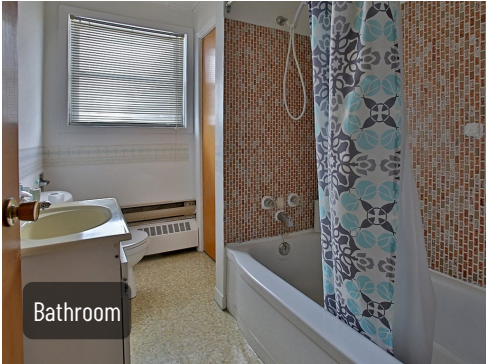


Living room



Kitchen

PICTURES



PICTURES



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