

40-46 ST-JACQUES STREET
SAINT-JEAN-SUR-RICHELIEU, QC J3B 2J7

Semi-Commercial
Building

LEXIA
SYNERGIE IMMOBILIÈRE

Centris #12230587



Year build: 1920

Building dimensions: 108.11 X 65.6' irr

Lot dimensions: 109.5 X 77.1' irr

Lot area: 7,929.77 sq. ft.

Assessment: 997 400\$

Located in le Vieux St-Jean, near the new Gouin Bridge, the bike path along the Richelieu River and near the Marina.

Excellent opportunity for investors. ALL APARTMENTS ARE RENTED except one which is to be finished.

Benefits from a shared parking (19) with the adjacent building 183-189 Champlain. There are also 2 additional parking lots that belong to another building and the maintenance costs are shared proportionally.

- Shared parking (19)
- 10 apartments (1 unfinished)
- 3 retail units including 1 ATM TD machine
- CURRENT GROSS REVENUE \$ 141,996
***Current estimated NET revenue \$ 93,943
- MUST BE SOLD WITH CENTRIS #13555819

Asking price:
\$1,650,000 + GST/QST



MARTINE THÉRIAULT
Real Estate Broker

514.713.9764 | martine@lexiaimmobilier.ca

LEXIA
SYNERGIE IMMOBILIÈRE