



Jean-Claude Jr Roussel, Courtier immobilier résidentiel et commercial
 Jean-Claude Jr. Roussel Inc.
PGL AGENCE IMMOBILIÈRE, Agence immobilière
 1B, rue Levasseur
 Saint-Constant (QC) J5A 1N1
<http://www.jeanclaudesjr-roussel.com>

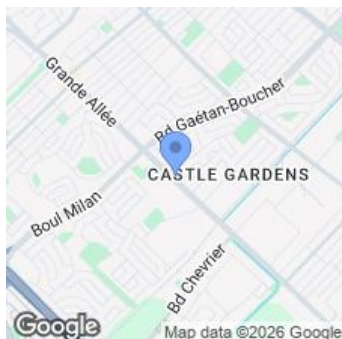
514-865-6632 / 450-635-0004

rousseljeanclaudesjr@gmail.com



No Centris 11908438 (En vigueur)

[Voir toutes les photos](#)



1 045 000 \$

**5860-5864 Grande Allée
 Longueuil (Saint-Hubert)
 J3Y 1B3**

Région Montérégie
Quartier Westley
Près de Boivert

Plan d'eau

| | | | |
|------------------------------------|-------------------------|-------------------------------------|----------------------|
| Genre de propriété | Triplex | Année de construction | 1997 |
| Utilisation de la propriété | Résidentielle seulement | Évaluation du terrain | 206 400 \$ |
| Type de bâtiment | Isolé (détaché) | Évaluation du bâtiment | 642 800 \$ |
| Nombre total d'étages | 2 | Évaluation totale | 849 200 \$ (123,06%) |
| Dimensions du bâtiment | 32 X 36 p | Date de livraison prévue | |
| Superficie habitable | | Reprise/Contrôle de justice | Non |
| Superficie du bâtiment | 1 152 pc | Possibilité d'échange | |
| Dimensions du terrain | 52 X 101 p | Certificat de localisation | Oui (2005) |
| Superficie du terrain | 5 339 pc | Numéro de matricule | 58227 0936 77 1491 |
| Cadastre | 2664195 | Date ou délai d'occupation | Selon les baux |
| Zonage | Résidentiel | Signature de l'acte de vente | 60 jours PA acceptée |

Revenus mensuels (résidentiel) - 3 unité(s)

| | | | | |
|------------------------------|------|----------------------------|------------|--------------------------|
| Numéro log. | 5860 | Fin de bail | 2027-06-30 | Inclus selon bail |
| Nbre pièces | 5 | Loyer mensuel | 1 387 \$ | |
| Nbre chambres (hor 3) | | Valeur locative | | Exclus selon bail |
| Nbre SDB + SE | 1+0 | Particularités | | |
| Inst. lav/séch. | Oui | Nbre stationnements | | |

| | | | | |
|------------------------------|------|----------------------------|------------|--------------------------|
| Numéro log. | 5862 | Fin de bail | 2027-06-30 | Inclus selon bail |
| Nbre pièces | 5 | Loyer mensuel | 1 371 \$ | |
| Nbre chambres (hor 3) | | Valeur locative | | Exclus selon bail |
| Nbre SDB + SE | 1+0 | Particularités | | |
| Inst. lav/séch. | Oui | Nbre stationnements | | |

| | | | | |
|------------------------------|------|----------------------------|------------|--------------------------|
| Numéro log. | 5864 | Fin de bail | 2027-06-30 | Inclus selon bail |
| Nbre pièces | 5 | Loyer mensuel | 1 241 \$ | |
| Nbre chambres (hor 3) | | Valeur locative | | Exclus selon bail |
| Nbre SDB + SE | 1+0 | Particularités | | |
| Inst. lav/séch. | Oui | Nbre stationnements | | |

Revenus bruts potentiels annuels 47 988 \$ (2026-03-18)

Caractéristiques

Système d'égouts Municipalité **Chargement**

| | | |
|--------------------------------------|--------------|-------------------------------|
| Approvisionnement eau | Municipalité | Appareils loc. (mens.) |
| Fondation | | Rénovations |
| Revêtement de la toiture | | Piscine |
| Revêtement | | Stat. (total) |
| Plancher séparateur | Bois | Allée |
| Fenestration | | Garage |
| Type de fenestration | | Abri d'auto |
| Énergie/Chauffage | | Terrain |
| Mode chauffage | | Topographie |
| Recouvrement de plancher | | Particularités du site |
| Sous-sol | | Eau (accès) |
| Salle de bains | | Vue |
| Inst. laveuse-sécheuse | | Proximité |
| Foyer-Poêle | | Étude environnementale |
| Armoires cuisine | | Efficacité énergétique |
| Commodités - Unité/propriété | | Occupation |
| Commodités – Bâtiment | | |
| Adapté pers. mobilité réduite | | |

Inclusions

Exclusions

Addenda

Très belle propriété .grande cuisine ,très grand salon, 3 chambres le tout bien éclairé. Grande cours arrière avec grand Balcon .

Accès rapide pour la 30 a quelques minutes du 10/30 , Galerie St-Bruno , Mail Champlain , Boul Taschereau , Resto ,Ciné, Hôpital Charles Lemoine , Dépanneur au coin a pied EctTransport autobus et piste cyclable a l'avant. voir la DV aucune locataires plus que 10ans et âgé de 70 et plus .

Vente avec exclusion(s) de garantie légale : Cette vente sera fait sans aucune garantie légale aux risques et périls de l'acheteur.

Déclaration du vendeur

Oui DV-42873

Source

PGL AGENCE IMMOBILIÈRE, Agence immobilière

La présente ne constitue pas une offre ou une promesse pouvant lier le vendeur à l'acheteur, mais une invitation à soumettre de telles offres ou promesses.

Sommaire financier

5860-5864 Grande Allée Longueuil (Saint-Hubert) J3Y 1B3

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|-----------|------------|--|------------------------|--|--------|--|--------------|------------------|-------------|--|------------|--|------------------------|--|--------|--|--------------|--|------------------------|----------|----------------------|--------|-----------------|--|-----------------|--|------------|--|-----------------------|--|------------------|--|---------------|--|--------------|--|------------|--|--------------|--|-----------|--|---------------------|--|-------------|--|-----------|--|-----------------------|--|---------------|--|------------------------|--|---------|--|---------|--|-----------|--|----------|--|---------------------------|--|--------------|-----------------|--|--------------------|--|-------------|---------------|-----|---|--------------|----------|-------------------|--|-------------|---------------|---------------|--|-------------|---------------|-------|--|-------------------------------|-------|----------------|------------|----------------|-----------|--|------|------------------------|----|
| <p>Revenus bruts potentiels (2026-03-17)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Résidentiel</td> <td style="text-align: right;">47 988 \$</td> </tr> <tr> <td>Commercial</td> <td></td> </tr> <tr> <td>Stationnements/Garages</td> <td></td> </tr> <tr> <td>Autres</td> <td></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">47 988 \$</td> </tr> </table> <p>Inoccupation et mauvaises créances</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Résidentiel</td> <td></td> </tr> <tr> <td>Commercial</td> <td></td> </tr> <tr> <td>Stationnements/Garages</td> <td></td> </tr> <tr> <td>Autres</td> <td></td> </tr> <tr> <td>Total</td> <td></td> </tr> </table> <p>Revenus bruts effectifs 47 988 \$</p> <p>Dépenses d'exploitation</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Taxe municipale (2026)</td> <td style="text-align: right;">5 842 \$</td> </tr> <tr> <td>Taxe scolaire (2026)</td> <td style="text-align: right;">577 \$</td> </tr> <tr> <td>Taxe de secteur</td> <td></td> </tr> <tr> <td>Taxe d'affaires</td> <td></td> </tr> <tr> <td>Taxe d'eau</td> <td></td> </tr> <tr> <td>Énergie - Électricité</td> <td></td> </tr> <tr> <td>Énergie - Mazout</td> <td></td> </tr> <tr> <td>Énergie - Gaz</td> <td></td> </tr> <tr> <td>Ascenseur(s)</td> <td></td> </tr> <tr> <td>Assurances</td> <td></td> </tr> <tr> <td>Câble (télé)</td> <td></td> </tr> <tr> <td>Concierge</td> <td></td> </tr> <tr> <td>Contenant sanitaire</td> <td></td> </tr> <tr> <td>Déneigement</td> <td></td> </tr> <tr> <td>Entretien</td> <td></td> </tr> <tr> <td>Équipement (location)</td> <td></td> </tr> <tr> <td>Frais communs</td> <td></td> </tr> <tr> <td>Gestion/Administration</td> <td></td> </tr> <tr> <td>Ordures</td> <td></td> </tr> <tr> <td>Pelouse</td> <td></td> </tr> <tr> <td>Publicité</td> <td></td> </tr> <tr> <td>Sécurité</td> <td></td> </tr> <tr> <td>Récupération des dépenses</td> <td></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">6 419 \$</td> </tr> </table> <p>Revenus nets d'exploitation 41 569 \$</p> | Résidentiel | 47 988 \$ | Commercial | | Stationnements/Garages | | Autres | | Total | 47 988 \$ | Résidentiel | | Commercial | | Stationnements/Garages | | Autres | | Total | | Taxe municipale (2026) | 5 842 \$ | Taxe scolaire (2026) | 577 \$ | Taxe de secteur | | Taxe d'affaires | | Taxe d'eau | | Énergie - Électricité | | Énergie - Mazout | | Énergie - Gaz | | Ascenseur(s) | | Assurances | | Câble (télé) | | Concierge | | Contenant sanitaire | | Déneigement | | Entretien | | Équipement (location) | | Frais communs | | Gestion/Administration | | Ordures | | Pelouse | | Publicité | | Sécurité | | Récupération des dépenses | | Total | 6 419 \$ | <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Résidentiel</td> </tr> <tr> <td style="width: 80%;">Type</td> <td style="text-align: right;">Nombre</td> </tr> <tr> <td>5 ½</td> <td style="text-align: right;">3</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">3</td> </tr> <tr> <td colspan="2">Commercial</td> </tr> <tr> <td>Type</td> <td style="text-align: right;">Nombre</td> </tr> <tr> <td colspan="2">Autres</td> </tr> <tr> <td>Type</td> <td style="text-align: right;">Nombre</td> </tr> <tr> <td colspan="2"><hr/></td> </tr> <tr> <td>Multiplicateur de revenu brut</td> <td style="text-align: right;">21,78</td> </tr> <tr> <td>Prix par porte</td> <td style="text-align: right;">348 333 \$</td> </tr> <tr> <td>Prix par pièce</td> <td style="text-align: right;">69 667 \$</td> </tr> <tr> <td>Coefficient de comparaison du nbre de pces</td> <td style="text-align: right;">5,00</td> </tr> <tr> <td>Nombre total de pièces</td> <td style="text-align: right;">15</td> </tr> </table> | Résidentiel | | Type | Nombre | 5 ½ | 3 | Total | 3 | Commercial | | Type | Nombre | Autres | | Type | Nombre | <hr/> | | Multiplicateur de revenu brut | 21,78 | Prix par porte | 348 333 \$ | Prix par pièce | 69 667 \$ | Coefficient de comparaison du nbre de pces | 5,00 | Nombre total de pièces | 15 |
| Résidentiel | 47 988 \$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stationnements/Garages | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Autres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 47 988 \$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Résidentiel | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stationnements/Garages | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Autres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxe municipale (2026) | 5 842 \$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxe scolaire (2026) | 577 \$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxe de secteur | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxe d'affaires | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Taxe d'eau | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Énergie - Électricité | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Énergie - Mazout | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Énergie - Gaz | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ascenseur(s) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assurances | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Câble (télé) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Concierge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contenant sanitaire | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Déneigement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Entretien | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Équipement (location) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Frais communs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gestion/Administration | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ordures | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pelouse | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Publicité | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sécurité | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Récupération des dépenses | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 6 419 \$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Résidentiel | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type | Nombre | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 ½ | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type | Nombre | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Autres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type | Nombre | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <hr/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Multiplicateur de revenu brut | 21,78 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prix par porte | 348 333 \$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prix par pièce | 69 667 \$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coefficient de comparaison du nbre de pces | 5,00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nombre total de pièces | 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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