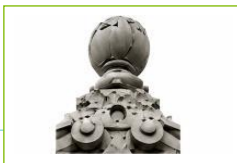




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Centris No. 11300701 **(Active)**

[See all pictures](#)



\$3,159,000

840 Rue Chicoine
Vaudreuil-Dorion
J7V 8W9

Region Montérégie
Neighbourhood Dorion
Near De Chenonceau

Body of Water

Property Type	16Plex	Year Built	1989
Property Use	Residential only	Lot Assessment	\$909,200
Building Type	Detached	Building Assessment	\$1,735,200
Total Number of Floors	3	Total Assessment	\$2,644,400 (119.46%)
Building Size	47.11 X 104 ft irr	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	172.6 X ft irr	Certificate of Location	Yes (2026)
Lot Area	38,634.89 sqft	File Number	
Cadastre	5989288 + 17 autres lots (voir addenda)	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	60 days PP Accepted

Monthly Revenues (residential) - 16 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	12	12	\$10,860	0	
5 1/2	4	4	\$4,105	0	

Annual Potential Gross Revenue \$179,580 (2026-09-29)

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing	Asphalt shingles	Pool	
Siding	Aluminum, Brick	Parkg (total)	Driveway (29)
Dividing Floor		Driveway	
Windows	Aluminum	Garage	
Window Type	Guillotine	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering		Distinctive Features	
Basement		Water (access)	
Bathroom		View	

Washer/Dryer (installation)	Powder room (Other)	Proximity	Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital
Fireplace-Stove		Environmental Study	
Kitchen Cabinets	Melamine	Energy efficiency	
Property/Unit Amenity	Intercom	Occupancy	
Building Amenity	Balcony/terrace, Outdoor storage space, Superintendent		
Mobility impaired accessible			

Inclusions
 Heating systems & water heaters and electrical fixtures attached to the building. Major appliances belonging to the seller included in the leases. Waste bins provided with the property. 1 cabana

Exclusions
 All personal belongings, furniture, non-fixed light fixtures, appliances, cabana belonging to the tenants.

Remarks
 This property includes 18 lots in total:
 1453875,1543876,1543877,1543878,1543879,1543880,1543881,1543882,1543883,1543884,1543885,1543886,1543887,1543888,1543889,1543890,1547332 et 5989288.

Addendum
 Rare opportunity on the market! A 16plex with a unique architecture, strategically located in Dorion offering ultra-fast access to Highway 20.

 The building has been subject to an approved preliminary subdivision of 18 distinct cadastral lots, offering a golden opportunity for a future conversion into condos. As the declaration of co-ownership is not yet published, the property is legally and fiscally a unique building held in full ownership, managed with a single tax bill and a single global property assessment.

 Heating and electricity entirely at the tenants' expense.

 4 superb multi-story apartments and several units benefiting from a private yard or terrace.

 Enlarged lot providing 29 parking spaces and several storage sheds for the tenants.

 Excellent potential for increasing rents to maximize your yield.

Sale with exclusion(s) of legal warranty : La présente vente est faite sans garantie légale de qualité, aux risques et périls de l'acheteur.

Seller's Declaration

Yes SD-08674

Source
 AGENCE IMMOBILIÈRE DU PLATEAU, 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

840 Rue Chicoine Vaudreuil-Dorion J7V 8W9

Potential Gross Revenue (2026-09-29)		Residential	
Residential	\$179,580	Type	Number
Commercial		4 ½	12
Parking/Garages		5 ½	4
Other		Total	16
Total	\$179,580	Commercial	
Vacancy Rate and Bad Debt		Type	Number
Residential		Others	
Commercial		Type	Number
Parking/Garages			
Other			
Total			
Effective Gross Revenue			
	\$179,580		
Operating Expenses			
Municipal Tax (2026)	\$22,059		
School Tax (2026)	\$1,449		
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity	\$1,200		
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$8,500		
Cable (TV)			
Superintendent	\$5,280		
Sanitary Container			
Snow Removal	\$4,200		
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Bell	\$1,100		
Recovery of expenses			
Total	\$43,788		
Net Operating Revenue	\$135,792		
		Gross Income Multiplier	17.59
		Price per door	\$197 438
		Price per room	\$46 456
		Coefficient comparison of number of rooms	4.25
		Total number of rooms	68



Frontage



Frontage



Overall view



Dining room



Overall view



Dining room



Kitchen



Bedroom



Bedroom



Bathroom



Living room



Living room



Dining room



Kitchen



Powder room



Back facade



Back facade



Parking



Exterior