FOR SALE

PMML

16 DU CHASSEUR / 26 DU TRAPPEUR | MONT-TREMBLANT











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BUILDING TYPE

Detached

BUILDING CATEGORY

Touristique Center

PROPERTY DESCRIPTION

A rare opportunity to acquire a portfolio of two exceptional chalets in Mont-Tremblant, located at 16 Chasseur and 26 Trappeur. Available either together or individually, these properties boast a sought-after location and generate some of the highest short-term rental income in the area. This is an ideal opportunity for an investor looking to establish a presence in one of the Laurentians' most coveted tourist markets.

HIGHLIGHTS

- Two vacation chalets available as a portfolio or individually
- Sought-after location in Mont-Tremblant
- High rental income with potential for optimization
- Four-season tourist destination
- Established tourist clientele and strong rental demand
- Opportunity to combine investment and personal use
- Properties sold fully furnished and equipped

ASKING PRICE :

$6,800,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Both chalets are recent constructions, built in 2021 and 2025. No major renovation work has been required since their construction, thus offering modern properties ready for operation.

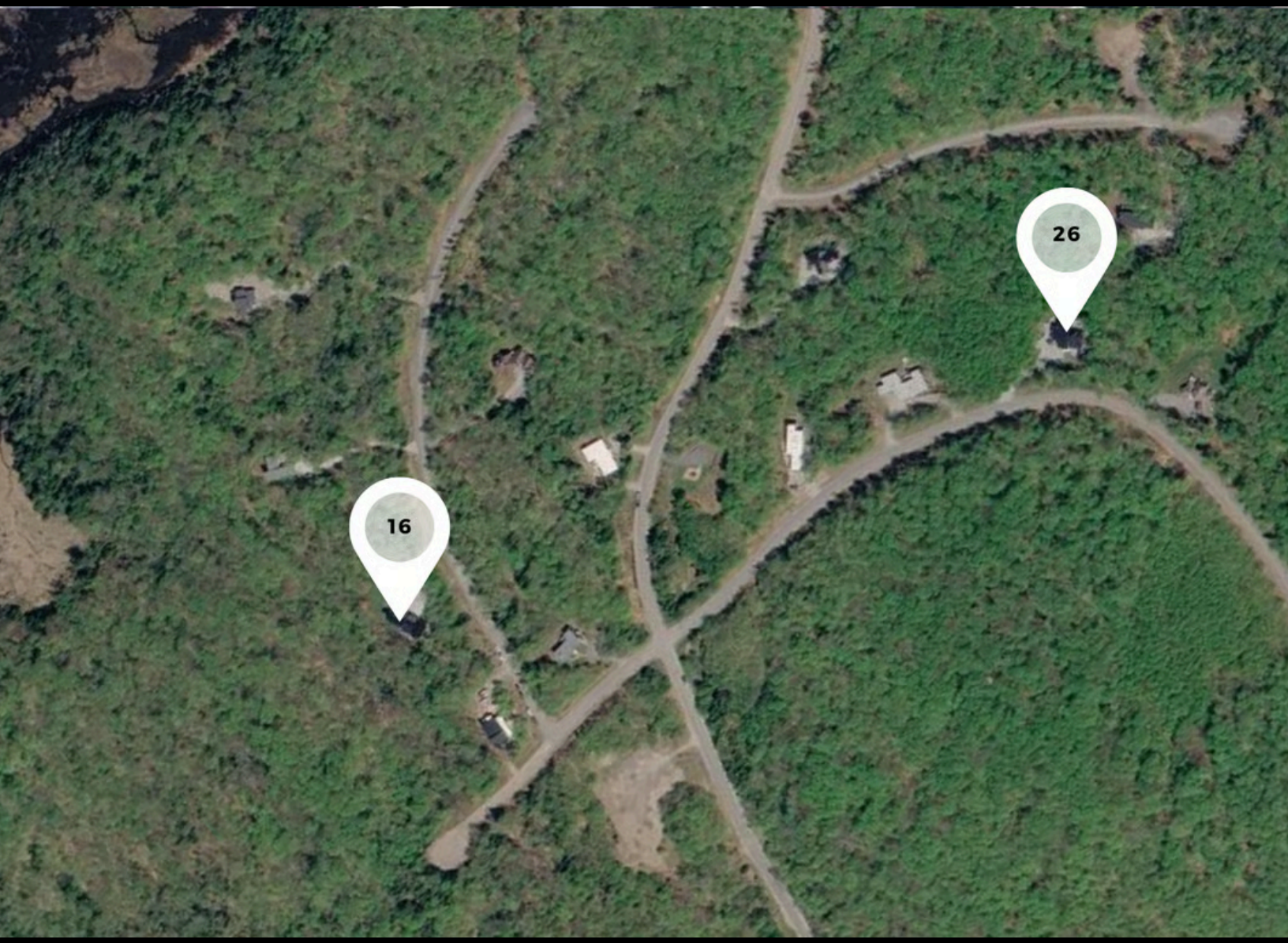
ADDITIONAL INFORMATION

Two properties that can be operated separately or integrated into the same investment strategy. Their configuration and recreational-tourism vocation allow for flexible management, with the possibility of entrusting rental operations to a specialized manager while retaining potential for personal use.

The sale is made without legal warranty of quality at the buyer's risk.



16 du Chasseur / 26 du Trappeur, Mont-Tremblant



BUILDING DESCRIPTION

General Information

Cadastral number	5009977, 5010034 et autres
Land size	221 198 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	3 021 700 $ + 2 334 200 $
Municipal Land Assessment	380 400 $ + 380 300 $
Municipal Building Assessment	2 641 300 $ + 1 953 900 $

Construction

Roof	2021/2025
Number of Storeys	3
Type of Building	Detached
Year of Renovation	N/A
Type of Construction	Wood frame
Year of Construction	2021/2025

Recent constructions from 2021 and 2025, designed in a contemporary chalet style and adapted for four-season resort living. The properties offer modern and functional spaces, designed to ensure comfort, durability, and an optimal experience for occupants.

Electromechanical System

Heating	Central + Baseboard heaters
Lighting	Recessed
Electricity	Circuit breakers - Electric vehicle charging station
HVAC System	Yes
Air Conditioning	Central
Fire System	Smoke detectors
Security System	Cameras
Existing Facilities	Septic tank - Artesian well - Gas fireplace

Building type

Laundry Room	N/A
Number of Units	Lot of 2 chalets with 5 bedrooms

Two high-end resort chalets located in the heart of Domaine La Grande Forêt, in Mont-Tremblant. Fully furnished and equipped, they offer bright and welcoming spaces, several bedrooms and bathrooms, as well as layouts designed to comfortably accommodate families and groups. Modern, turnkey properties.

Parking

Type of Parking	Outdoor
Number of Parking Spaces	+/- 10







FEATURES

Elevator

N/A

Service Contract

Snow removal/Landscaping

Exterior Siding

Wood - Stone

Condition of Doors/Windows

2021/2025

Plumbing

2021/2025

Concierge Agreement

Yes

Distance from fire station and hydrant

9 km

Condition of Roof

2021/2025

Electrical Panels

120/240

Environmental Report

No

REVENUE

	yearly	% / GR	RPU (m)
Residential			
Affordable Res.			
Commercial	$619,865	100 %	$25,828
Lockers			
Parking			
Laundry			
Total Revenues	**$619,865**		**$25,828**
Vac. / Bad debt			
EGR	**$619,865**		**$25,828**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration				
Municipal Taxes	Estimated	$41,219	6.6 %	$20,610
School Taxes	Estimated	$3,385	0.5 %	$1,693
Insurance	Current	$27,030	4.4 %	$13,515
Electricity	Current	$28,401	4.6 %	$14,201
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve	Current	$9,488	1.5 %	$4,744
Janitor	Current	$69,956	11.3 %	$34,978
Maintenance				
Appliances				
WiFi				
Heat Pump				
Entretien Extérieur	Current	$35,029	5.7 %	$17,515
Télécommunications	Current	$3,801	0.6 %	$1,901
Frais D'intermédiation	Current	$80,582	13 %	$40,291
Total Expenses		**$298,891**	**48.2 %**	**$149,446**
Net Revenue		**$320,974**		**$160,487**

FINANCING

Maximum loan amount	$4,326,909
Financing CAP	6.31 %
Debt coverage ratio	1.3
Interest Rate	4.0 %
Amortization	30 Years
Term	5 Years

TREASURY

Net Revenue	$320,974
Annual Mortgage Cost	$246,903
Net cash after mortgage	$74,071

RETURN ON INVESTMENT	
Down Payment	$2,473,091
Cash on cash return	3.0 %
Return on liquidity + capitalization	6.1 %
Total yearly return with appreciation of 2 %	11.59 %

CPU	GIM	NIM	CAP
3 400 000 $	11	21,2	4,7 %








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