

1160 21E AVENUE GRAND-MÈRE

8 UNITS

PMML

FOR SALE



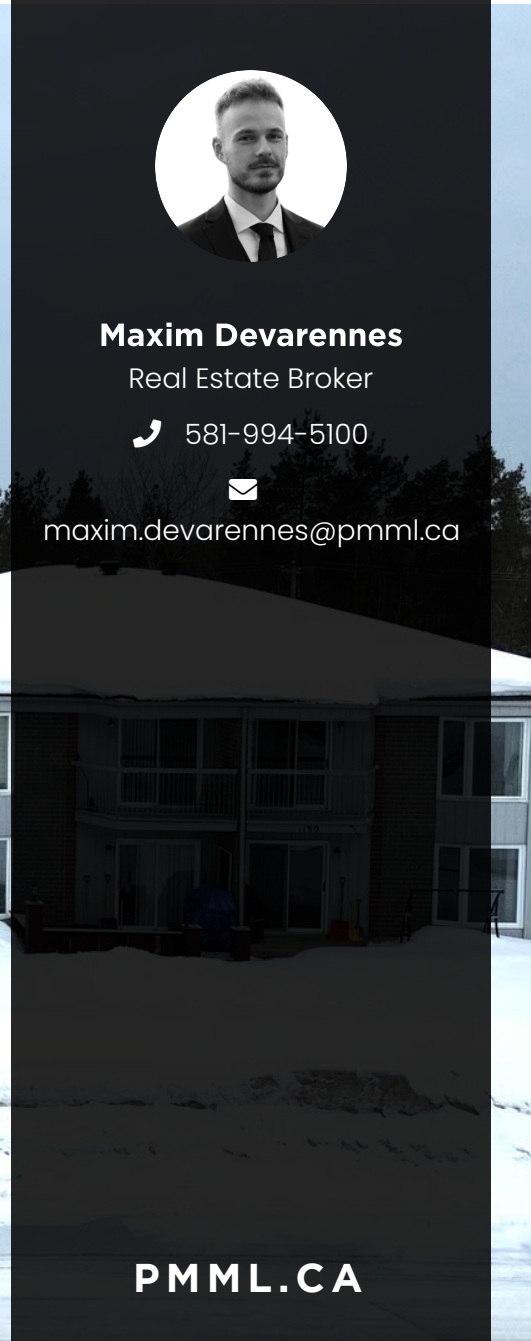
Maxim Devarennnes

Real Estate Broker

📞 581-994-5100



maxim.devarennnes@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

High Rise

PROPERTY DESCRIPTION

Exceptional investment opportunity in Shawinigan: 8-unit building sold with three other buildings in the portfolio, totaling 32 units, offering stable income and strong potential for optimization. The building enjoys a solid occupancy rate with quality tenants. Ideal for investors looking to grow their real estate portfolio in a vibrant market.

HIGHLIGHTS

- ✓ Good potential for optimization
- ✓ Located in a quiet neighborhood, yet close to essential services
- ✓ High-quality tenants
- ✓ Lockers available for tenants

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof redone in 2025

Complete replacement of main water valves

Replacement of all faucet and toilet valves

ADDITIONAL INFORMATION

The sale is made without any legal guarantee of quality, at the buyer's own risk.

According to the certificates of location in the seller's possession, the PROPERTY appears to be a

real estate complex within the meaning of the Act respecting the Administrative Housing Tribunal (L.R.Q., c. T-15.01) but does not

constitute a part that has been detached from a real estate complex within the meaning of the Act respecting the

Administrative Housing Tribunal Act (R.S.Q., c. T-15.01) following an alienation, without having first obtained

the authorization of the Administrative Housing Tribunal.

Responsibility for appliances

Tenants

Number of units

8



Number of Parking Spaces

~10 spaces

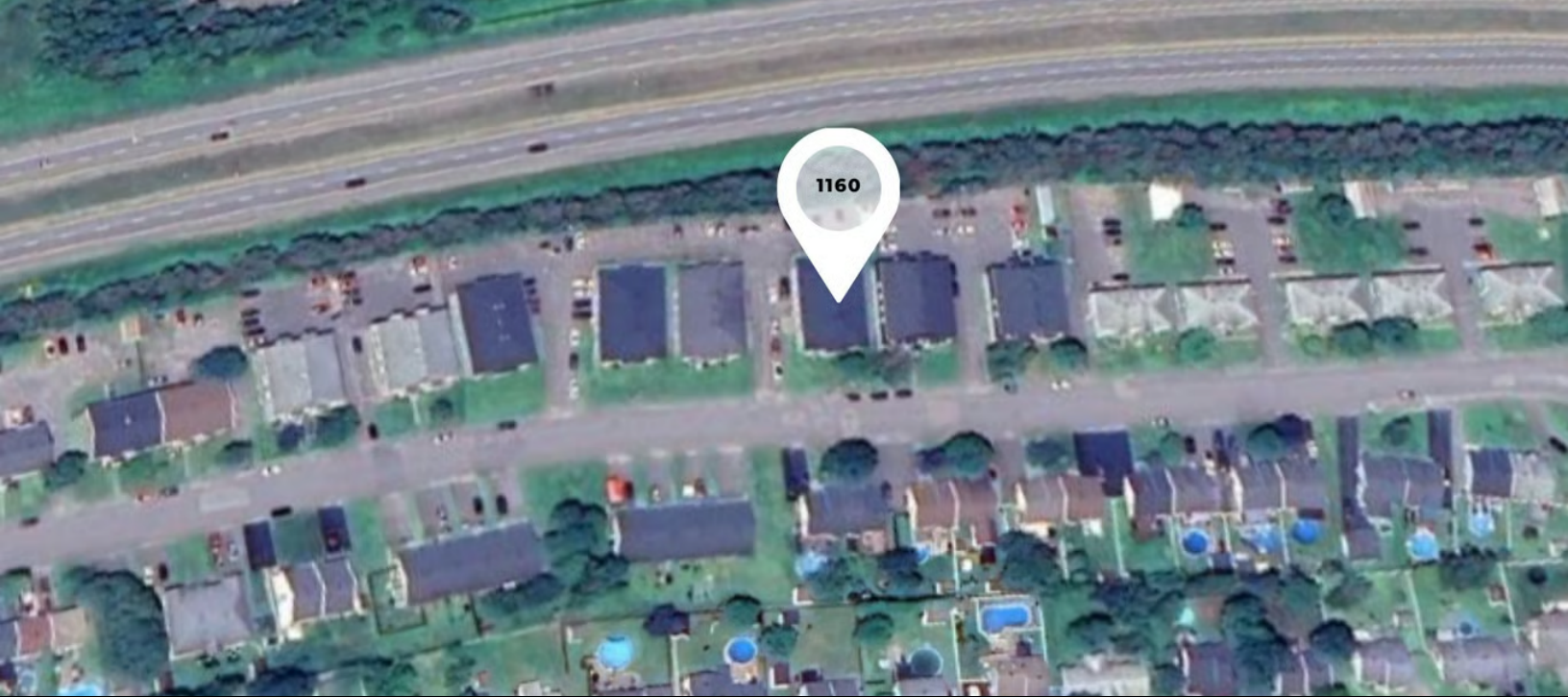
Hot Water System

Independent tank

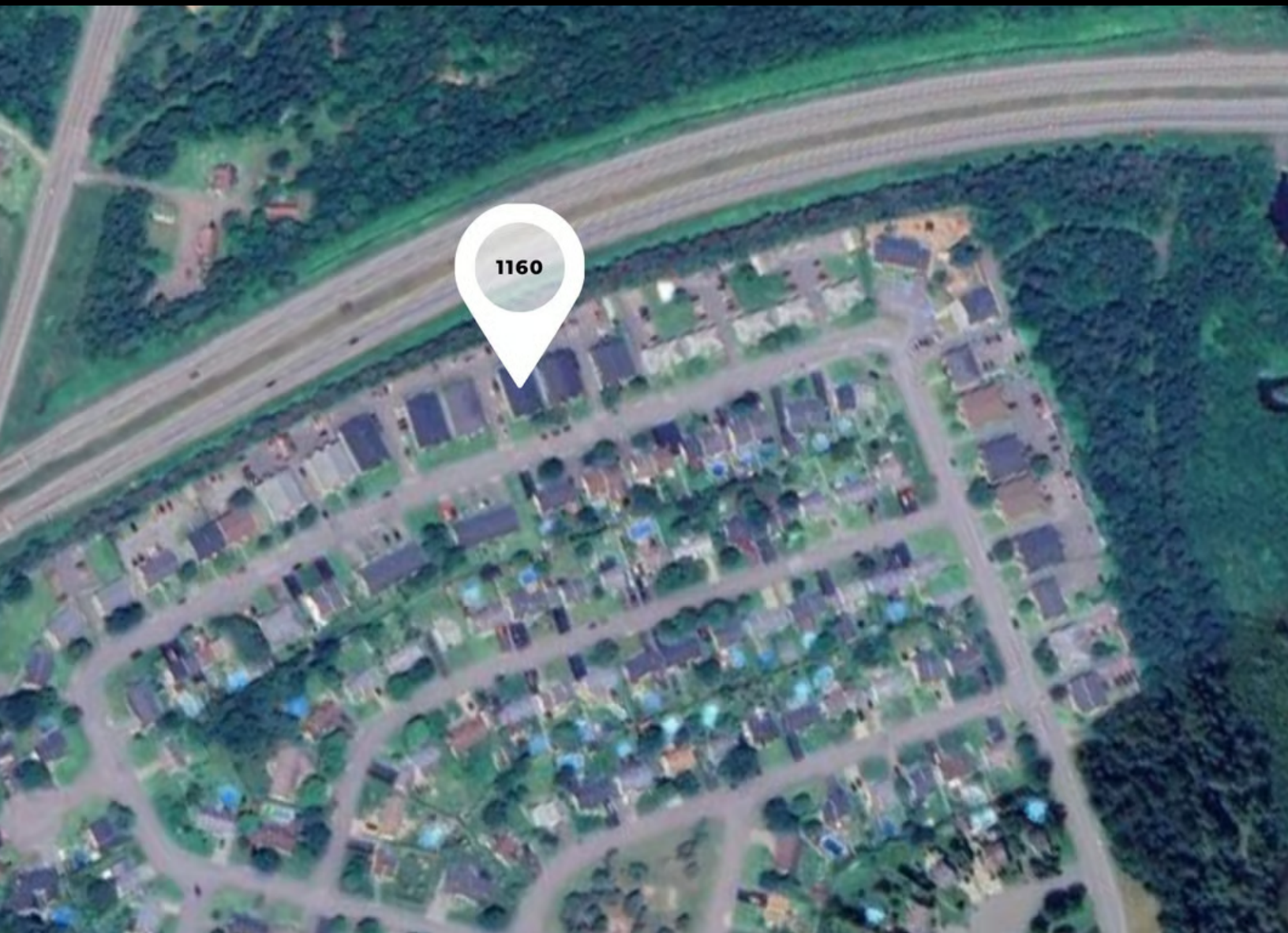


Heating System

Electric baseboard heaters



1160 21e Avenue, Grand-Mère



BUILDING DESCRIPTION

General Information

Cadastral number 3 033 285

Municipal Assessment

Municipal Assessment \$591 300

Municipal Land Assessment \$85 900

Municipal Building Assessment \$505 400

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1987

Features

Plumbing Copper/PEX/ABS

Condition of Roof Good condition – redone in 2025

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Floating, ceramic

Electromechanical System

Fire System Smoke detector

Building type

Laundry Room None

Number of Units 8 x 4.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants for the apartments and owner for the common areas

Hot Water Responsibility Tenants

Parking

Number of Parking Spaces ~10 spaces

Area

Land Surface Area 13 504



FEATURES

Fenced

N/A

Condition of Roof

Good condition - redone in 2025

Concierge Agreement

No

Hot Water System

Independent tank

Electrical Panels

Circuit breakers

Environmental Report

Phase I

Internet and Telecom

N/A

Condition of Doors

Good condition

Intercom and Doorbell

Intercom

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Floating, ceramic

Plumbing

Copper/PEX/ABS

Condition of Balconies

Good condition

Heating System

Electric baseboard heaters

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$72,936	100 %	\$760
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$72,936		\$760
Vac. / Bad debt	\$2,188	3 %	\$23
EGR	\$70,748		\$737

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,007	4.3 %	\$376
Municipal Taxes	Current	\$12,703	18 %	\$1,588
School Taxes	Current	\$361	0.5 %	\$45
Insurance	Current	\$4,128	5.8 %	\$516
Electricity	Current	\$349	0.5 %	\$44
Heating	Current			
Snow Removal	Current	\$1,230	1.7 %	\$154
Elevator				
Lawn	Current	\$762	1.1 %	\$95
Structural Reserve				
Janitor	Normalised	\$1,720	2.4 %	\$215
Maintenance	Normalised	\$4,880	6.9 %	\$610
Appliances				
WiFi				
Heat Pump				
Total Expenses		\$29,140	41.2 %	\$3,642
Net Revenue		\$41,608		\$5,201

