1163 - 1169 DUVERNAY LONGUEUIL

5 UNITS

PMML

FOR SALE



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PMML.CA

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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Detached 5-unit brick and wood building, consisting of one 5½ and four 3½ units, built in 1975. Located on rue Duvernay in Vieux-Longueuil, steps from Fernand-Bouffard Park and approx. 2 km from Longueuil–Université-de-Sherbrooke metro station. Energy costs are paid by the owner. The units feature large bedrooms and spacious rooms, and the building has benefited from targeted renovations, including three bathrooms and new stucco in 2026. A stable asset in a well-served area!

HIGHLIGHTS

- Snow removal paid by tenants
- Cégep Édouard-Montpetit and IGA at Centre Jacques-Cartier approx. 2 km away
- 5 parking spaces
- Electric heating (baseboard heaters), paid by the owner
- On-site laundry room, washer-dryer hookup in the 5½ and fenced backyard
- Charles-Le Moyne Hospital approx. 3 km away
- Storage space available for all 5 tenants

ASKING PRICE :

$1,269,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Windows and patio doors – 2007
Renovated kitchen in unit 1163
Front and rear stucco – 2026
Renovation of three bathrooms, the kitchen in unit 1163.
Roof – approx. 2011
Front balcony decking

ADDITIONAL INFORMATION

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

Copper plumbing

Electrical panels with circuit breakers

No janitor agreement in place

Some photos have been edited using artificial intelligence for presentation purposes only; these edits are not intended to alter or enhance the actual condition of the unit, which is in very good condition and very well maintained.

Responsibility for appliances
Tenant

Number of units
5



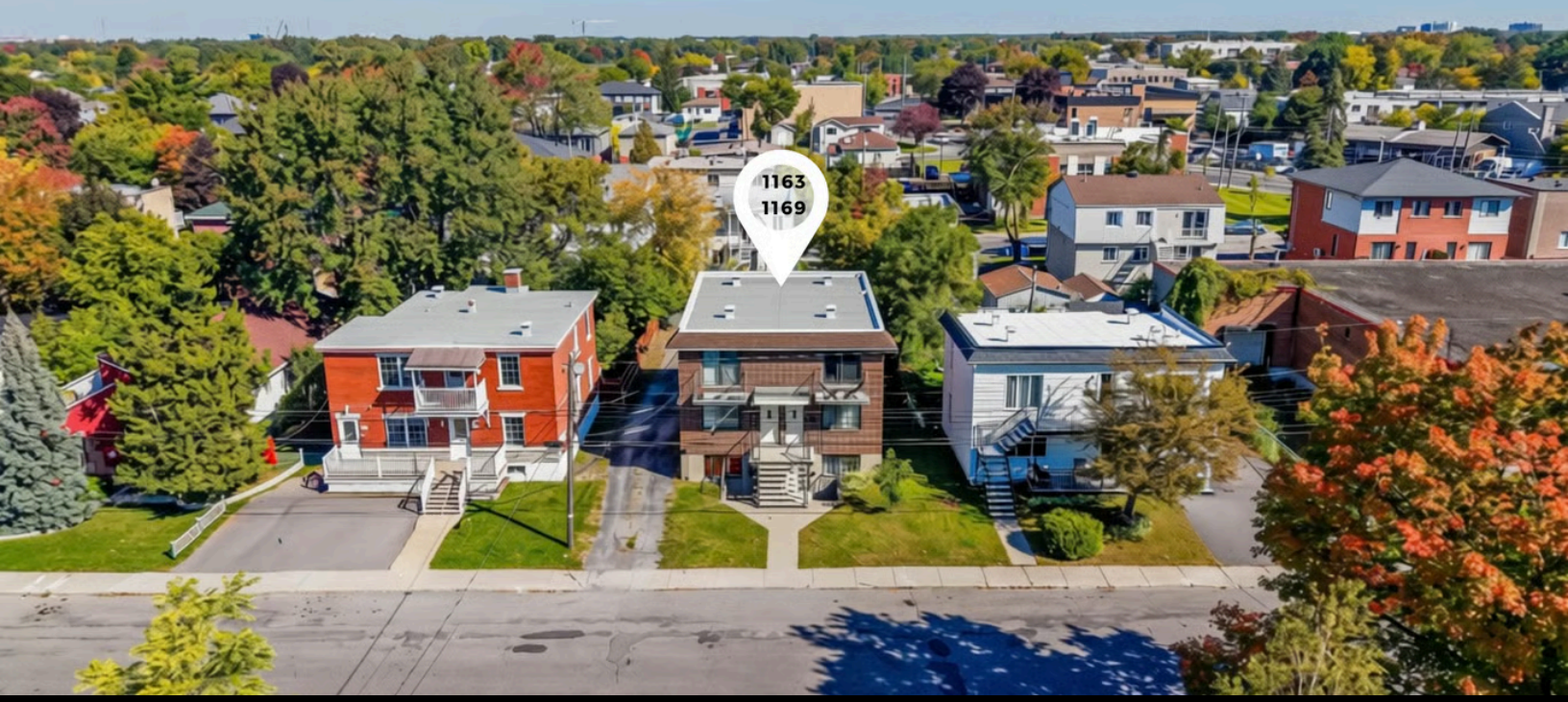
Number of Parking Spaces
5 spaces

Hot Water System
Separate water heaters (2 x 60 gallons)





Heating System
Electric baseboard heaters + 1 x fuse (1167 #1)



1163 - 1169 Duvernay, Longueuil



BUILDING DESCRIPTION

General Information

Cadastral number	2 627 692

Total Municipal Assessment

Total Municipal Assessment	$ 880 300
Municipal Land Assessment	$ 230 300
Municipal Building Assessment	$ 650 000

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1975

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	Yes
Number of Rooms	17
Number of Units	1 x 5.5 + 4 x 3.5
Washer/Dryer Inlet	No, except for 5.5
Appliance Responsibility	Tenant
Heating Responsibility	Owner (one meter for the building)
Hot Water Responsibility	Owner (one water tank for the building)

Parking

Type of Parking	Exterior
Number of Parking Spaces	5 spaces

Area

Land Surface Area	4984 sq. ft





FEATURES

Fenced

Yes (backyard)

Condition of Roof

Roof that is about 15 years old

Concierge Agreement

No

Hot Water System

Separate water heaters (2 x 60 gallons)

Electrical Panels

Circuit breakers

Condition of Bathrooms

3 renovated bathrooms

Internet and Telecom

Yes, Internet

Condition of Doors

Patio doors installed in 2007

Intercom and Doorbell

Doorbell

Condition of Windows

The windows date from 2007

Exterior Siding

Brick

Environmental Report

N/A

Plumbing

Copper and ABS

Condition of Balconies

Fiberglass and wood

Heating System

Electric baseboard heaters + 1 x fuse (1167 #1)

Condition of Kitchens

Good condition

Distance from fire station and hydrant

Nearby

Floor Covering

Ceramic tile, floating floor and parquet

REVENUE

	yearly	% / GR	RPU (m)
Residential	$77,856	100 %	$1,298
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$77,856**		**$1,298**
Vac. / Bad debt	$2,336	3 %	$39
EGR	**$75,520**		**$1,259**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$3,398	4.5 %	$680
Municipal Taxes	Current	$5,846	7.7 %	$1,169
School Taxes	Current	$600	0.8 %	$120
Insurance	Current	$2,184	2.9 %	$437
Electricity	Current	$6,695	8.9 %	$1,339
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,250	1.7 %	$250
Maintenance	Normalised	$3,500	4.6 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$755	1 %	$151
Total Expenses		**$24,229**	**32.1 %**	**$4,846**
Net Revenue		**$51,292**		**$10,258**

FINANCING

	schl	conv
Maximum loan amount	$894,552	$573,812
Financing CAP	4.87 %	6.70 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.3 %	5.25 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	$51,292	$51,292
Annual Mortgage Cost	$49,512	$41,033
Net cash after mortgage	$1,779	$10,258

RETURN ON INVESTMENT		
Down Payment	$374,448	$695,188
Cash on cash return	0.5 %	1.5 %
Return on liquidity + capitalization	2.9 %	3.1 %
Total yearly return with appreciation of 3 %	13.1 %	8.61 %

CPU	GIM	NIM	CAP
253 800 $	16,3	24,7	4 %

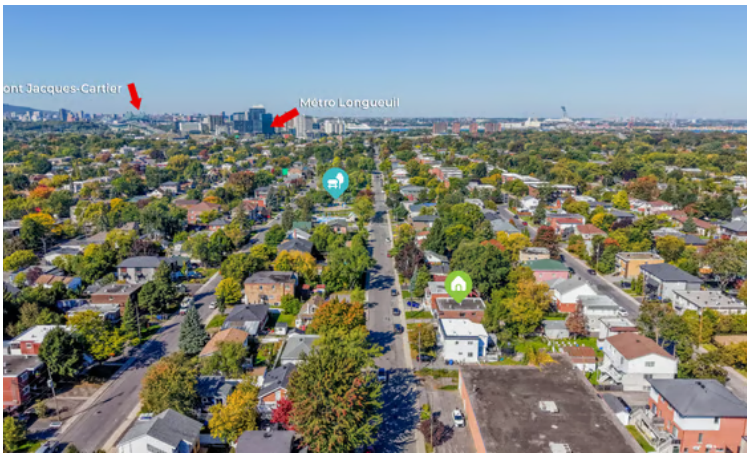






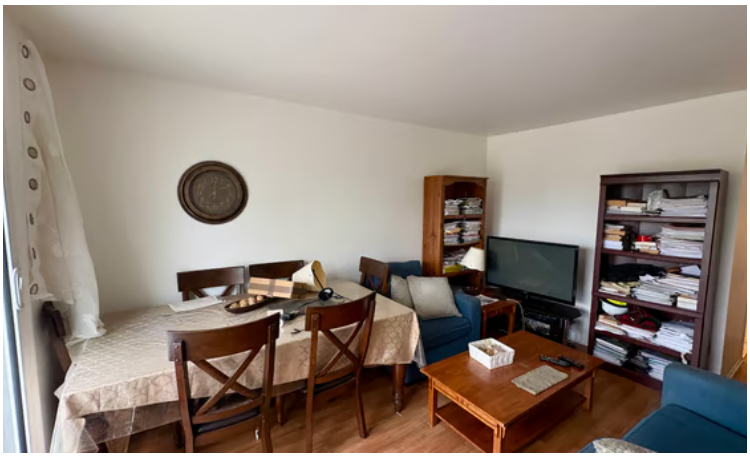




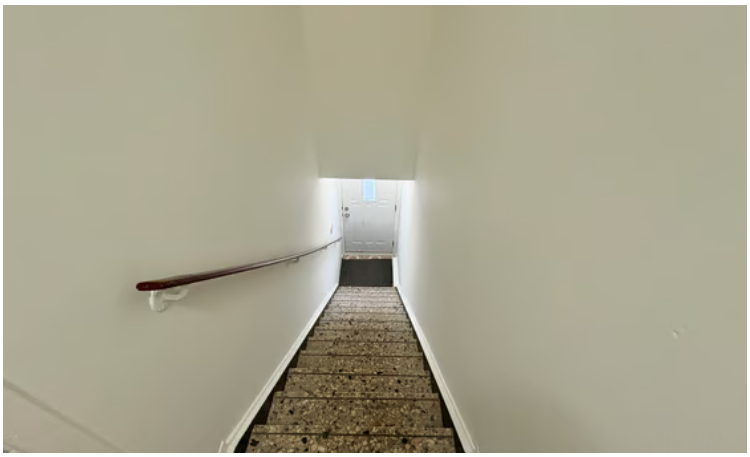

Métro Longueuil











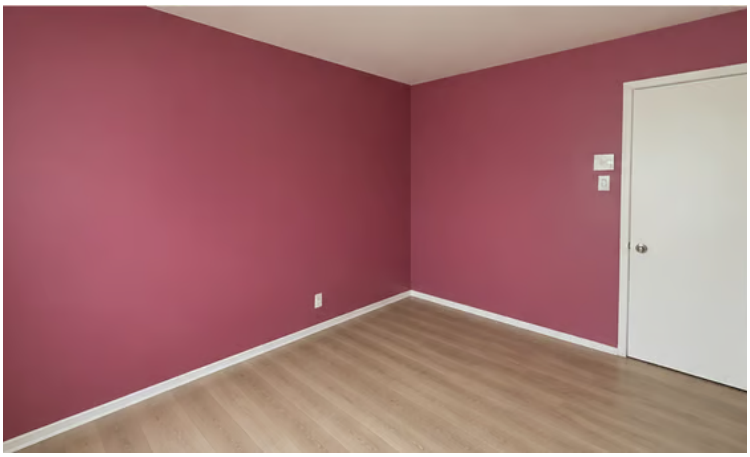














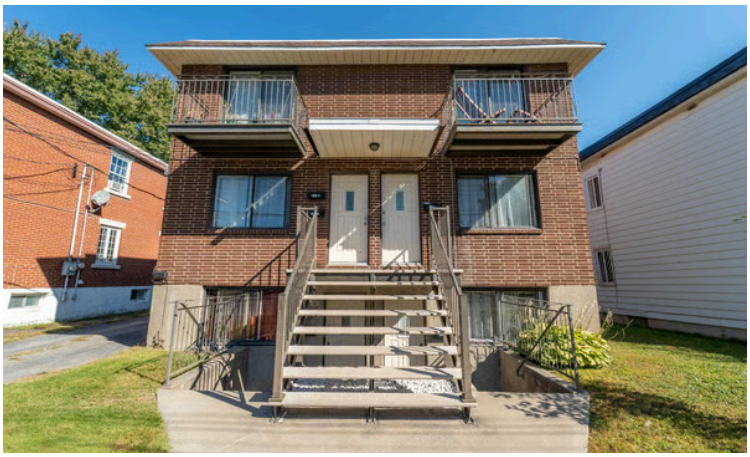
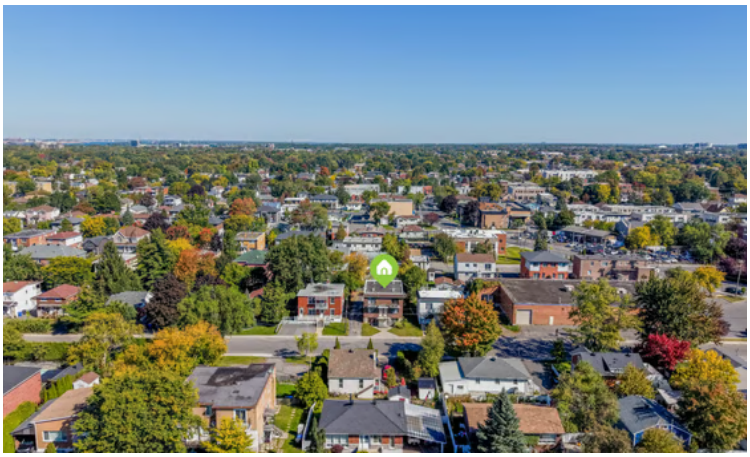











Pont Jacques-Cartier