

1239-1247 CARTIER VILLE-MARIE E

5 UNITS

PMML

FOR SALE



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BUILDING TYPE

Attached (row) on more than one side

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Row building consisting of 5 residential units: 1 four-and-a-half (4½) unit and 4 three-and-a-half (3½) units, as well as a garage. The units are of good quality, with some having been renovated, while others offer attractive optimization potential. Located in the heart of Ville-Marie, the property benefits from a strategic, high-demand location, just steps from Papineau metro station and close to major thoroughfares such as Papineau Avenue, René-Lévesque Boulevard, and the Jacques-Cartier Bridge. All energy costs are paid by the tenants, contributing to strong net income and providing long-term optimization potential

HIGHLIGHTS

Strategic location near Papineau metro station, numerous shops (grocery stores, restaurants), and major roadways.

ASKING PRICE :
\$1,375,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

One unit was fully renovated in 2024. The balconies were replaced with fiberglass structures in 2018. The doors and windows of the renovated unit were also replaced.

ADDITIONAL INFORMATION

Opportunity to acquire the neighboring triplex (1233–1237 Cartier Street), bringing the total to 8 units.

The sale is made without any legal warranty of quality or ownership title.

Responsibility for appliances

Tenants

Number of units

5



Number of Parking Spaces

1 garage

Hot Water System

Independent tanks

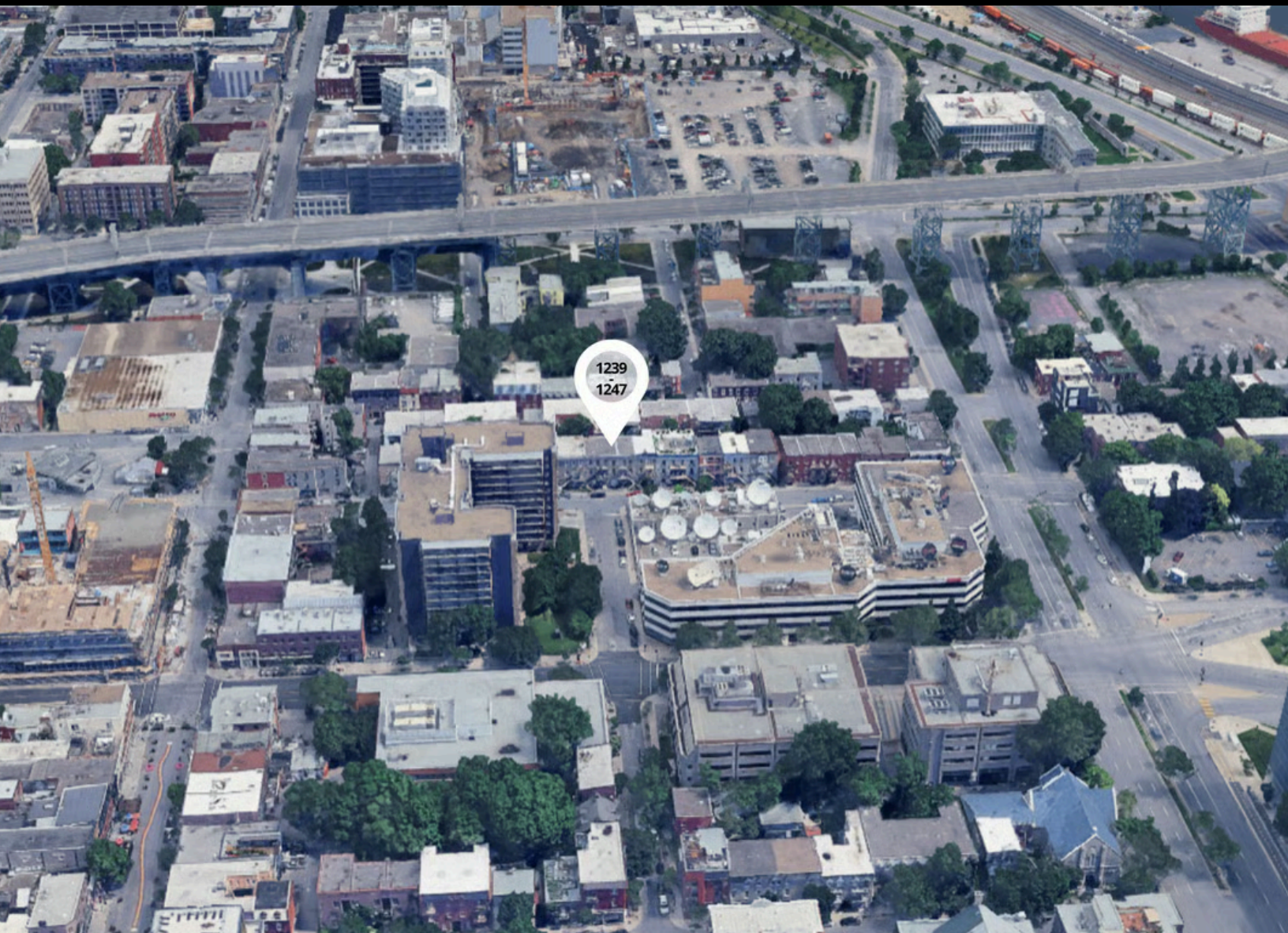


Heating System

Electric baseboards



1239-1247 Cartier, Ville-Marie E



BUILDING DESCRIPTION

General Information

Cadastral number	1 567 847
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Total Municipal Assessment

Total Municipal Assessment	1 239 000 \$
Municipal Land Assessment	414 400 \$
Municipal Building Assessment	824 600 \$

Construction

Number of Storeys	3
Type of Building	Attached (row) on more than one side
Type of Construction	Brick and wood
Year of Construction	1909

Features

Plumbing	ABS and copper
Condition of Roof	Asphalt and gravel (2008)
Condition of Doors	Front doors replaced in one unit (2024) – original in the others
Condition of Balconies	Good condition, fiberglass (2018)
Condition of Windows	Casement windows in good condition
Condition of Kitchens	Melamine cabinets: 1 renovated (2024) – the other 4 in good condition
Electrical Panels	Circuit breakers – 100 AMP
Exterior Siding	Brick and stone
Condition of Bathrooms	Melamine cabinets: 1 renovated (2024) – the other 4 in good condition
Floor Covering	Hardwood and ceramic flooring

Electromechanical System

Fire System	Smoke detectors
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Building type

Laundry Room	N/A
Number of Units	1 x 4.5 + 4 x 3.5
Washer/Dryer Inlet	Yes ,In each unit
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Interior
Number of Parking Spaces	1 garage

Area

Land Surface Area	2,230 sq ft
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FEATURES

Plumbing

ABS and copper

Condition of Balconies

Good condition, fiberglass (2018)

Heating System

Electric baseboards

Condition of Kitchens

Melamine cabinets: 1 renovated (2024) – the other 4 in good condition

Condition of Bathrooms

Melamine cabinets: 1 renovated (2024) – the other 4 in good condition

Condition of Roof

Asphalt and gravel (2008)

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers – 100 AMP

Environmental Report

N/A

Condition of Doors

Front doors replaced in one unit (2024) – original in the others

Intercom and Doorbell

Yes, doorbell

Condition of Windows

Casement windows in good condition

Exterior Siding

Brick and stone

Floor Covering

Hardwood and ceramic flooring

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$80,520	100 %	\$1,342
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$80,520		\$1,342
Vac. / Bad debt	\$2,416	3 %	\$40
EGR	\$78,104		\$1,302

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,515	4.5 %	\$703
Municipal Taxes				
School Taxes				
Insurance				
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	1.6 %	\$250
Maintenance	Normalised	\$3,500	4.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$781	1 %	\$156
Total Expenses		\$9,046	11.6 %	\$1,809
Net Revenue		\$69,059		\$13,812

FINANCING

	schl	conv
Maximum loan amount	\$930,950	\$875,234
Financing CAP	6.31 %	5.92 %
Debt coverage ratio	1.3	1.25
Interest Rate	4.0 %	4.0 %
Amortization	30 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$69,059	\$69,059
Annual Mortgage Cost	\$56,273	\$55,247
Net cash after mortgage	\$12,786	\$13,812

RETURN ON INVESTMENT

Down Payment	\$444,050	\$499,766
Cash on cash return	2.9 %	2.8 %
Return on liquidity + capitalization	6.8 %	6.9 %
Total yearly return with appreciation of 2 %	13.01 %	12.45 %

CPU
275 000 \$

GIM
17,1

NIM
19,9

CAP
5 %

