

125 JOHN COWANSVILLE

2 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Great investment opportunity!

Semi-commercial property featuring a 4 ½ apartment and a garage, both currently leased with two-year agreements in place, generating strong rental income.

The garage has undergone significant improvements, providing a modern, functional, and well-designed space.

Ideal for an investor or an owner-occupant looking to combine personal use with rental income.

HIGHLIGHTS

- ✓ Exceptional location just a short walk from downtown Cowansville, offering easy access to shops, restaurants, schools, parks, and essential services
- ✓ Energy costs are the responsibility of the tenants

ASKING PRICE :

\$475,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Groundfloor bathroom

Approximately \$100,000 invested in the garage

Residential roof redone in 2024

Breaker panel replaced

ADDITIONAL INFORMATION

Garage equipment owned by the seller

Without legal warranty, at the buyer's risk and peril.

The tenant pays the landlord a monthly fee for internet and telecommunications services.

Responsibility for appliances

At the tenant's expense

Number of units

2



Number of Parking Spaces

4 spaces

Hot Water System

Separate tanks



Heating System

Electric baseboard heaters



125 John, Cowansville



BUILDING DESCRIPTION

General Information

Cadastral number 3 357 897

Total Municipal Assessment

Total Municipal Assessment 333 500 \$

Municipal Land Assessment 108 700 \$

Municipal Building Assessment 224 800 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1900

Detached garage offering 1,502 sq. ft., including:
New section: 36 ft × 24 ft (864 sq. ft.) Existing
section: 29 ft × 22 ft (638 sq. ft.)

Electromechanical System

Fire System N/A

Building type

Laundry Room N/A

Number of Rooms 4 1/2

Number of Units 2

Washer/Dryer Inlet Yes, in the residential unit

Appliance Responsibility At the tenant's expense

Heating Responsibility At the tenant's expense

Hot Water Responsibility At the tenant's expense

Parking

Type of Parking Exterior

Number of Parking Spaces 4 spaces

Area

Land Surface Area 8,734 sq. ft.



FEATURES

Fenced

Partially fenced

Condition of Roof

Redone in 2024 for the residential unit (excluding the balcony roof).

Concierge Agreement

N/A

Hot Water System

Separate tanks

Electrical Panels

Breaker panel

Environmental Report

None

Internet and Telecom

At the tenant's expense

Condition of Doors

Original door from the 1900s

Intercom and Doorbell

N/A

Condition of Windows

Windows dating from around 1900

Exterior Siding

Vinyl

Floor Covering

Floating floor on the second floor

Plumbing

ABS

Condition of Balconies

Wood

Heating System

Electric baseboard heaters

Condition of Kitchens

Good

Condition of Bathrooms

Redone on the ground floor (only one of the two)

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$18,000	35.5 %	\$750
Affordable Res.			
Commercial	\$30,000	59.2 %	\$1,250
Lockers			
Parking			
Laundry			
Refacturation Internet & Cable	\$2,640	5.2 %	\$110
Other Revenues			
Total Revenues	\$50,640		\$2,110
Vac. / Bad debt	\$1,519	3 %	\$63
EGR	\$49,121		\$2,047

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,210	4.5 %	\$1,105
Municipal Taxes	Current	\$4,789	9.7 %	\$2,395
School Taxes	Current	\$225	0.5 %	\$113
Insurance	Current	\$6,000	12.2 %	\$3,000
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$500	1 %	\$250
Maintenance	Normalised	\$1,400	2.9 %	\$700
Appliances				
WiFi	Current	\$1,270	2.6 %	\$635
Heat Pump				
CHMC: Other Costs	Normalised	\$491	1 %	\$246
Total Expenses		\$16,886	34.4 %	\$8,443
Net Revenue		\$32,235		\$16,118

FINANCING

	conv
Maximum loan amount	\$343,829
Financing CAP	7.03 %
Debt coverage ratio	1.25
Interest Rate	5.75 %
Amortization	25 Years
Term	5 Years

TREASURY

	conv
Net Revenue	\$32,235
Annual Mortgage Cost	\$25,788
Net cash after mortgage	\$6,447

RETURN ON INVESTMENT

Down Payment	\$131,171
Cash on cash return	4.9 %
Return on liquidity + capitalization	9.8 %
Total yearly return with appreciation of 2 %	17.05 %

CPU
237 500 \$

GIM
9,4

NIM
14,7

CAP
6,8 %





