

**126-128 RUE SAINT-GEORGES / 135-137  
RUE SAINT-JACQUES  
GRANBY**

6 UNITS

**PMML**

**FOR SALE**



**Jessika Lahaie**

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

Partner

 819-345-2487

 [jessika.lahaie@pmml.ca](mailto:jessika.lahaie@pmml.ca)

**PMML.CA**



## BUILDING TYPE

Detached

## BUILDING CATEGORY

Low Rise

## PROPERTY DESCRIPTION

Semi-commercial building located in the heart of Granby! The building includes 5 residential units and 1 commercial space, with 10 parking spaces. Several improvements have been made, including the roof in 2022, the construction of 3 lofts and renovation of the units, and more! Large lot of 12,261 sq ft also offering optimization potential to be validated with the City. Ideally located near services, shops, and major roads.

## HIGHLIGHTS

- ✓ Professional appraisal 2026 at \$1,030,000!
- ✓ Location in the heart of Granby, with frontage on Saint-Georges and Saint-Jacques streets.
- ✓ Area offering good appreciation potential, strong rental demand for both residential and commercial.
- ✓ Non-smoking building, no dogs.

ASKING PRICE :

**\$999,000**

+ GST/PST ON THE COMMERCIAL PORTION

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

---

Construction of 3 new lofts in 2016, and other apartments renovated over the years

Corridor and stair carpets changed: 2022

Building roof redone with asphalt shingles in 2022

The 5 water heaters were changed between 2017 and 2026

Parking lot sealing and line painting in 2026

---

## ADDITIONAL INFORMATION

---

Wi-Fi included for 5 units. Internet for the commercial space is the tenant's responsibility.

Zoning allows for the addition of units to this building

Commercial space: bailiff's office, same very stable tenant for over 15 years

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



## Responsibility for appliances

Tenants/Landlord (6)

## Number of units

6



## Number of Parking Spaces

10 spaces

## Hot Water System

Independent tanks: 2017-2026



## Heating System

Electric baseboards





126-128 Rue Saint-Georges / 135-137 Rue Saint-Jacques, Granby



# BUILDING DESCRIPTION

## General Information

|                  |           |
|------------------|-----------|
| Cadastral number | 1 010 398 |
|------------------|-----------|

## Total Municipal Assessment

|                            |           |
|----------------------------|-----------|
| Total Municipal Assessment | \$614,000 |
|----------------------------|-----------|

|                           |           |
|---------------------------|-----------|
| Municipal Land Assessment | \$227,800 |
|---------------------------|-----------|

|                               |           |
|-------------------------------|-----------|
| Municipal Building Assessment | \$386,200 |
|-------------------------------|-----------|

## Construction

|                   |   |
|-------------------|---|
| Number of Storeys | 2 |
|-------------------|---|

|                  |          |
|------------------|----------|
| Type of Building | Detached |
|------------------|----------|

|                      |                |
|----------------------|----------------|
| Type of Construction | Brick and wood |
|----------------------|----------------|

|                      |               |
|----------------------|---------------|
| Year of Construction | 1947 and 1980 |
|----------------------|---------------|

## Electromechanical System

|             |                 |
|-------------|-----------------|
| Fire System | Smoke detectors |
|-------------|-----------------|

## Building type

|              |                  |
|--------------|------------------|
| Laundry Room | Yes, for 4 units |
|--------------|------------------|

|                 |    |
|-----------------|----|
| Number of Rooms | 14 |
|-----------------|----|

|                 |                                         |
|-----------------|-----------------------------------------|
| Number of Units | 1 x 4.5 + 2 x 3.5 + 2 x 2.5 + 1 x comm. |
|-----------------|-----------------------------------------|

|                    |                 |
|--------------------|-----------------|
| Washer/Dryer Inlet | Yes for the 4.5 |
|--------------------|-----------------|

|                          |                      |
|--------------------------|----------------------|
| Appliance Responsibility | Tenants/Landlord (6) |
|--------------------------|----------------------|

|                        |         |
|------------------------|---------|
| Heating Responsibility | Tenants |
|------------------------|---------|

|                          |         |
|--------------------------|---------|
| Hot Water Responsibility | Tenants |
|--------------------------|---------|

## Parking

|                 |         |
|-----------------|---------|
| Type of Parking | Outdoor |
|-----------------|---------|

|                          |           |
|--------------------------|-----------|
| Number of Parking Spaces | 10 spaces |
|--------------------------|-----------|

## Area

|                   |              |
|-------------------|--------------|
| Land Surface Area | 12,261 sq ft |
|-------------------|--------------|





## FEATURES

### Fenced

Partially

### Condition of Roof

Asphalt shingles: 2022

### Concierge Agreement

N/A

### Hot Water System

Independent tanks: 2017-2026

### Electrical Panels

Circuit breakers

### Condition of Bathrooms

Construction of 3 new lofts in 2016, Good condition

### Internet and Telecom

Internet

### Condition of Doors

Good condition

### Intercom and Doorbell

Independent entrance for 1 unit, doorbells for the others.

### Condition of Windows

Good condition

### Exterior Siding

Brick and aluminum siding

### Environmental Report

Phase I: 2026 Phase 2: In progress

### Plumbing

ABS / PEX / Copper

### Condition of Balconies

Good condition

### Heating System

Electric baseboards

### Condition of Kitchens

Construction of 3 new lofts in 2016, Good condition

### Distance from fire station and hydrant

Nearby

### Floor Covering

Ceramic, floating floor, carpet, vinyl



## REVENUE

|                       | yearly          | % / GR | RPU (m)      |
|-----------------------|-----------------|--------|--------------|
| Residential           | \$55,332        | 81 %   | \$769        |
| Affordable Res.       |                 |        |              |
| Commercial            | \$13,020        | 19 %   | \$181        |
| Lockers               |                 |        |              |
| Parking               |                 |        |              |
| Laundry               |                 |        |              |
| <b>Total Revenues</b> | <b>\$68,352</b> |        | <b>\$949</b> |
| Vac. / Bad debt       | \$2,051         | 3 %    | \$28         |
| <b>EGR</b>            | <b>\$66,301</b> |        | <b>\$921</b> |

## EXPENSES

|                       | Calc.      | yearly          | % OF EGR      | CPU (y)        |
|-----------------------|------------|-----------------|---------------|----------------|
| Administration        | Normalised | \$2,984         | 4.5 %         | \$497          |
| Municipal Taxes       | Current    | \$8,180         | 12.3 %        | \$1,363        |
| School Taxes          | Current    | \$396           | 0.6 %         | \$66           |
| Insurance             | Current    | \$4,310         | 6.5 %         | \$718          |
| Electricity           | Current    | \$1,026         | 1.5 %         | \$171          |
| Heating               |            |                 |               |                |
| Snow Removal          |            |                 |               |                |
| Elevator              |            |                 |               |                |
| Lawn                  |            |                 |               |                |
| Structural Reserve    |            |                 |               |                |
| Janitor               | Normalised | \$1,500         | 2.3 %         | \$250          |
| Maintenance           | Normalised | \$4,200         | 6.3 %         | \$700          |
| Appliances            | Current    | \$360           | 0.5 %         | \$60           |
| WiFi                  | Current    | \$2,025         | 3.1 %         | \$338          |
| Heat Pump             |            |                 |               |                |
| CHMC: Other Costs     | Normalised | \$663           | 1 %           | \$111          |
| <b>Total Expenses</b> |            | <b>\$25,644</b> | <b>38.7 %</b> | <b>\$4,274</b> |
| <b>Net Revenue</b>    |            | <b>\$40,658</b> |               | <b>\$6,776</b> |

## FINANCING

|                     |           |           |
|---------------------|-----------|-----------|
| Maximum loan amount | \$689,237 | \$466,041 |
| Financing CAP       | 5.01 %    | 6.54 %    |
| Debt coverage ratio | 1.1       | 1.25      |
| Interest Rate       | 4.5 %     | 5.0 %     |
| Amortization        | 40 Years  | 25 Years  |
| Term                | 5 Years   | 5 Years   |

## TREASURY

|                         |          |          |
|-------------------------|----------|----------|
| Net Revenue             | \$40,658 | \$40,658 |
| Annual Mortgage Cost    | \$39,265 | \$32,526 |
| Net cash after mortgage | \$1,393  | \$8,132  |

### RETURN ON INVESTMENT

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| Down Payment                                 | \$309,763 | \$532,959 |
| Cash on cash return                          | 0.4 %     | 1.5 %     |
| Return on liquidity + capitalization         | 2.6 %     | 3.3 %     |
| Total yearly return with appreciation of 2 % | 9.08 %    | 7.09 %    |

CPU  
166 500 \$

GIM  
14,6

NIM  
24,6

CAP  
4,1 %

















