FOR SALE

PMML

1304 - 1314 BRULOTTE | FLEURIMONT

6 UNITS





Jessika Lahaie
Team Jessika Lahaie
Executive VP | Real Estate Broker | PMML Partner
819-345-2487
jessika.lahaie@pmml.ca

Produced on: November 16, 2026

BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Discover this beautiful 6-unit building located in a sought-after area of Fleurimont. Built in 1989 and well-maintained over the years, it consists exclusively of 4½ type units and sits on a 13,491 sq. ft. lot. Each unit benefits from two balconies. Tenants are responsible for heating, electricity, and hot water costs. Some improvements have been made, including the renovation of four bathrooms and the replacement of some doors and windows.

HIGHLIGHTS

- Close to all services offered on 12th Avenue N, near parks, schools, and daycares.
- Located less than 4km from the CHUS and 1.4km from Galeries 4 Saisons and Walmart.
- Heating and hot water at tenants' expense.
- Each tenant has 2 parking spaces, 2 balconies, and plenty of storage space in their unit.

ASKING PRICE :

$1,295,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Bathroom renovation in 4 units.
Replacement of front windows of the building.
Replacement of approximately 50% of patio doors.
Change of some independent tanks.
Roof +/- 15 years.

ADDITIONAL INFORMATION

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

Responsibility for appliances
Tenants

Number of units
6



Number of Parking Spaces
12 (one behind the other)

Hot Water System
Independent tanks





Heating System
Electric baseboards



1304 - 1314 Brulotte, Fleurimont



BUILDING DESCRIPTION

General Information

Cadastral number	1 625 055

Total Municipal Assessment

Total Municipal Assessment	746 000 $
Municipal Land Assessment	221 300 $
Municipal Building Assessment	524 700 $

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1989

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	N/A
Number of Rooms	24
Number of Units	6 x 4.5
Washer/Dryer Inlet	Yes, in each unit
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Outdoor
Number of Parking Spaces	12 (one behind the other)

Area

Land Surface Area	13 487 sq. ft.





FEATURES

Fenced

No

Condition of Roof

Asphalt shingles

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

4 renovated bathrooms; 1 unit in good condition and 1 in average condition

Internet and Telecom

No

Condition of Doors

Partially replaced

Intercom and Doorbell

Yes

Condition of Windows

Partially replaced

Exterior Siding

Brick and vinyl

Environmental Report

N/A

Plumbing

Abs / Pex

Condition of Balconies

Concrete in front and wood in back

Heating System

Electric baseboards

Condition of Kitchens

5: Good condition, 1 Average

Distance from fire station and hydrant

Nearby

Floor Covering

Vinyl, floating, ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	$79,800	100 %	$1,108
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$79,800**		**$1,108**
Vac. / Bad debt	$2,394	3 %	$33
EGR	**$77,406**		**$1,075**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$3,483	4.5 %	$581
Municipal Taxes	Actual	$8,944	11.6 %	$1,491
School Taxes	Actual	$529	0.7 %	$88
Insurance	Actual	$3,645	4.7 %	$608
Electricity	Actual	$210	0.3 %	$35
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,500	1.9 %	$250
Maintenance	Normalised	$4,200	5.4 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$774	1 %	$129
Container	Estimate	$780	1 %	$130
Total Expenses		**$24,065**	**31.1 %**	**$4,011**
Net Revenue		**$53,341**		**$8,890**

FINANCING

Maximum loan amount	$620,497	$904,238
Financing CAP	6.45 %	5.01 %
Debt coverage ratio	1.25	1.1
Interest Rate	4.85 %	4.5 %
Amortization	25 Years	40 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	$53,341	$53,341
Annual Mortgage Cost	$42,672	$51,498
Net cash after mortgage	$10,668	$1,843

RETURN ON INVESTMENT		
Down Payment	$674,503	$390,762
Cash on cash return	1.6 %	0.5 %
Return on liquidity + capitalization	3.5 %	2.7 %
Total yearly return with appreciation of 2 %	7.37 %	9.37 %

CPU	GIM	NIM	CAP
215 800 $	16,2	24,3	4,1 %





























