

**135-137 GUY /2097 LIMOGES (AVEC
LOT)
LONGUEUIL**

4 UNITS

PMML

FOR SALE



Jérémy Martel

Team Laurent Paquin
et Mélissa Jacob
Real Estate Broker

📞 438-393-3959

✉ jeremy.martel@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Semi-commercial quadruplex with great potential for an owner-occupant. There is one vacant commercial space and three residential units, including a very large 5 1/2. The commercial space is vacant and ready to welcome your business. The large residential unit can be left vacant so you can renovate it. A garage on the vacant neighboring lot could be demolished to build a new apartment building.

HIGHLIGHTS

- ✓ Vacant commercial space
- ✓ Possibility of occupying residential accommodation
- ✓ Two separate lots - Possibility of building a triplex on one of the two lots
- ✓ 10,307 sq ft lot with several parking spaces

ASKING PRICE :

\$1,225,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Complete renovation of the units in 2003

Replacement of all windows except those in the commercial space

Addition of a patio door and cellar entrance on the ground floor

Repair of the sidewalk and walkways

Complete redesign of the parking spaces

Building well maintained over the years

ADDITIONAL INFORMATION

Garage currently vacant on neighboring lot

Possibility of demolition for construction of apartment building

Building located in spot zoning area specific to this address

Responsibility for appliances

Tenants

Number of units

4



Number of Parking Spaces

16 Spaces

Hot Water System

Independant tanks



Heating System

Forced-air with central heat pump, electric baseboard, wall-mounted heat pump.



135-137 Guy /2097 Limoges (avec lot), Longueuil



BUILDING DESCRIPTION

General Information

Cadastral number 2 583 641 et 2 583 642

Total Municipal Assessment

Total Municipal Assessment 832 033 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and Wood

Year of Construction 1967

Features

Plumbing Abs / Pex

Condition of Roof elastomeric membrane

Condition of Doors Good

Condition of Balconies Fiberglass

Condition of Windows Swing windows

Condition of Kitchens Good

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Good

Floor Covering Floating / Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Units 1 Com. 3 Res.

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

The sale is made without legal warranty of quality to the risks and perils of the buyer.

Parking

Type of Parking Outside

Number of Parking Spaces 16 Spaces

Area

Land Surface Area 10 301 sq.ft



FEATURES

Plumbing

Abs / Pex

Condition of Balconies

Fiberglass

Heating System

Forced-air with central heat pump, electric baseboard, wall-mounted heat pump.

Condition of Kitchens

Good

Condition of Bathrooms

Good

Condition of Roof

elastomeric membrane

Concierge Agreement

No

Hot Water System

Independant tanks

Electrical Panels

Breakers

Environmental Report

N/A

Condition of Doors

Good

Intercom and Doorbell

Doorbell

Condition of Windows

Swing windows

Exterior Siding

Brick

Floor Covering

Floating / Ceramic

REVENUE

	yearly	\$ / PI ²
Residential	\$61,200	\$1,275
Affordable Res.		
Commercial	\$30,000	\$625
Lockers		
Parking		
Laundry		
Total Revenues	\$91,200	\$1,900
Vac. / Bad debt	\$2,736	\$57
EGR	\$88,464	\$1,843

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Current	\$3,760	4.3 %	\$940
Municipal Taxes	Current	\$9,864	11.2 %	\$2,466
School Taxes	Current	\$600	0.7 %	\$150
Insurance	Current	\$4,807	5.4 %	\$1,202
Electricity	Current	\$1,818	2.1 %	\$454
Heating	Current	\$438	0.5 %	\$109
Snow Removal	Current	\$1,500	1.7 %	\$375
Elevator				
Lawn				
Structural Reserve				
Janitor	Current	\$860	1 %	\$215
Maintenance	Current	\$2,440	2.8 %	\$610
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$885	1 %	\$221
Total Expenses		\$26,971	30.5 %	\$6,743
Net Revenue		\$61,493		\$15,373

FINANCING

	conv	
Maximum loan amount	\$958,341	\$1,093,149
Financing CAP	5.02 %	5.02 %
Debt coverage ratio	1	1
Interest Rate	5.0 %	4.0 %
Amortization	25 Years	30 Years
Term	5 Years	5 Years

TREASURY

	conv	
Net Revenue	\$61,493	\$61,493
Annual Mortgage Cost	\$62,378	\$62,378
Net cash after mortgage	-\$885	-\$885

RETURN ON INVESTMENT

Down Payment	\$266,659	\$131,851
Cash on cash return	-0.3 %	-0.7 %
Return on liquidity + capitalization	7.9 %	14.0 %

CPU
306 300 \$

GIM
13,4

NIM
19,9

CAP
5 %







