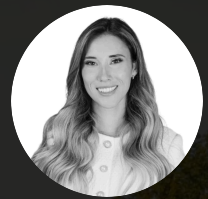


138 - 146 SAINT-GEORGES GRANBY

12 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

Partner

 819-345-2487

 jessika.lahaie@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Great opportunity to acquire a 12-unit building located in the heart of Granby, within walking distance of all services. It consists of 3 x 4½, 5 x 3½ and 4 x 2½. Heating and hot water costs are the responsibility of the landlord. The building has undergone significant renovations over the years, including to the units, balconies, roof, masonry, and has been carefully maintained by the owners. It also offers 12 parking spaces and a coin laundry room in the basement.

HIGHLIGHTS

- ✓ Professional appraisal 2026 at \$2,000,000!
- ✓ Over \$600,000 in declared renovations in 2015 and 2025, in addition to several other improvements.
- ✓ 12 parking spaces with recent asphalt, sealant, and line marking.
- ✓ Some tenants benefit from paid storage in the basement.

ASKING PRICE :

\$1,995,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2015 : Renovations in all apartments (Cabinets, floors, plumbing fixtures, PVC doors and windows)

2016: Fire system upgrade, emergency exit

2020: Brick joint repair

2022 : Installation of Backflow Prevention Device (BPD) Valve

2025 : Fiberglass balconies, structures and beams

2025: Asphalt, sealant and parking lot line marking

ADDITIONAL INFORMATION

Sale without legal warranty of quality, at the buyer's risk.

Right of way and parking servitude present in the certificate of location.

Internet is provided for 11 units.

Responsibility for appliances

Tenants/Landlord (18)

Number of units

12



Number of Parking Spaces

12 spaces

Hot Water System

Central tank



Heating System

Natural gas



138 - 146 Saint-Georges, Granby



BUILDING DESCRIPTION

General Information

Cadastral number 1 010 394

Total Municipal Assessment

Total Municipal Assessment \$ 1 036 000

Municipal Land Assessment \$ 194 900

Municipal Building Assessment \$ 841 100

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1947

Electromechanical System

Fire System Fire system upgrade / emergency exit (2016)

Building type

Laundry Room Yes, coin laundry in the basement

Number of Rooms 34

Number of Units 3 x 4.5 + 5 x 3.5 + 4 x 2.5

Washer/Dryer Inlet Yes in the 4.5s

Appliance Responsibility Tenants/Landlord (18)

Heating Responsibility Landlord

Hot Water Responsibility Landlord

Electricity is the responsibility of the tenants.

Parking

Type of Parking Asphalt, sealant and parking lot line marking (2025-2026)

Number of Parking Spaces 12 spaces

Area

Land Surface Area 10 491 p.c



FEATURES

Fenced

Partially

Condition of Roof

Membrane roof, right side (2025)
/ Rear shingles (2020)

Concierge Agreement

N/A

Hot Water System

Central tank

Electrical Panels

Circuit breakers

Condition of Bathrooms

Renovated

Internet and Telecom

Internet

Condition of Doors

Good condition

Intercom and Doorbell

Yes, secured entrance and 4
independent entrances

Condition of Windows

Good condition

Exterior Siding

4 brick walls / Brick joint repair
(2020-2021)

Environmental Report

Phase I (2026) Phase II in
progress

Plumbing

Renovated plumbing fixtures
(2015)

Condition of Balconies

Fiberglass / Renovated structures
and beams (2025)

Heating System

Natural gas

Condition of Kitchens

Renovated

Distance from fire station and hydrant

Nearby

Floor Covering

Floating, ceramic, hardwood

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$138,216	98.9 %	\$960
Affordable Res.			
Commercial			
Lockers	\$720	0.5 %	\$5
Parking			
Laundry	\$840	0.6 %	\$6
Total Revenues	\$139,776		\$971
Vac. / Bad debt	\$4,193	3 %	\$29
EGR	\$135,583		\$942

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,779	5 %	\$565
Municipal Taxes	Current	\$12,033	8.9 %	\$1,003
School Taxes	Current	\$743	0.5 %	\$62
Insurance	Current	\$5,165	3.8 %	\$430
Electricity	Current	\$938	0.7 %	\$78
Heating	Current	\$8,835	6.5 %	\$736
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$4,800	3.5 %	\$400
Maintenance	Normalised	\$8,400	6.2 %	\$700
Appliances	Current	\$1,080	0.8 %	\$90
WiFi	Current	\$1,517	1.1 %	\$126
Heat Pump				
CHMC: Other Costs	Normalised	\$1,356	1 %	\$113
Total Expenses		\$51,646	38.1 %	\$4,304
Net Revenue		\$83,937		\$6,995

FINANCING

Maximum loan amount	\$1,203,998	\$1,422,908	\$962,127
Financing CAP	5.93 %	5.01 %	6.54 %
Debt coverage ratio	1.3	1.1	1.25
Interest Rate	4.5 %	4.5 %	5.0 %
Amortization	40 Years	40 Years	25 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$83,937	\$83,937	\$83,937
Annual Mortgage Cost	\$68,602	\$80,592	\$67,149
Net cash after mortgage	\$15,335	\$3,345	\$16,787

RETURN ON INVESTMENT

Down Payment	\$791,002	\$572,092	\$1,032,873
Cash on cash return	1.9 %	0.6 %	1.6 %
Return on liquidity + capitalization	3.4 %	3.0 %	3.6 %
Total yearly return with appreciation of 2 %	8.48 %	9.98 %	7.42 %

CPU
166 300 \$

GIM
14,3

NIM
23,8

CAP
4,2 %



