

142 - 144 VICTORIA GRANBY

2 UNITS

PMML

FOR SALE



Karine Thérien

Team Jessika Lahaie
Real Estate Broker

📞 438-220-7700

✉️ karine.therien@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

2 Units

PROPERTY DESCRIPTION

Residential 2 x 5½ duplex located in downtown Granby, comprising two spacious units as well as a detached garage. The building is leased and offers a central location close to shops, services, and main roads.

HIGHLIGHTS

Fully leased 2 x 5½ duplex. Detached garage with two distinct spaces. Central location in Granby. GK11C zoning allowing, among other things, multi-family housing R4+. Several improvements made in recent years.

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

144 Victoria: paint, new countertop, addition/improvement of cabinets and staging. Other recent work: light fixtures, electrical work, digital locks, camera system, thermostats and baseboards replaced, vinyl flooring at 142, hot water tank replaced and front windows changed.

ADDITIONAL INFORMATION

142-144 Victoria is sold as part of a portfolio with 25-27 Court

Both lots must be subject to distinct financing and cannot be financed jointly under the same CMHC financing

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

Frais d'électricité estimés à 4 776 \$/an, selon une consommation normalisée à la suite d'une surconsommation exceptionnelle en 2025-2026

Responsibility for appliances

Included in most units; tenant's responsibility

Number of units

2



Number of Parking Spaces

2

Hot Water System

Independent tanks

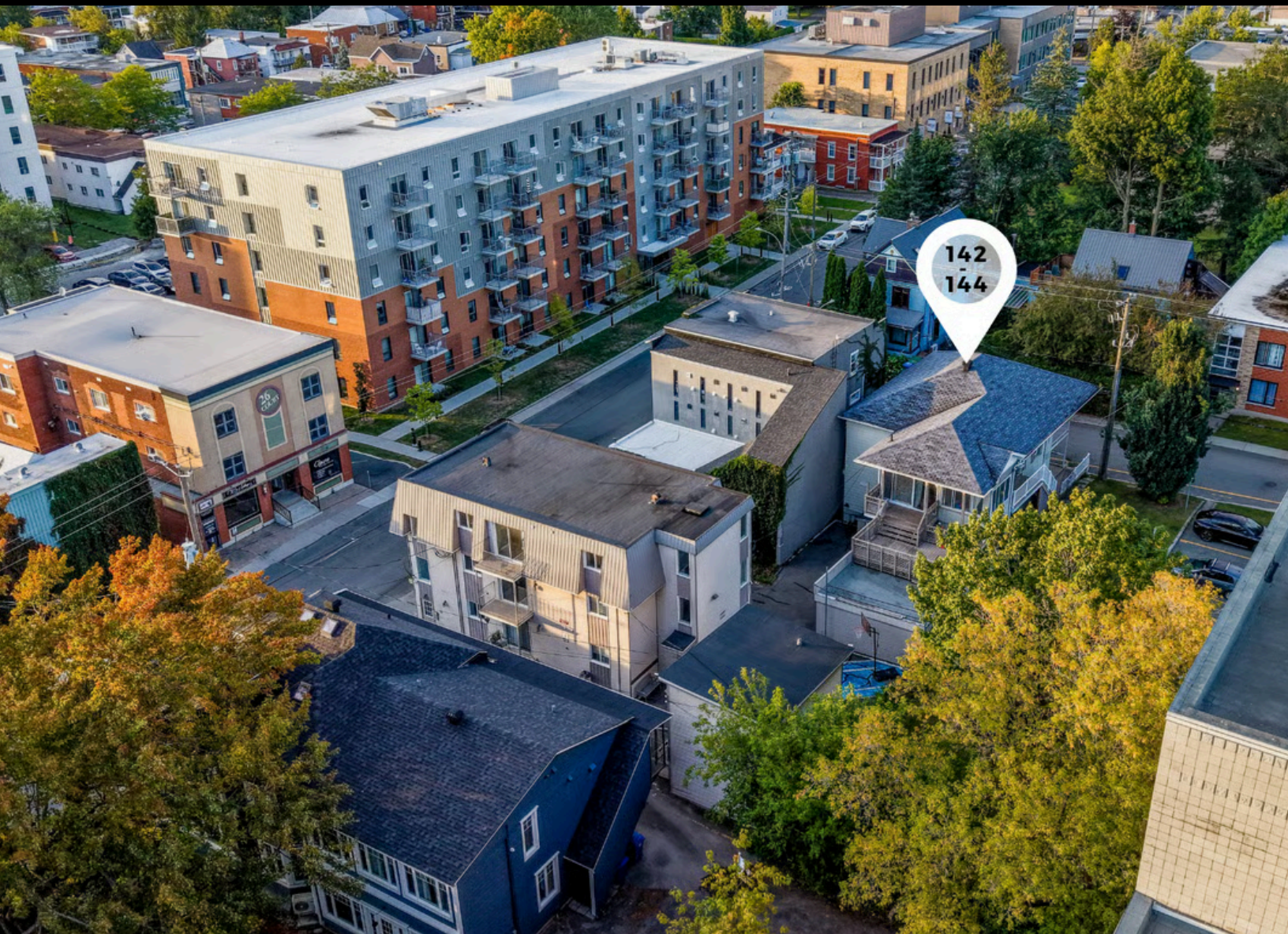


Heating System

Electric baseboards



142 - 144 Victoria, Granby



BUILDING DESCRIPTION

General Information

Cadastral number 1 010 460

Total Municipal Assessment

Total Municipal Assessment 351 000 \$

Municipal Land Assessment 61 600 \$

Municipal Building Assessment 289 400 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Wood structure

Year of Construction 1947

2 x 5½ duplex with crawl space and detached garage

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 10

Number of Units 2 x 5 1/2

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Included in most units; tenant's responsibility

Heating Responsibility To landlords

Hot Water Responsibility To landlords

Two 5½ units, one on the ground floor and one upstairs.

Parking

Type of Parking Detached garage

Number of Parking Spaces 2

Area

Land Surface Area 2,761 sq ft



FEATURES

Fenced

No

Internet and Telecom

Yes

Plumbing

Mix of copper, PEX, ABS, and cast iron / repairs and additions over the years

Condition of Roof

Asphalt shingles

Condition of Doors

Glazed steel

Condition of Balconies

Front balconies and terrace on the garage roof

Concierge Agreement

N/A

Intercom and Doorbell

Outdoor doorbell for each unit / digital lock

Heating System

Electric baseboards

Hot Water System

Independent tanks

Condition of Windows

Sliding aluminum and PVC sash; front windows replaced

Condition of Kitchens

Good condition

Electrical Panels

2 x 125 A

Exterior Siding

Aluminum, vinyl and wood

Distance from fire station and hydrant

Fire station 3 3 km

Condition of Bathrooms

Good condition

Environmental Report

Update to be done

Floor Covering

Wood, ceramic, glued vinyl and floating floor

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$50,640	100 %	\$2,110
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$50,640		\$2,110
Vac. / Bad debt			
EGR	\$50,640		\$2,110

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$3,002	5.9 %	\$1,501
School Taxes	Current	\$218	0.4 %	\$109
Insurance	Current	\$1,765	3.5 %	\$883
Electricity	Estimated	\$4,776	9.4 %	\$2,388
Heating				
Snow Removal	Current			
Lawn				
Total Expenses		\$9,761	19.3 %	\$4,881
Net Revenue		\$40,879		\$20,440





