

1436 - 1440 DU CARREFOUR VAL-DES-MONTS

7 UNITS

PMML

FOR SALE



Elias Toth

VP

Real Estate Broker | Real
Estate Agent, B.B.A.

📞 819-664-6884

✉️ elias.toth@pmml.ca



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BUILDING TYPE

Detach

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Semi-commercial property just 15 minutes from Gatineau, consisting of two buildings with ample parking. It includes a restaurant leased until 2029 and six rental units, two of which have commercial potential. Located along the main road, near the very popular Lake McGregor—one of the closest vacation lakes to Gatineau—highly sought-after by hundreds of cottage owners.

HIGHLIGHTS

- ✓ Composed of two buildings side by side on the same lot
- ✓ Restaurant (Le Chalet) in operation, very popular, next to a busy convenience store
- ✓ Located along the main road, crossed by hundreds of vehicles each day
- ✓ Large sign visible from the road and spacious, easily accessible parking lot

ASKING PRICE :

\$849,900

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof completely redone in 2023–2024

Accessibility ramp for persons with reduced mobility

Two apartments renovated in 2023

ADDITIONAL INFORMATION

Two residential units (formerly commercial) not recognized under current municipal regulations;

potential for conversion back to commercial use.

Sale without legal warranty, at the buyer's own risk and peril.

Responsibility for appliances

Tenant

Number of units

7



Number of Parking Spaces

15 spaces (approx.)

Hot Water System

Independant tanks



Heating System

Electric baseboards



1436 - 1440 du Carrefour, Val-des-Monts



BUILDING DESCRIPTION

General Information

Cadastral number 1 658 887 et 4 916 602

Total Municipal Assessment

Total Municipal Assessment 846 000 \$

Municipal Land Assessment 146 600 \$

Municipal Building Assessment 699 400 \$

Construction

Number of Storeys 2

Type of Building Detach

Type of Construction Brick and wood

Year of Construction 1965

Features

Plumbing Septic tank & Drainage field

Condition of Roof Asphalt shingles

Condition of Doors Functional

Condition of Balconies Functional

Condition of Windows Functional

Condition of Kitchens Functional

Electrical Panels Breakers

Exterior Siding Brick, Stucco

Condition of Bathrooms Functional

Floor Covering Hardwood floors, Ceramic, Vinyl

Electromechanical System

Fire System Present

Building type

Laundry Room N/A

Washer/Dryer Inlet Pr  sentes dans 4 unit  s

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces 15 spaces (approx.)

Area

Land Surface Area 24 357 p.c.



FEATURES

Plumbing

Septic tank & Drainage field

Condition of Balconies

Functional

Heating System

Electric baseboards

Condition of Kitchens

Functional

Condition of Bathrooms

Functional

Condition of Roof

Asphalt shingles

Concierge Agreement

N-A

Hot Water System

Independant tanks

Electrical Panels

Breakers

Environmental Report

N-A

Condition of Doors

Functional

Intercom and Doorbell

N-A

Condition of Windows

Functional

Exterior Siding

Brick, Stucco

Floor Covering

Hardwood floors, Ceramic, Vinyle

REVENUE

	yearly	\$ / PI²
Residential	\$64,476	\$768
Affordable Res.		
Commercial	\$20,880	\$249
Lockers		
Parking		
Laundry		
Récupérations	\$4,391	\$52
Total Revenues	\$89,747	\$1,068
Vac. / Bad debt	\$2,692	\$32
EGR	\$87,055	\$1,036

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,917	4.5 %	\$560
Municipal Taxes	Current	\$13,159	15.1 %	\$1,880
School Taxes	Current	\$701	0.8 %	\$100
Insurance	Current	\$10,543	12.1 %	\$1,506
Electricity	Current	\$1,306	1.5 %	\$187
Heating				
Snow Removal	Current	\$1,700	2 %	\$243
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,750	2 %	\$250
Maintenance	Normalised	\$4,900	5.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$871	1 %	\$124
Vidange Fosse Septique	Current	\$800	0.9 %	\$114
Total Expenses		\$39,647	45.5 %	\$5,664
Net Revenue		\$47,408		\$6,773

FINANCING

	schl	conv
Maximum loan amount	\$626,817	\$571,032
Financing CAP	6.43 %	6.64 %
Debt coverage ratio	1.25	1.25
Interest Rate	4.5 %	4.5 %
Amortization	30 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$47,408	\$47,408
Annual Mortgage Cost	\$40,208	\$37,926
Net cash after mortgage	\$7,199	\$9,481

RETURN ON INVESTMENT

Down Payment	\$223,083	\$278,868
Cash on cash return	3.2 %	3.4 %
Return on liquidity + capitalization	8.1 %	8.0 %
Total yearly return with appreciation of 2 %	15.69 %	14.06 %

CPU
121 400 \$

GIM
9,5

NIM
17,9

CAP
5,6 %



