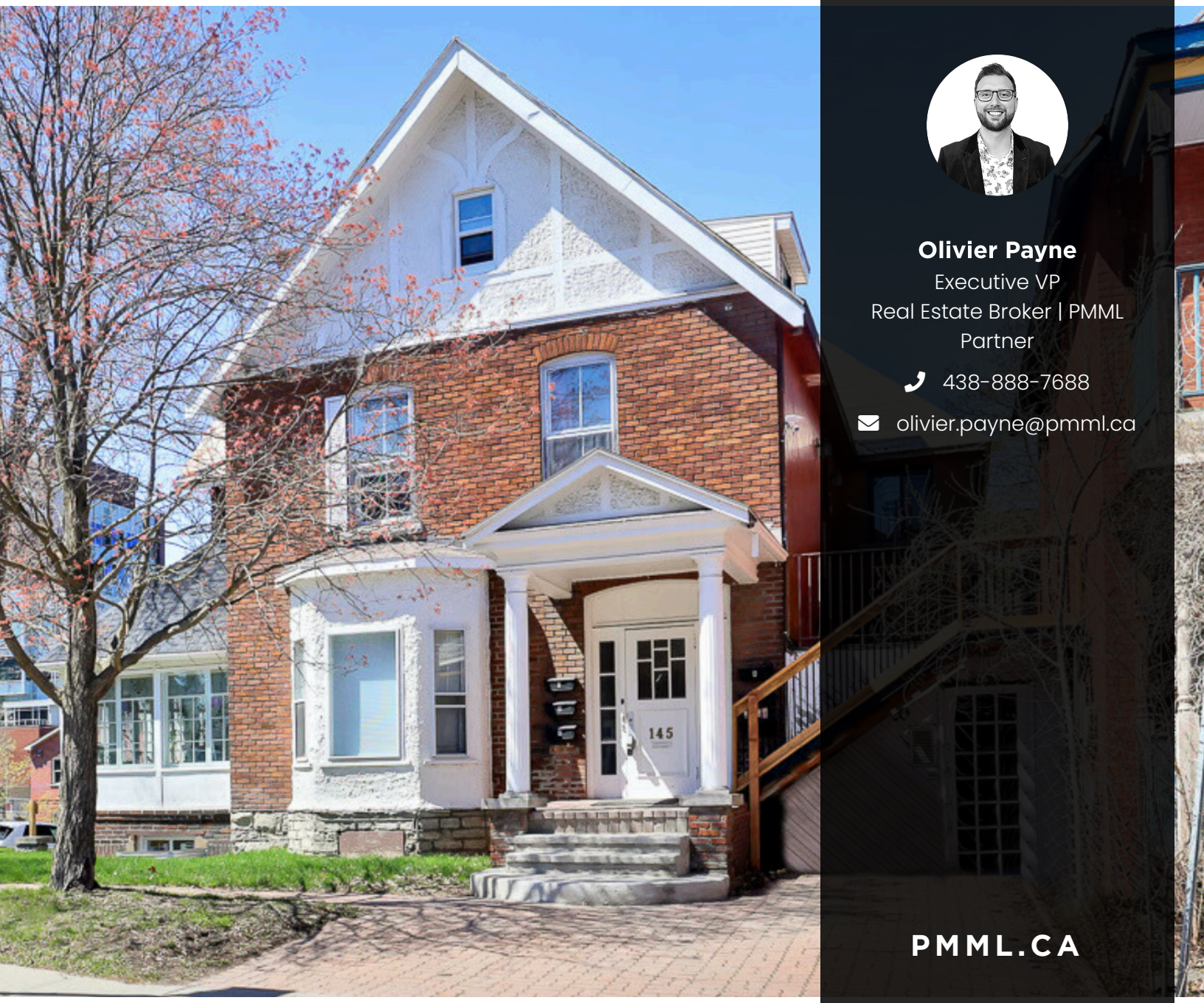
145 CHAMPLAIN HULL

6 UNITS

PMML

FOR SALE



Olivier Payne
Executive VP
Real Estate Broker | PMML
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438-888-7688
olivier.payne@pmml.ca

PMML.CA

Listing generated on: 2026-10-05 16:09

BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Location, location, location! Wow! Six units in the heart of downtown Hull (Gatineau), only 5 minutes from Ottawa and government buildings! This income property offers exceptional profitability with a cap rate of 5.45%, a gross income multiplier (GIM) of 13.8 and a net income multiplier (NIM) of 18.3. Located in a highly sought-after rental sector, all essential services are within walking distance. All with great optimization potential! Make your offer now!

HIGHLIGHTS

- 6-unit income property.
- Well-maintained by the seller.
- Possibility of assuming the mortgage at a good interest rate, information on request from the buyer.

ASKING PRICE :

$1,540,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Complete renovation of the common areas in the basement, new rear staircase and balcony, replacement of 5 windows, addition of a rear emergency exit door, as well as renovation in each of the apartments including 2 apartments completely renovated.

ADDITIONAL INFORMATION

This sale is made without legal warranty of quality, at the buyer's risk.

Mortgage Assumption Information: Mortgage with APH Select at $1.17M, 50-year amortization, 4.17% interest rate, non-recourse, July 2028 maturity. The mortgage can be assumed if approved by the lender.

Responsibility for appliances
Tenant

Number of units
6



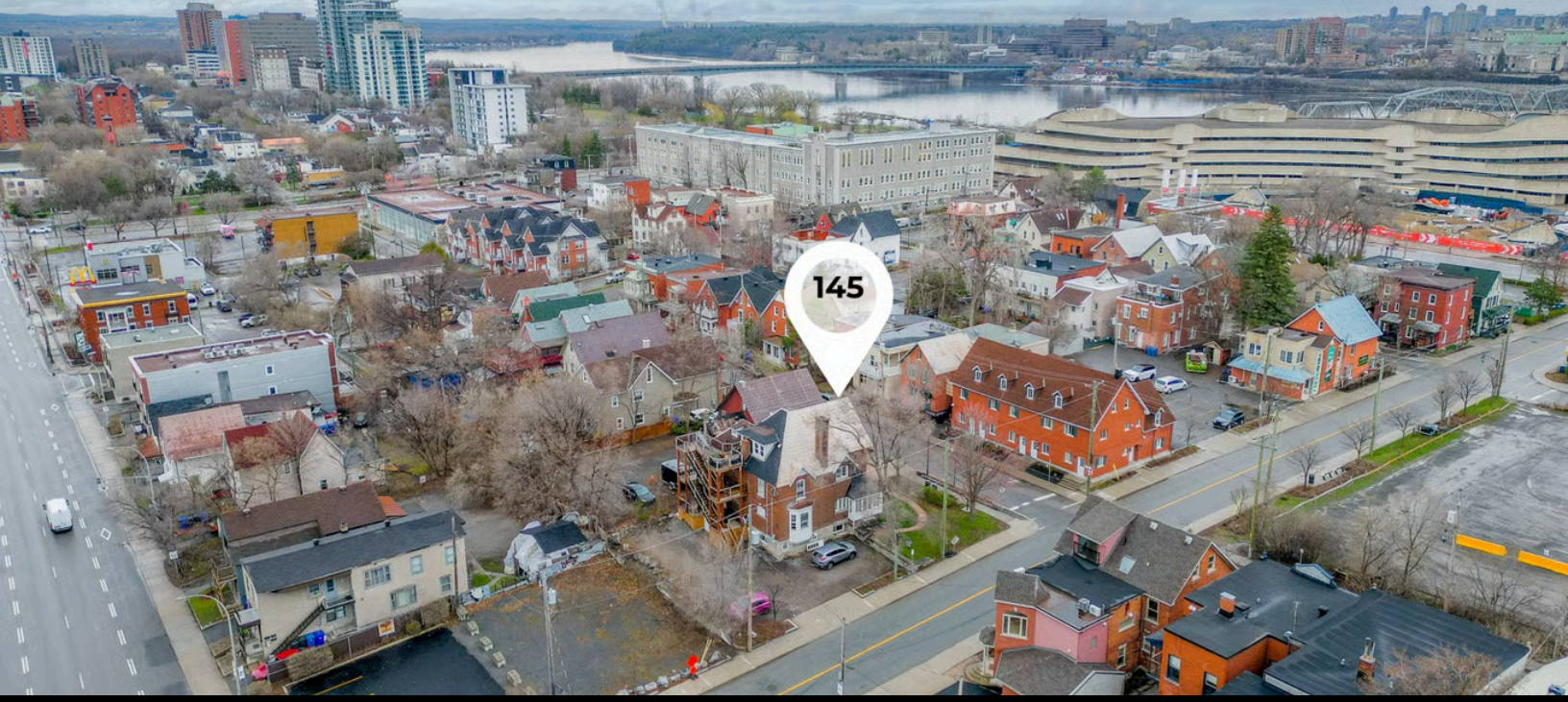
Number of Parking Spaces
11 spaces

Hot Water System
Independant tanks

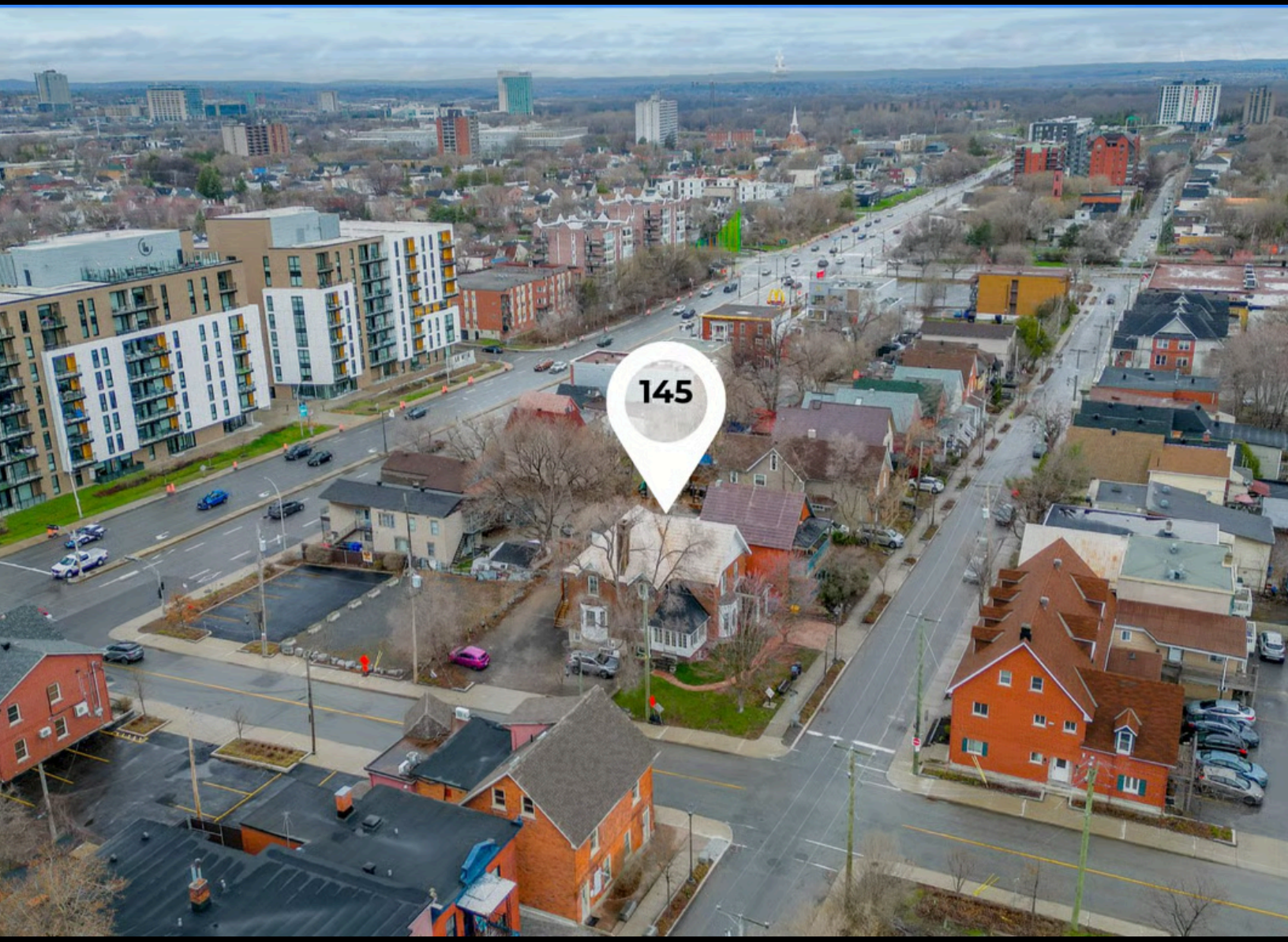




Heating System
Electric baseboards



145 Champlain, Hull



BUILDING DESCRIPTION

General Information

Cadastral number	1 621 438

Total Municipal Assessment

Total Municipal Assessment	668 200 $
Municipal Land Assessment	485 600 $
Municipal Building Assessment	182 600 $

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1920

Electromechanical System

Fire System	Yes

Building type

Laundry Room	Yes, 1 washer and 2 dryer
Washer/Dryer Inlet	Apt.F : Washer, dryer
Appliance Responsibility	Tenant
Heating Responsibility	Tenant
Hot Water Responsibility	Owner

Parking

Type of Parking	Exterior
Number of Parking Spaces	11 spaces

Area

Land Surface Area	6 554 sq. ft.





FEATURES

Plumbing
Good condition

Condition of Balconies
Good condition (Wood)

Heating System
Electric baseboards

Condition of Kitchens
Good condition (Melamine, Thermoplastic)

Condition of Bathrooms
Good condition

Condition of Roof
Asphalt shingles, Sheet metal

Concierge Agreement
Yes

Hot Water System
Independant tanks

Electrical Panels
Circuit breakers

Environmental Report
Yes

Condition of Doors
Normal

Intercom and Doorbell
No

Condition of Windows
Wood and PVC, Sliding, Guillotine, Crank handle

Exterior Siding
Brick

Floor Covering
Hardwood, ceramic and laminate flooring

REVENUE

	yearly	% / GR	RPU (m)
Residential	$107,496	87.8 %	$1,493
Affordable Res.			
Commercial			
Lockers			
Parking	$14,880	12.2 %	$207
Laundry			
Total Revenues	**$122,376**		**$1,700**
Vac. / Bad debt	$3,671	3 %	$51
EGR	**$118,705**		**$1,649**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$5,342	4.5 %	$890
Municipal Taxes	Current	$7,252	6.1 %	$1,209
School Taxes	Current	$508	0.4 %	$85
Insurance	Current	$7,908	6.7 %	$1,318
Electricity	Current	$3,282	2.8 %	$547
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,500	1.3 %	$250
Maintenance	Normalised	$4,200	3.5 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$1,187	1 %	$198
Total Expenses		**$31,179**	**26.3 %**	**$5,196**
Net Revenue		**$87,526**		**$14,588**

FINANCING

Maximum loan amount	$1,180,213
Financing CAP	
Debt coverage ratio	
Interest Rate	4.17 %
Amortization	50 Years
Term	5 Years

TREASURY

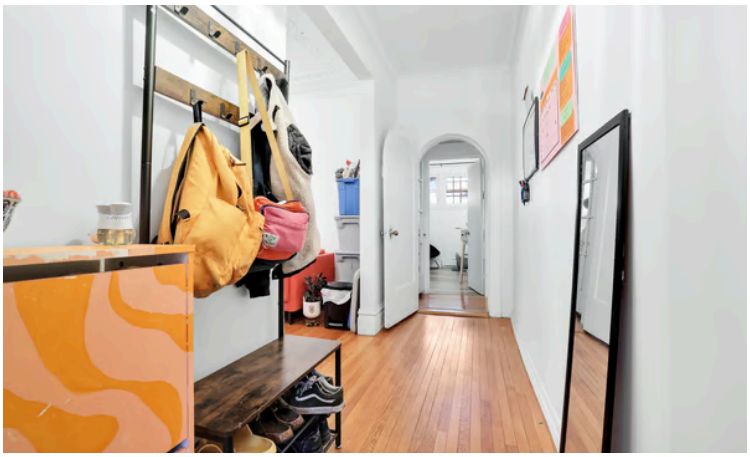
Net Revenue	$87,526
Annual Mortgage Cost	$64,056
Net cash after mortgage	$23,470

RETURN ON INVESTMENT	
Down Payment	$359,787
Cash on cash return	6.5 %
Return on liquidity + capitalization	8.8 %
Total yearly return with appreciation of 2 %	17.32 %

CPU	GIM	NIM	CAP
256 700 $	12,6	17,6	5,7 %













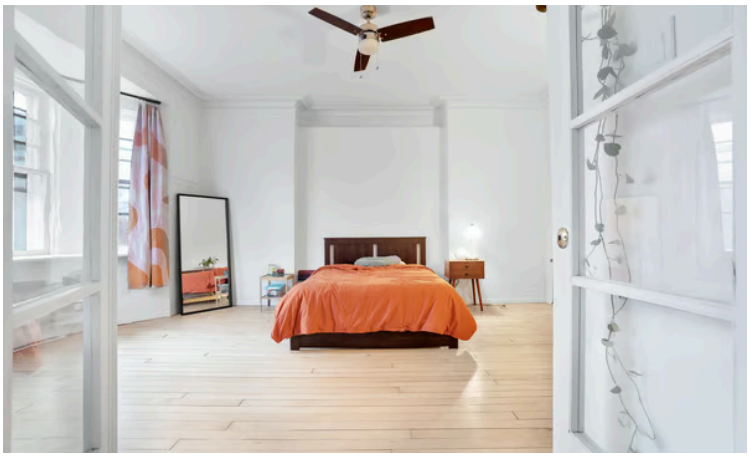


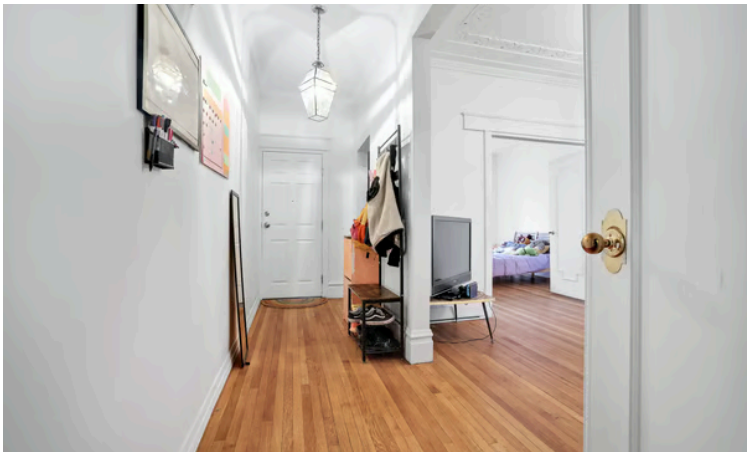


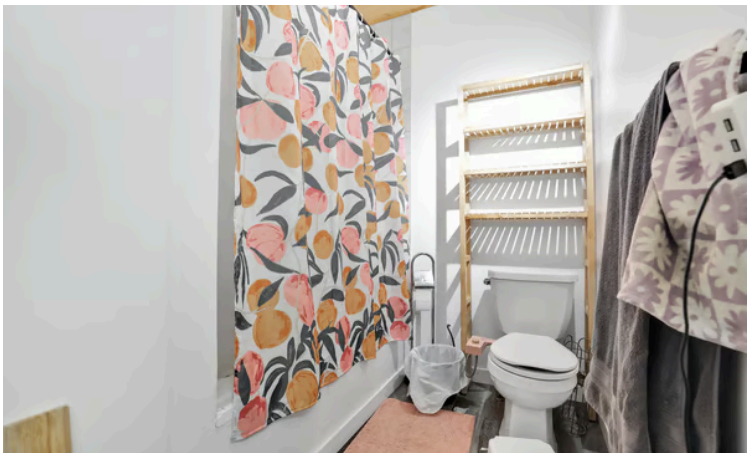




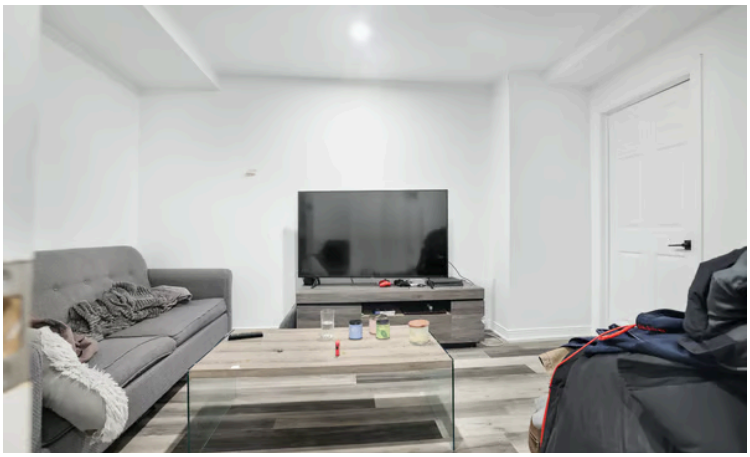










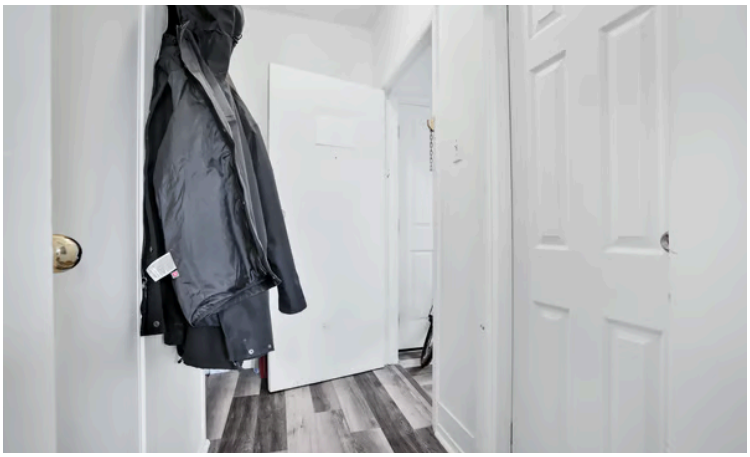



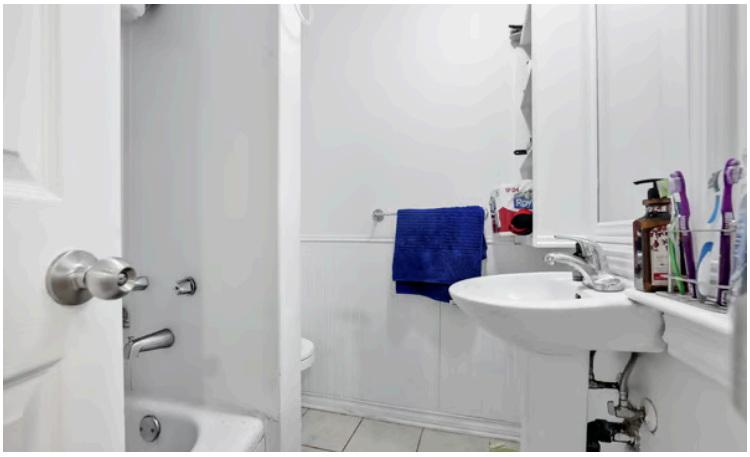











U-HAUL
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