

147 MORIN SAINTE-ADÈLE

48 UNITS

PMML

FOR SALE



Samuel Lapointe

Team Samuel & Jessika

Executive VP

Real Estate Broker | PMML

Partner

📞 450-512-7859



samuel.lapointe@pmml.ca



Jessika Anne Ledingham

Team Samuel & Jessika

Senior VP

Real Estate Broker | PMML

Partner

📞 514-549-8531



jessika-anne.ledingham@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Le Montclair is a large-scale real estate project located in Sainte-Adèle, in the heart of the Laurentians, on a simply exceptional site. Comprising 46 rental units and two commercial spaces, this high-quality building offers a variety of unit types with indoor parking, meeting the expectations of a sought-after clientele. Combining a strategic location, quality construction, and rental appeal, Le Montclair is a prime asset to own in the Laurentians.

HIGHLIGHTS

- ✓ View of Lac Rond just steps from the municipal beach
- ✓ Vibrant environment close to restaurants and everyday services
- ✓ Quick access to Highway 15 and Route 117
- ✓ High-quality clientele

ASKING PRICE :

\$20,500,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Modern architecture with abundant windows and natural light
High-quality construction with durable materials and low maintenance
Spacious, well-designed units with open-concept living areas
Premium rental product attracting stable and high-quality tenants

ADDITIONAL INFORMATION

The sale is made with a legal guarantee of quality and title.

The revenues will be effective as of July 1, 2026, and subject to confirmation during due diligence.

Responsibility for appliances

Tenants

Number of units

48



Number of Parking Spaces

37 interior and 39 outdoor

Hot Water System

Centrale gas



Heating System

Electric baseboards





147 Morin, Sainte-Adèle



BUILDING DESCRIPTION

General Information

Cadastral number 2 231 251 , 6 321 257

Total Municipal Assessment

Total Municipal Assessment 10 954 400 \$

Municipal Land Assessment 694 700 \$

Municipal Building Assessment 10 259 700 \$

Construction

Number of Storeys 4

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2021

High-quality building with premium materials
Bike storage Electric vehicle charging station
Elevator Wheelchair-accessible ramp

Features

Plumbing PEX/ ABS

Condition of Roof Shingles

Condition of Doors Commercial haute qualité

Condition of Balconies Balconies with aluminum railings

Condition of Windows PVC and aluminium

Condition of Kitchens Contemporary design; several central islands

Electrical Panels 100 amp

Exterior Siding Aluminum with a wood-look finish and Brick

Condition of Bathrooms Separate glass-enclosed baths and showers; Several 5.5 with 2 bathrooms

Floor Covering Floating / Ceramic

Electromechanical System

Fire System Code-compliant system

Building type

Laundry Room N/A

Number of Units 46 units + 2 commercial spaces

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Owner

Hot water included Quiet building Exceptional view

Parking

Type of Parking interior and Exterior

Number of Parking Spaces 37 interior and 39 outdoor

Area

Land Surface Area 47, 716 sq.ft



FEATURES

Internet and Telecom

WifiPlex

Condition of Doors

Commercial haute qualité

Intercom and Doorbell

Modern system with mobile access

Condition of Windows

PVC and aluminium

Exterior Siding

Aluminum with a wood-look finish and Brick

Floor Covering

Floating / Ceramic

Plumbing

PEX/ ABS

Condition of Balconies

Balconies with aluminum railings

Heating System

Electric baseboards

Condition of Kitchens

Contemporary design; several central islands

Condition of Bathrooms

Separate glass-enclosed baths and showers; Several 5.5 with 2 bathrooms

Condition of Roof

Shingles

Concierge Agreement

On-site concierge

Hot Water System

Centrale gas

Electrical Panels

100 amp

Environmental Report

Environmental assessments completed

REVENUE

	yearly	\$ / PI²
Residential	\$1,138,428	\$1,976
Affordable Res.		
Commercial	\$66,395	\$115
Lockers		
Parking		
Laundry		
Total Revenues	\$1,204,823	\$2,092
Vac. / Bad debt	\$48,193	\$84
EGR	\$1,156,630	\$2,008

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$57,832	5 %	\$1,205
Municipal Taxes	Current	\$128,622	11.1 %	\$2,680
School Taxes	Current	\$8,294	0.7 %	\$173
Insurance	Current	\$23,736	2.1 %	\$495
Electricity	Current	\$11,242	1 %	\$234
Heating	Current	\$13,656	1.2 %	\$285
Snow Removal	Current	\$8,623	0.7 %	\$180
Elevator	Current	\$3,500	0.3 %	\$73
Lawn	Current	\$1,276	0.1 %	\$27
Structural Reserve				
Janitor	Normalised	\$19,200	1.7 %	\$400
Maintenance	Normalised	\$33,600	2.9 %	\$700
Appliances	Current			
WiFi	Current	\$2,000	0.2 %	\$42
Heat Pump	Current			
CHMC: Other Costs	Normalised	\$11,566	1 %	\$241
Air Conditioning Reserve	Current	\$8,740	0.8 %	\$182
Total Expenses		\$331,887	28.7 %	\$6,914
Net Revenue		\$824,743		\$17,182

FINANCING

Maximum loan amount	\$15,023,234
Financing CAP	4.67 %
Debt coverage ratio	1.1
Interest Rate	4.0 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$824,743
Annual Mortgage Cost	\$777,792
Net cash after mortgage	\$46,951

RETURN ON INVESTMENT

Down Payment	\$5,476,766
Cash on cash return	0.9 %
Return on liquidity + capitalization	3.8 %
Return on liquidity + cap. + appreciation	11.3 %

CPU
427 100 \$

GIM
17

NIM
24,9

CAP
4 %











