FOR SALE

17 LEMIEUX | GRANBY

PMML

5 UNITS





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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Vinyl-clad quintuplex built in 2012, composed of five 6½ townhouses on two floors with a basement. Each unit includes 4 bedrooms, a bathroom, and a powder room, a configuration sought after by families and roommates. Located in Granby, in the private development La Cité du Lac, approximately 0.5 km from Denison Street East (Route 112) and approximately 2 km from Lac Boivin. Energy costs are the responsibility of the tenants. Work carried out in 2025, including the complete renovation of two units and the replacement of water heaters, limits short-term expenses to anticipate. A turnkey and easy-to-manage asset! This building may be purchased together with 16 Lemieux Street, also offered for sale by the same seller.

HIGHLIGHTS

- Units of approximately 1,340 sq. ft., plus a partially finished basement.
- Washer/dryer and dishwasher hookups in each unit.
- Large back porches, fenced-in property, and 13 parking spaces (10 for residents, 3 for visitors).
- Located on the shores of Lake Boivin, with direct access to the bike path and its trails.
- Less than 1 km from a daycare center, Odyssée Park, and Parc Linéaire.
- Approximately 2 km from an IGA grocery store, a pharmacy, and Les Perséides Elementary School.
- Leases through June 30, 2027, generating gross annual income of $84,360.
- Potential for rent increases, as current rents are below market rates.

ASKING PRICE :

$1,600,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Complete renovation of 2 units – 2025
Water heaters (5) – 2025
Hardwired smoke detectors (15) – 2025
Range hoods, bathroom fans, and plumbing fixtures – 2025
Maintenance of roofs, gutters, doors and windows, and fences – 2025
Construction – 2012

ADDITIONAL INFORMATION

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

The building is held in divided co-ownership (private portions: lots 4 790 098 and 4 790 099), with a 3.88% share.

A decision from the Tribunal administratif du logement authorizing the conversion to divided co-ownership is on file (to be verified with the competent authorities).

The leases for four units end on June 30, 2027, and for unit 3, on July 31, 2027.

A certificate of location dated 2024 is available.

No electricity costs for the owner: each unit has its own private entrance.

All five water heaters were replaced in 2025: two are owned by the seller and three are rented from Hydro Solutions.

Responsibility for appliances
Tenant

Number of units
5



Number of Parking Spaces
10 residents, 3 visitors

Hot Water System
5 water heaters replaced in 2025





Heating System
Electric baseboards.



17 Lemieux, Granby



BUILDING DESCRIPTION

General Information

Cadastral number	4790098, 4790099

Total Municipal Assessment

Total Municipal Assessment	1 189 000 $
Municipal Land Assessment	404 600 $
Municipal Building Assessment	784 400 $

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	2012

Electromechanical System

Fire System	Hardwired smoke detectors 2025

Building type

Laundry Room	N/A
Number of Rooms	30
Number of Units	5 x 6.5
Washer/Dryer Inlet	Yes, in each unit
Appliance Responsibility	Tenant
Heating Responsibility	Tenant
Hot Water Responsibility	Tenant

Parking

Type of Parking	Outdoor
Number of Parking Spaces	10 residents, 3 visitors

Area

Land Surface Area	20 254 sq. ft.





FEATURES

Fenced

Yes (backyard)

Condition of Roof

Asphalt shingles

Concierge Agreement

No

Hot Water System

5 water heaters replaced in 2025

Electrical Panels

Electrical breakers

Condition of Bathrooms

Good condition - 2012

Internet and Telecom

Yes, internet

Condition of Doors

White exterior doors - 2012

Intercom and Doorbell

Yes, doorbell

Condition of Windows

PVC crank/casement windows

Exterior Siding

Vinyl

Environmental Report

N/A

Plumbing

PEX / ABS

Condition of Balconies

Large back balconies

Heating System

Electric baseboards.

Condition of Kitchens

Melamine cabinets. Three range hoods have been replaced

Distance from fire station and hydrant

Less than 500 feet

Floor Covering

Ceramic and floating floor.

REVENUE

	yearly	% / GR	RPU (m)
Residential	$84,360	80.8 %	$1,406
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Potentiel	$20,040	19.2 %	$334
Total Revenues	**$104,400**		**$1,740**
Vac. / Bad debt	$3,132	3 %	$52
EGR	**$101,268**		**$1,688**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$4,557	4.5 %	$911
Municipal Taxes	Current	$9,249	9.1 %	$1,850
School Taxes	Current	$844	0.8 %	$169
Insurance	Current	$2,870	2.8 %	$574
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,250	1.2 %	$250
Maintenance	Current	$3,854	3.8 %	$771
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$1,013	1 %	$203
Frais De Copropriété	Current	$615	0.6 %	$123
Total Expenses		**$24,252**	**23.9 %**	**$4,850**
Net Revenue		**$77,016**		**$15,403**

FINANCING

Maximum loan amount	$1,343,201	$841,168
Financing CAP	4.87 %	6.87 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.3 %	5.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	$77,016	$77,016
Annual Mortgage Cost	$74,325	$61,613
Net cash after mortgage	$2,691	$15,403

RETURN ON INVESTMENT

Down Payment	$256,799	$758,832
Cash on cash return	1.0 %	2.0 %
Return on liquidity + capitalization	6.4 %	4.2 %
Total yearly return with appreciation of 2 %	18.89 %	8.39 %

CPU	GIM	NIM	CAP
320 000 $	15,3	20,8	4,8 %

































Cégep de Granby
Hôpital de Granby
Lac Boivin
Piste cyclable



