

# 170 NELSON COWANSVILLE

36 UNITS

# PMML

FOR SALE



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## BUILDING TYPE

Detached

## BUILDING CATEGORY

Low Rise

## PROPERTY DESCRIPTION

This 36-unit, 4-story multi-residential building, constructed in 2023, stands out for its quality design and variety of amenities, offering a contemporary living environment and common areas designed for comfort and long-term profitability.

Located in a sought-after area of Cowansville, the combination of its strategic location and modern amenities makes it an ideal investment for any buyer looking for stability and simplified management.

## HIGHLIGHTS

- ✓ New construction (2023)
- ✓ 36 units - 3x 5.5 + 33x 4.5
- ✓ Includes: Elevator, fitness room, multi-purpose room (kitchen, pool table, and relaxation area), charging station, and lockers
- ✓ Nearby: Highway, schools, hospital, parks, public transportation, etc.

ASKING PRICE :  
**\$11,750,000**

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## ADDITIONAL INFORMATION

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

## Responsibility for appliances

Tenant

## Number of units

36



## Number of Parking Spaces

54 spaces

## Hot Water System

Independent tanks



## Heating System

Electric baseboard heaters / Wall-mounted air conditioning / Air exchanger



170 Nelson, Cowansville



# BUILDING DESCRIPTION

## General Information

Cadastral number 3 798 743

## Total Municipal Assessment

Total Municipal Assessment \$ 8 717 000

Municipal Land Assessment \$ 433 200

Municipal Building Assessment \$ 8 283 800

## Construction

Number of Storeys 4

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 2023

Elevator

## Features

Plumbing ABS

Condition of Roof Asphalt / Gravel

Condition of Doors New construction

Condition of Balconies New construction

Condition of Windows Crank handle (casement window) / French window / PVC

Condition of Kitchens High-end laminate countertop/Island/Stainless steel range hood/Melamine cabinet

Electrical Panels Circuit breakers

Exterior Siding Steel / Brick

Condition of Bathrooms Laminate countertops

Floor Covering Ceramic / Premium engineered wood / Vinyl

## Electromechanical System

Fire System Smoke detectors / Sprinklers (compliant)

## Building type

Laundry Room Yes

Number of Units 32 X 4.5 + 4 X 5.5

Washer/Dryer Inlet Yes, in every unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

## Parking

Type of Parking Exterior

Number of Parking Spaces 54 spaces

## Area

Land Surface Area 48 661 sq.ft



## FEATURES

### Plumbing

ABS

### Condition of Balconies

New construction

### Heating System

Electric baseboard heaters /  
Wall-mounted air conditioning /  
Air exchanger

### Condition of Kitchens

High-end laminate  
countertop/Island/Stainless steel  
range hood/Melamine cabinet

### Condition of Bathrooms

Laminate countertops

### Condition of Roof

Asphalt / Gravel

### Concierge Agreement

Yes, on site (no contract)

### Hot Water System

Independent tanks

### Electrical Panels

Circuit breakers

### Environmental Report

Yes, LCL (2019)

### Condition of Doors

New construction

### Intercom and Doorbell

Intercom + doorbell / Chip

### Condition of Windows

Crank handle (casement window)  
/ French window / PVC

### Exterior Siding

Steel / Brick

### Floor Covering

Ceramic / Premium engineered  
wood / Vinyl

## REVENUE

	yearly	% / GR	RPU (m)
Residential	\$659,160	100 %	\$1,526
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
<b>Total Revenues</b>	<b>\$659,160</b>		<b>\$1,526</b>
Vac. / Bad debt	\$13,183	2 %	\$31
<b>EGR</b>	<b>\$645,977</b>		<b>\$1,495</b>

## EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$32,299	5 %	\$897
Municipal Taxes	Current	\$83,390	12.9 %	\$2,316
School Taxes	Current	\$6,506	1 %	\$181
Insurance	Current	\$13,827	2.1 %	\$384
Electricity	Current	\$5,000	0.8 %	\$139
Heating				
Snow Removal	Current	\$2,961	0.5 %	\$82
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$14,400	2.2 %	\$400
Maintenance	Normalised	\$25,200	3.9 %	\$700
Appliances				
WiFi	Current	\$27,309	4.2 %	\$759
Heat Pump				
CHMC: Other Costs	Normalised	\$6,460	1 %	\$179
Conteneur	Current	\$1,518	0.2 %	\$42
<b>Total Expenses</b>		<b>\$218,869</b>	<b>33.9 %</b>	<b>\$6,080</b>
<b>Net Revenue</b>		<b>\$427,108</b>		<b>\$11,864</b>

## FINANCING

	<b>schl</b>
Maximum loan amount	\$8,961,741
Financing CAP	4.05 %
Debt coverage ratio	1.1
Interest Rate	3.65 %
Amortization	50 Years
Term	5 Years

## TREASURY

	<b>schl</b>
Net Revenue	\$427,108
Annual Mortgage Cost	\$411,228
Net cash after mortgage	\$15,880

### RETURN ON INVESTMENT

Down Payment	\$2,788,259
Cash on cash return	0.6 %
Return on liquidity + capitalization	3.0 %
Return on liquidity + cap. + appreciation	11.5 %

CPU  
326 400 \$

GIM  
17,8

NIM  
27,5

CAP  
3,6 %





