

1706 PLESSIS VILLE-MARIE E

10 UNITS

PMML

FOR SALE



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BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Building of 10 units comprising 3 x 3½ + 6 x 2½ + 2 x 1½, spread over two floors, ideally located in the sought-after Ville-Marie neighborhood. This property generates annual rental income of approximately \$150,000 and benefits from strong rental demand, ensuring excellent financial stability. Several major improvements have been made in recent years, including the complete renovation of 7 units, thereby contributing to the asset's sustainable appreciation. Strategically located between the Papineau and Beaudry metro stations, in the immediate vicinity of La Fontaine Park, the building offers strong potential for optimization and long-term appreciation. A solid investment opportunity in a dynamic area where favorable tenant turnover allows for a gradual adjustment of rents to market rates while maintaining strong and sought-after value.

HIGHLIGHTS

- ✓ Prime location in the heart of Ville-Marie, just steps from Papineau and Beaudry metro stations, as well as a wide variety of restaurants, shops, and services.
- ✓ Located in a highly sought-after rental area characterized by strong tenant demand and excellent occupancy stability.
- ✓ 7 of the 10 units have been fully renovated, allowing the future purchaser to benefit from strong rental value from day one.
- ✓ Additional revenue optimization potential remains, offering an attractive opportunity for value creation and income growth over the medium term.

ASKING PRICE :
\$2,350,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

According to the vendor, several major improvements have been completed over the years, including the full renovation of 7 out of the property's 10 units.

Major capital improvements include:

Full renovation of 7 out of 10 residential units;

Roof replacement in 2017;

French drain replacement in 2022.

ADDITIONAL INFORMATION

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

Responsibility for appliances

Owner

Number of units

10



Number of Parking Spaces

1 place (potential for 5 in the back)

Hot Water System

Independent tanks

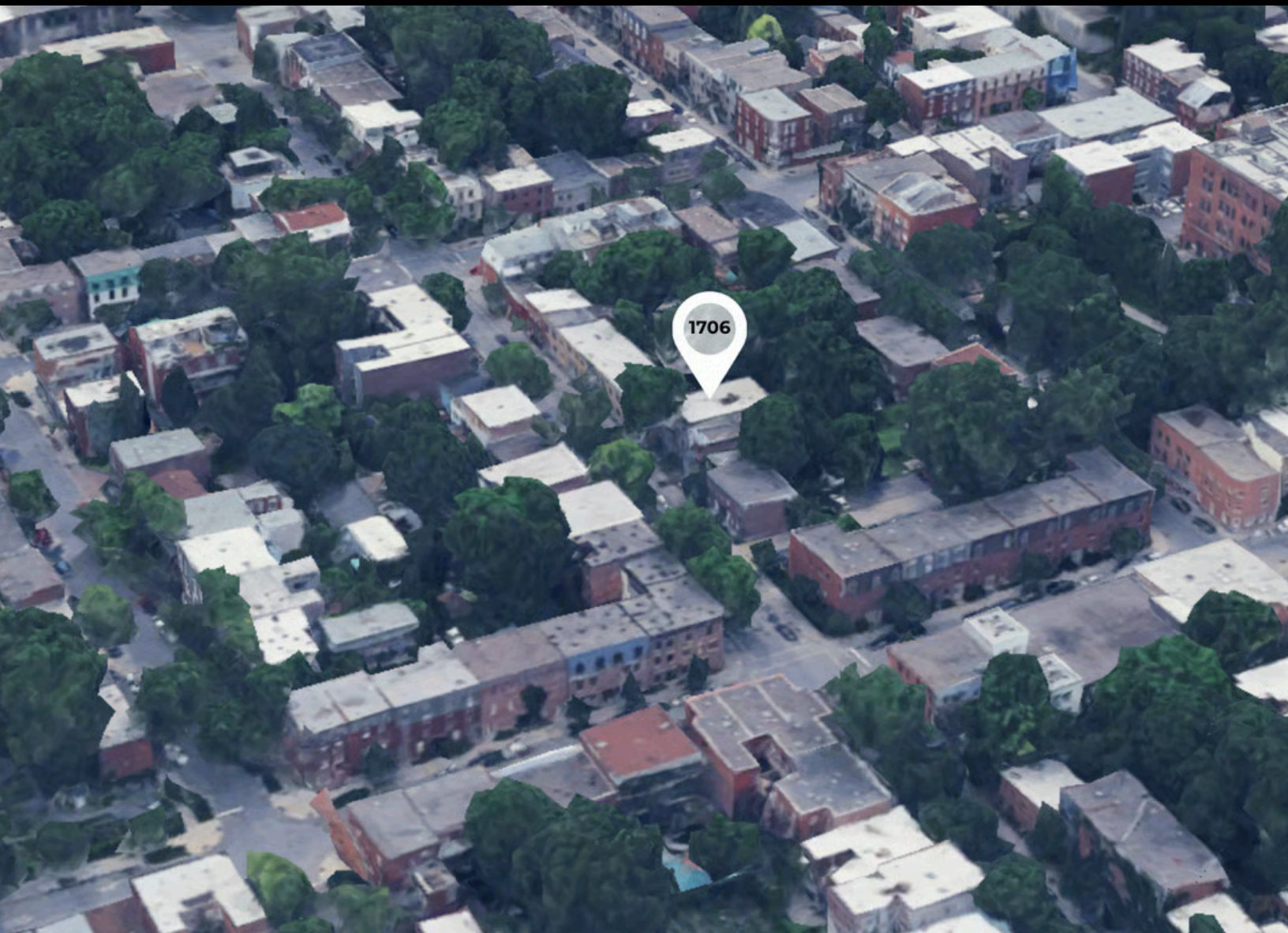


Heating System

Electric baseboards



1706 Plessis, Ville-Marie E



BUILDING DESCRIPTION

General Information

Cadastral number	1 567 302
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Total Municipal Assessment

Total Municipal Assessment	1 782 000 \$
Municipal Land Assessment	856 500 \$
Municipal Building Assessment	925 500 \$

Construction

Number of Storeys	2
Type of Building	Semi-detached
Type of Construction	Brick and wood
Year of Construction	1875

Features

Plumbing	Copper (90% Replaced) and ABS
Condition of Roof	Good Condition Renovated in 2017
Condition of Doors	Good Condition Sliding Patio Doors Replaced in 2017
Condition of Balconies	Fiberglass Emergency exit balcony renovated in 2017
Condition of Windows	Good Condition Aluminum and PVC Replaced in 2017
Condition of Kitchens	Good Condition Several Units Renovated (7/10) Wood and Melamine Cabinets
Electrical Panels	Circuit breakers
Exterior Siding	Stone Brick French Drain Replaced in 2022
Condition of Bathrooms	Good Condition Several Bathrooms Renovated (7/10 Units)
Floor Covering	Hardwood Laminate Ceramic Tile

Electromechanical System

Fire System	Lithium-powered smoke detectors (2025)
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Building type

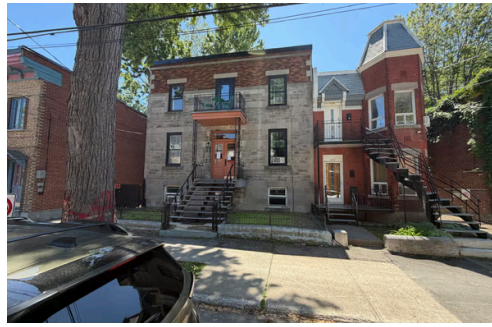
Laundry Room	Yes, in the basement 2 washers and 2 dryers
Number of Rooms	To be verified
Number of Units	3 x 3½ + 6 x 2½ + 1 x 1½
Washer/Dryer Inlet	No
Appliance Responsibility	Owner
Heating Responsibility	Owner
Hot Water Responsibility	Owner

Parking

Type of Parking	Exterior
Number of Parking Spaces	1 place (potential for 5 in the back)

Area

Land Surface Area	5,423 square feet
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FEATURES

Fenced

Yes, backyard

Condition of Roof

Good Condition | Renovated in 2017

Concierge Agreement

No (maintenance worker)

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Yes

Internet and Telecom

Yes

Condition of Doors

Good Condition | Sliding Patio Doors | Replaced in 2017

Intercom and Doorbell

Yes, doorbell

Condition of Windows

Good Condition | Aluminum and PVC | Replaced in 2017

Exterior Siding

Stone | Brick | French Drain Replaced in 2022

Floor Covering

Hardwood | Laminate | Ceramic Tile

Plumbing

Copper (90% Replaced) and ABS

Condition of Balconies

Fiberglass | Emergency exit balcony renovated in 2017

Heating System

Electric baseboards

Condition of Kitchens

Good Condition | Several Units Renovated (7/10) | Wood and Melamine Cabinets

Condition of Bathrooms

Good Condition | Several Bathrooms Renovated (7/10 Units)

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$152,700	100 %	\$1,273
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$152,700		\$1,273
Vac. / Bad debt	\$4,581	3 %	\$38
EGR	\$148,119		\$1,234

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,665	4.5 %	\$667
Municipal Taxes	Current	\$10,551	7.1 %	\$1,055
School Taxes	Current	\$1,369	0.9 %	\$137
Insurance	Current	\$6,370	4.3 %	\$637
Electricity	Current	\$8,165	5.5 %	\$817
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,500	1.7 %	\$250
Maintenance	Normalised	\$7,000	4.7 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,481	1 %	\$148
Internet / PUB / Nettoyage	Current	\$5,700	3.8 %	\$570
Total Expenses		\$49,801	33.6 %	\$4,980
Net Revenue		\$98,318		\$9,832

FINANCING

Maximum loan amount	\$1,537,893	\$1,817,508	\$1,367,000
Financing CAP	5.43 %	4.60 %	
Debt coverage ratio	1.3	1.1	
Interest Rate	3.9 %	3.9 %	4.74 %
Amortization	40 Years	40 Years	40 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$98,318	\$98,318	\$98,318
Annual Mortgage Cost	\$80,316	\$94,360	\$77,870
Net cash after mortgage	\$18,002	\$3,957	\$20,448

RETURN ON INVESTMENT

Down Payment	\$812,107	\$532,492	\$983,000
Cash on cash return	2.2 %	0.7 %	2.1 %
Return on liquidity + capitalization	4.4 %	4.6 %	4.5 %
Total yearly return with appreciation of 2 %	10.15 %	13.42 %	9.32 %

CPU
235 000 \$

GIM
15,4

NIM
23,9

CAP
4,2 %





