

171 - 181 DU CONSEIL FLEURIMONT

6 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

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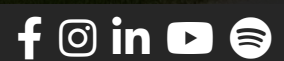
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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A magnificent 6-unit building, newly constructed in 2025. It comprises six condo-style 4.5-room units, with floor plans ranging up to 1,034 sq. ft. across three different layouts. Perfectly located just steps from the Hôtel-Dieu Hospital, parks, and all downtown amenities. Upper-floor units offer stunning city views. The building is fully leased and qualifies for energy-efficiency financing—an ideal opportunity for an investor seeking peace of mind.

HIGHLIGHTS

- ✓ Professional appraisal report available at a price of \$2,266,000.
- ✓ High-end construction that complies with the area's PIIA (Property Improvement Program).
- ✓ The building qualifies for the APH Select Energy Efficiency program.
- ✓ A personal loan with a down payment of 20-25% is possible, subject to buyer eligibility.
- ✓ Some images were generated using artificial intelligence.

ASKING PRICE :
\$2,025,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New construction - 2025

ADDITIONAL INFORMATION

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

Property taxes are estimated according to the professional appraisal report.

Responsibility for appliances

Tenants

Number of units

6

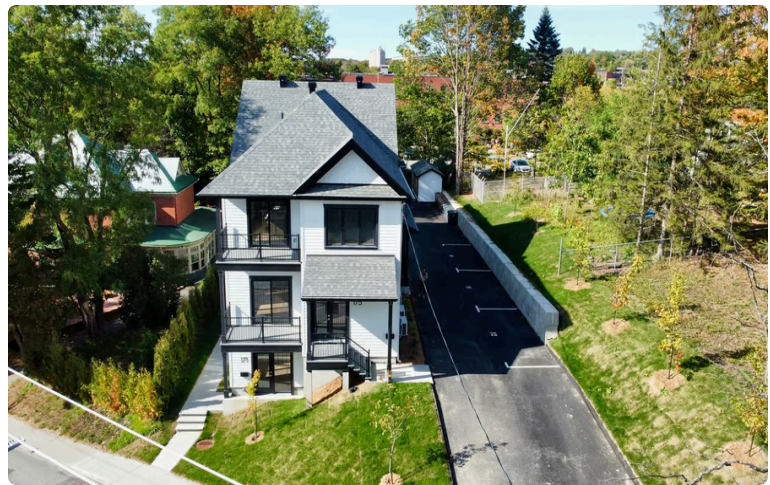


Number of Parking Spaces

12

Hot Water System

Independant tanks



Heating System

Electric baseboards, heat pumps



171 - 181 Du Conseil, Fleurimont



BUILDING DESCRIPTION

General Information

Cadastral number 6 538 512

Total Municipal Assessment

Total Municipal Assessment To come

Municipal Land Assessment \$203 400

Municipal Building Assessment To come

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Concrete and wood

Year of Construction 2025

Possibility of converting into condos!

Features

Plumbing PEX, ABS

Condition of Roof Asphalt Shingles

Condition of Doors Steel glass and patio doors

Condition of Balconies New

Condition of Windows PVC / hybrid cranks

Condition of Kitchens MDF/melamine, quartz countertop

Electrical Panels Circuit breakers (6 x 100 AMP)

Exterior Siding Fibrociment

Condition of Bathrooms Bathrooms with shower and laundry room

Floor Covering Vinyl

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 24

Number of Units 6 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants except 181

Hot Water Responsibility Tenants except 181

Parking

Type of Parking Exterior in asphalt

Number of Parking Spaces 12

Area

Land Surface Area 11 578.60 sq.ft



FEATURES

Fenced

Yes

Condition of Roof

Asphalt Shingles

Concierge Agreement

N/A

Hot Water System

Independant tanks

Electrical Panels

Circuit breakers (6 x 100 AMP)

Environmental Report

Yes

Internet and Telecom

N/A

Condition of Doors

Steel glass and patio doors

Intercom and Doorbell

Independant entrances

Condition of Windows

PVC / hybrid cranks

Exterior Siding

Fibrociment

Floor Covering

Vinyl

Plumbing

PEX, ABS

Condition of Balconies

New

Heating System

Electric baseboards, heat pumps

Condition of Kitchens

MDF/melamine, quartz countertop

Condition of Bathrooms

Bathrooms with shower and laundry room

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$129,300	100 %	\$1,796
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$129,300		\$1,796
Vac. / Bad debt	\$3,879	3 %	\$54
EGR	\$125,421		\$1,742

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,644	4.5 %	\$941
Municipal Taxes	Estimated	\$16,473	13.1 %	\$2,746
School Taxes	Estimated	\$1,364	1.1 %	\$227
Insurance	Current	\$3,588	2.9 %	\$598
Electricity	Current	\$598	0.5 %	\$100
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.2 %	\$250
Maintenance	Normalised	\$4,200	3.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,254	1 %	\$209
Total Expenses		\$34,621	27.6 %	\$5,770
Net Revenue		\$90,800		\$15,133

FINANCING

	schl	conv
Maximum loan amount	\$1,721,250	\$1,111,195
Financing CAP	4.41 %	6.13 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.15 %	4.75 %
Amortization	50 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$90,800	\$90,800
Annual Mortgage Cost	\$86,646	\$75,666
Net cash after mortgage	\$4,154	\$15,133

RETURN ON INVESTMENT

Down Payment	\$303,750	\$913,805
Cash on cash return	1.4 %	1.7 %
Return on liquidity + capitalization	5.1 %	4.3 %
Total yearly return with appreciation of 2 %	18.43 %	8.7 %

CPU
337 500 \$

GIM
15,7

NIM
22,3

CAP
4,5 %



