FOR SALE

1791 - 1805 DES ROSES | FLEURIMONT

PMML

8 UNITS





Jessika Lahaie
Team Jessika Lahaie
Executive VP | Real Estate Broker | PMML Partner
819-345-2487
jessika.lahaie@pmml.ca

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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Quality brick building, built in 1989 on 2 floors, located in the Fleurimont sector. Composed of 8 well-divided 4½-type units, it benefits from a large lot of 16,299 sq. ft., 16 parking spaces and a shed per unit. Tenants are responsible for their energy costs. One unit has been completely renovated. The roof and windows are approximately 12 to 14 years old. Quality construction offering good long-term appreciation potential!

HIGHLIGHTS

- Close to all services offered on 12th Avenue N, near parks, schools and daycares.
- Located less than 4km from the CHUS and 1.4km from Galeries 4 Saisons and Walmart.
- Heating and hot water at tenants' expense.
- Each tenant has 2 parking spaces, central vacuum and a dishwasher hookup.

ASKING PRICE :

$1,375,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Complete renovation of unit 1801.
Floor repair of unit 1793.
Parking lot asphalt work.
Roof +/- 14 years.
Windows +/- 12 years.

ADDITIONAL INFORMATION

The sale is made without legal warranty at the buyer's risk and peril.

Responsibility for appliances
Tenants

Number of units
8



Number of Parking Spaces
16 spaces

Hot Water System
Independent tanks





Heating System
Electric baseboards



1791 - 1805 des Roses, Fleurimont



BUILDING DESCRIPTION

General Information

Cadastral number	1624988

Total Municipal Assessment

Total Municipal Assessment	959 200 $
Municipal Land Assessment	142 300 $
Municipal Building Assessment	816 900 $

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1989

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	N/A
Number of Rooms	32
Number of Units	8 x 4.5
Washer/Dryer Inlet	Yes, in each unit
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Outdoor
Number of Parking Spaces	16 spaces

Area

Land Surface Area	16 297 sq. ft.







FEATURES

Fenced

No

Internet and Telecom

N/A

Plumbing

Copper, ABS, PEX

Condition of Roof

Asphalt shingles +/- 14 years

Condition of Doors

Good condition

Condition of Balconies

Concrete balconies with metal railings

Concierge Agreement

No

Intercom and Doorbell

Yes, doorbells

Heating System

Electric baseboards

Hot Water System

Independent tanks

Condition of Windows

PVC windows +/- 12 years

Condition of Kitchens

1 renovated, 4 good condition, 3 fair condition

Electrical Panels

Circuit breakers

Exterior Siding

Brick and aluminum

Distance from fire station and hydrant

On Véronique Street at the end of the lot

Condition of Bathrooms

1 renovated, 4 good condition, 3 fair condition

Environmental Report

No

Floor Covering

Vinyl, ceramic, floating

REVENUE

	yearly	% / GR	RPU (m)
Residential	$86,532	100 %	$901
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$86,532**		**$901**
Vac. / Bad debt	$2,596	3 %	$27
EGR	**$83,936**		**$874**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$3,777	4.5 %	$472
Municipal Taxes	Actual	$11,628	13.9 %	$1,454
School Taxes	Actual	$680	0.8 %	$85
Insurance	Actual	$3,839	4.6 %	$480
Electricity	Actual	$233	0.3 %	$29
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$2,000	2.4 %	$250
Maintenance	Normalised	$5,600	6.7 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$839	1 %	$105
Total Expenses		**$28,596**	**34.1 %**	**$3,575**
Net Revenue		**$55,340**		**$6,917**

FINANCING

Maximum loan amount	$793,797	$938,123	$643,750
Financing CAP	5.93 %	5.01 %	6.45 %
Debt coverage ratio	1.3	1.1	1.25
Interest Rate	4.5 %	4.5 %	4.85 %
Amortization	40 Years	40 Years	25 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	$55,340	$55,340	$55,340
Annual Mortgage Cost	$45,230	$53,135	$44,272
Net cash after mortgage	$10,110	$2,205	$11,068

RETURN ON INVESTMENT

Down Payment	$581,203	$436,877	$731,250
Cash on cash return	1.7 %	0.5 %	1.5 %
Return on liquidity + capitalization	3.1 %	2.6 %	3.4 %
Total yearly return with appreciation of 2 %	7.81 %	8.89 %	7.14 %

CPU	GIM	NIM	CAP
171 900 $	15,9	24,9	4 %






























