

182 BOURGEOIS GRANBY

14 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

Partner

📞 819-345-2487

✉️ jessika.lahaie@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

This superb 14-unit building in Granby comprises ten 4½-room units and four 3½-room units. Built in 1973, it features a large, freshly paved parking area and a 24' x 40' garage. Tenants are responsible for their own heating and hot water costs. Several major improvements have been made over the years, including the roof, balconies, the modernization of various units and more. Meticulously maintained by the same owner since 2009. Act fast!

HIGHLIGHTS

- ✓ The units are well-divided and functional.
- ✓ Located on a street corner, the building benefits from a large lot of over 22,000 sq ft.
- ✓ Close to all services, the river, parks, schools, and shops.

ASKING PRICE :

\$3,250,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Elastomeric membrane roof - 2013

Fiberglass balcony, aluminum railing 2018

Steel cladding under windows 2022

Sealants around doors and windows 2022

Carpet in corridors and staircases - 2022

Garage roof - 2022

Fence and tree/shrub plantings - 2024

Asphalt sealant and line marking - 2026

Handrails - 2026

ADDITIONAL INFORMATION

Internet is provided for 12 units.

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

Garage rented by the seller at \$2,000/month. A lease will be signed upon purchase of the property, for a flexible term to be agreed upon by the parties.

Responsibility for appliances

Tenants/Landlord (20)

Number of units

14

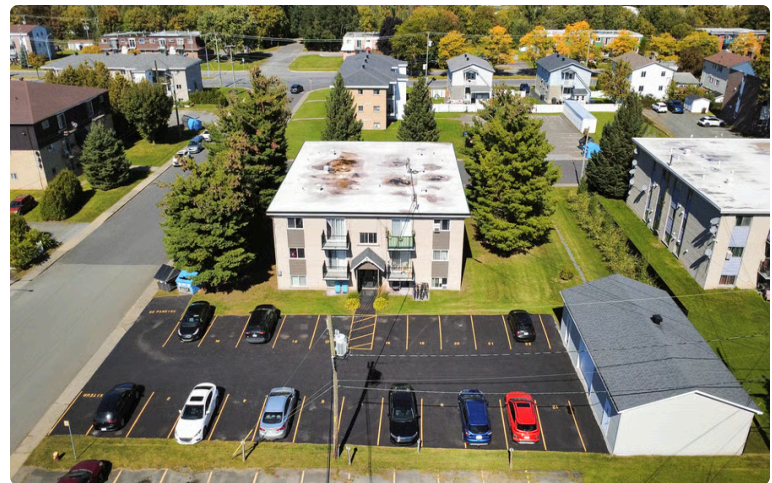


Number of Parking Spaces

23 spaces

Hot Water System

Independent tanks (some to be replaced)

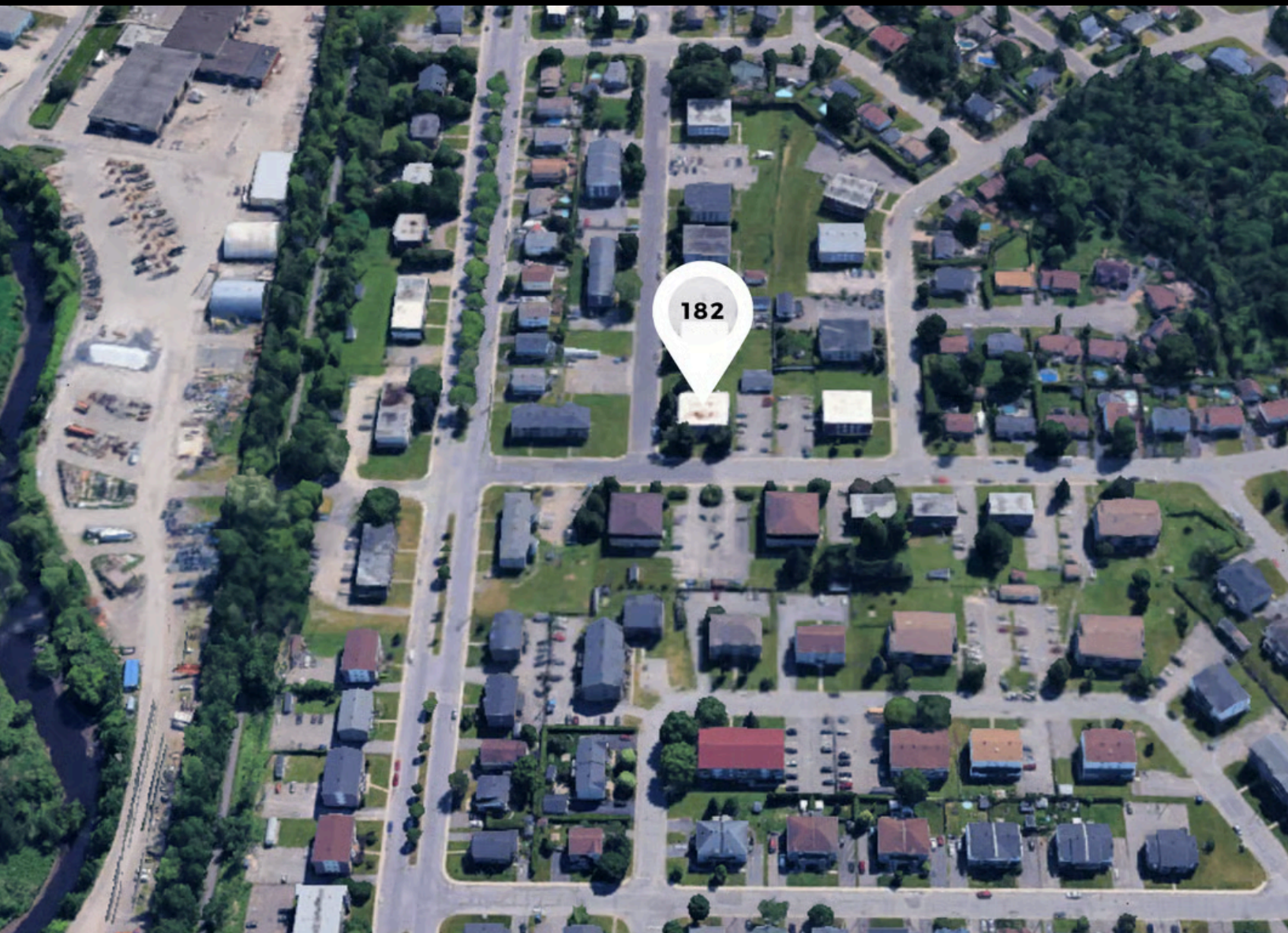


Heating System

Electric baseboards



182 Bourgeois, Granby



BUILDING DESCRIPTION

General Information

Cadastral number 1 398 739

Total Municipal Assessment

Total Municipal Assessment \$ 1 324 000

Municipal Land Assessment \$ 444 100

Municipal Building Assessment \$ 879 900

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1973

Electromechanical System

Fire System Yes

Building type

Laundry Room Yes, free

Number of Rooms 52

Number of Units 10 x 4.5 + 4 x 3.5

Washer/Dryer Inlet In the 4.5s

Appliance Responsibility Tenants/Landlord (20)

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Electricity is included for the garage. It is occupied by the owner with a value of \$2,000/month.

Parking

Type of Parking Outdoor + Garage (24 x 40)

Number of Parking Spaces 23 spaces

Area

Land Surface Area 22 234 sq ft



FEATURES

Fenced

Fence and tree/shrub plantings:
2024

Condition of Roof

Elastomeric membrane - 2013

Concierge Agreement

N/A

Hot Water System

Independent tanks (some to be
replaced)

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good condition, several
renovated

Internet and Telecom

Internet for 12 units

Condition of Doors

Good condition

Intercom and Doorbell

Yes

Condition of Windows

Good condition

Exterior Siding

Brick

Environmental Report

Phase I: 2026 compliant

Plumbing

Abs / Pex / Copper

Condition of Balconies

Fiberglass / Aluminum railing:
2018

Heating System

Electric baseboards

Condition of Kitchens

Good condition, several
renovated

Distance from fire station and hydrant

Nearby

Floor Covering

Floating / Vinyl

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$176,352	88 %	\$1,050
Affordable Res.			
Commercial			
Lockers	\$24,000	12 %	\$143
Parking			
Laundry			
Total Revenues	\$200,352		\$1,193
Vac. / Bad debt	\$6,011	3 %	\$36
EGR	\$194,341		\$1,157

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$9,717	5 %	\$694
Municipal Taxes	Current	\$14,684	7.6 %	\$1,049
School Taxes	Current	\$960	0.5 %	\$69
Insurance	Current	\$8,003	4.1 %	\$572
Electricity	Current	\$1,077	0.6 %	\$77
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$5,600	2.9 %	\$400
Maintenance	Normalised	\$9,800	5 %	\$700
Appliances	Current	\$1,200	0.6 %	\$86
WiFi	Current	\$897	0.5 %	\$64
Heat Pump				
CHMC: Other Costs	Normalised	\$1,943	1 %	\$139
Total Expenses		\$53,881	27.7 %	\$3,849
Net Revenue		\$140,460		\$10,033

FINANCING

Maximum loan amount	\$2,014,772	\$1,610,027	\$2,381,096
Financing CAP	5.93 %	6.54 %	5.01 %
Debt coverage ratio	1.3	1.25	1.1
Interest Rate	4.5 %	5.0 %	4.5 %
Amortization	40 Years	25 Years	40 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$140,460	\$140,460	\$140,460
Annual Mortgage Cost	\$114,750	\$112,368	\$134,814
Net cash after mortgage	\$25,710	\$28,092	\$5,646

RETURN ON INVESTMENT

Down Payment	\$1,235,228	\$1,639,973	\$868,904
Cash on cash return	2.1 %	1.7 %	0.6 %
Return on liquidity + capitalization	3.7 %	3.8 %	3.3 %
Total yearly return with appreciation of 2 %	8.94 %	7.72 %	10.8 %

CPU
232 100 \$

GIM
16,2

NIM
23,1

CAP
4,3 %

