

1850 DES BOISÉS SHERBROOKE

8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

8-unit brick building located in the university district. The property comprises seven 4½-room units and one 2½-room unit. Energy costs are the owner's responsibility. Meticulously maintained by the same owner since 2007. Several improvements have been made over the years, including the roof, doors and windows, and balconies, as well as updates to several units. A must-see!

HIGHLIGHTS

- ✓ Close to Mont-Bellevue Park and its trails, as well as numerous shops and services.
- ✓ Well-maintained units and quality tenants.
- ✓ Storage space available in the basement.

ASKING PRICE :
\$1,295,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Kitchen, flooring, and bathroom renovations over the years.

Fiberglass balconies installed in 2015

Roof – 2014

Doors and windows replaced in 2011

Oil-fired boiler – 2008

ADDITIONAL INFORMATION

Fenced backyard.

Heating and hot water costs covered by the landlord.

Phase II environmental assessment conducted in February 2026.

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

Responsibility for appliances

Tenant

Number of units

8



Number of Parking Spaces

About 10 spots

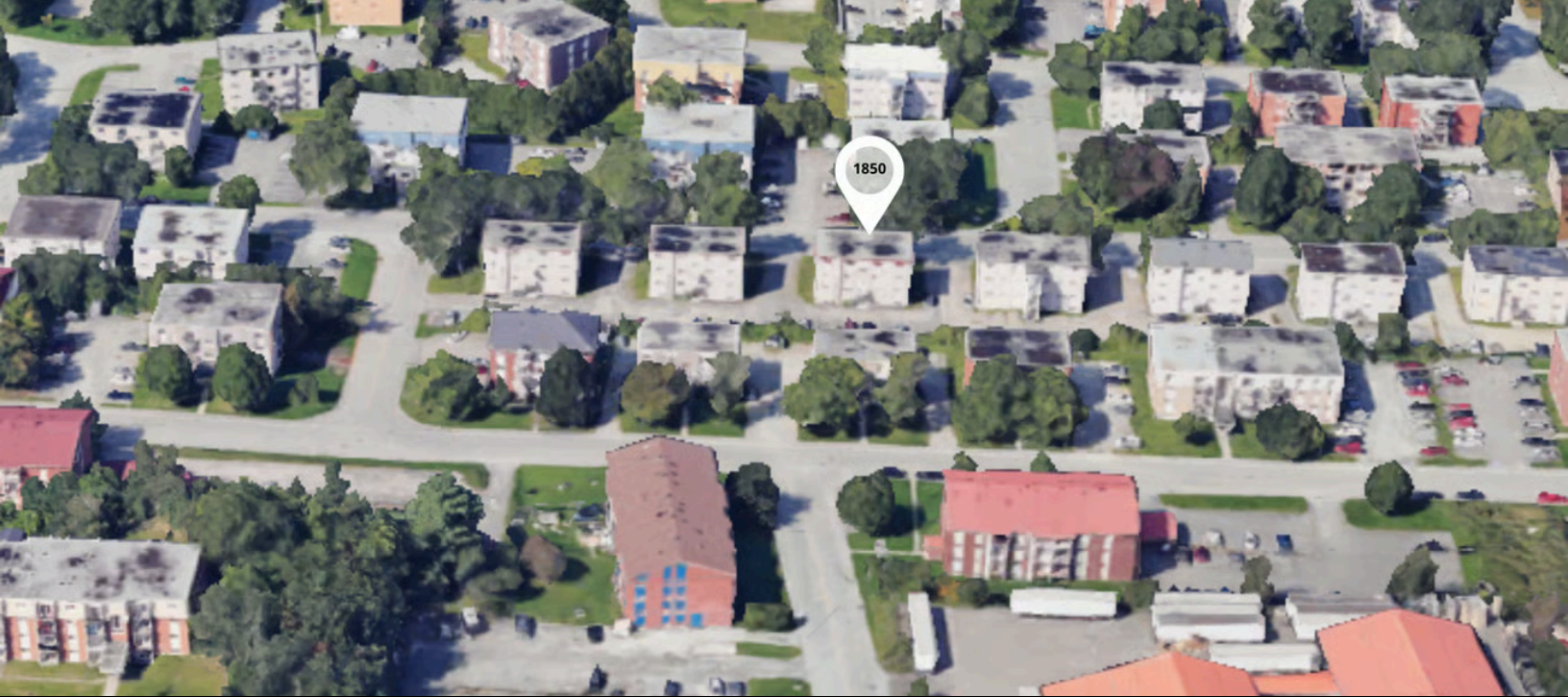
Hot Water System

Central tank – Dual-energy (oil and electricity)

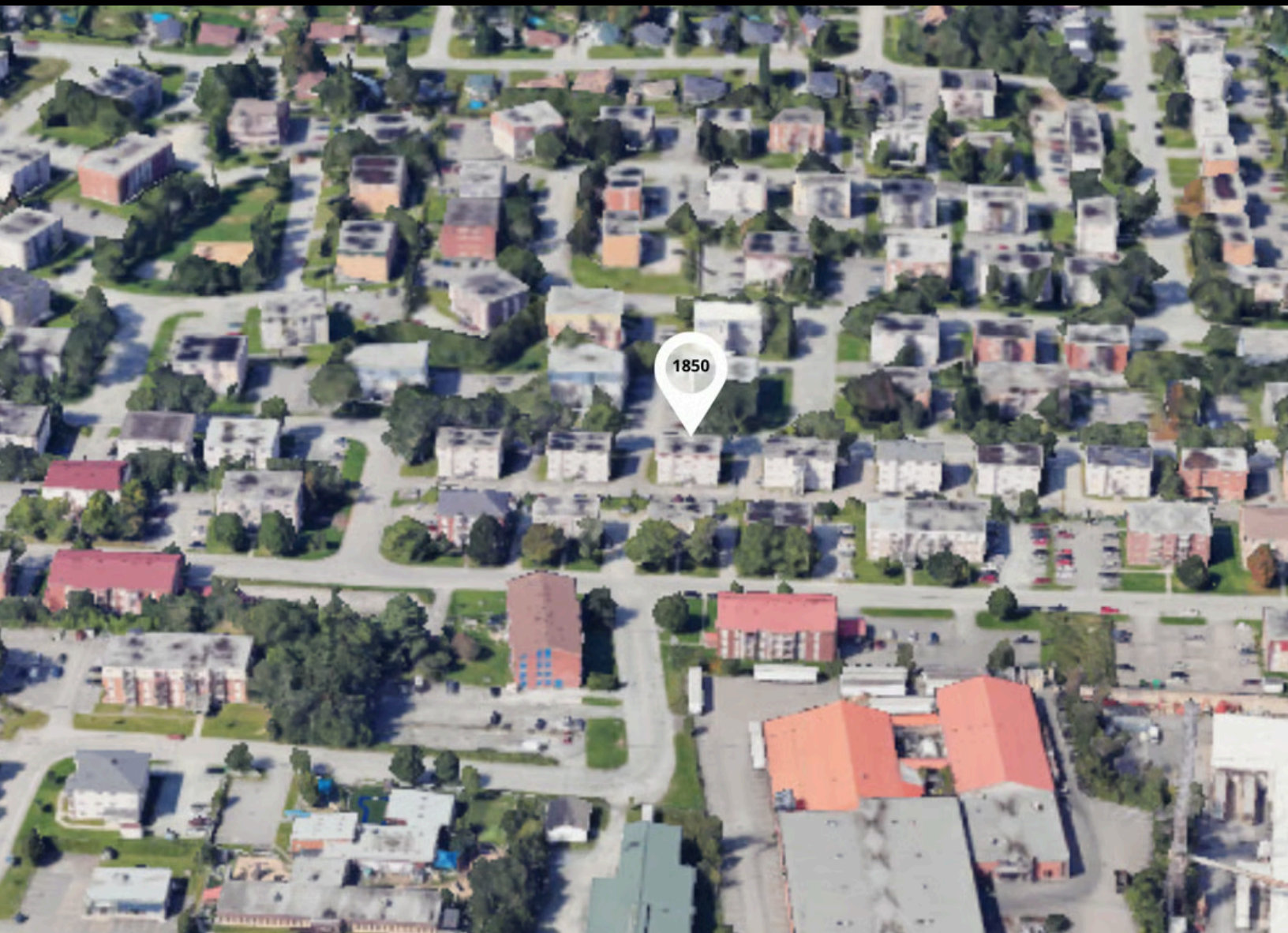


Heating System

Dual-energy hot water (oil and electricity)



1850 des Boisés, Sherbrooke



BUILDING DESCRIPTION

General Information

Cadastral number 2 130 897

Total Municipal Assessment

Total Municipal Assessment 696 600 \$

Municipal Land Assessment 206 900 \$

Municipal Building Assessment 489 700 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1972

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 30

Number of Units 7 x 4.5, 1 x 2.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant

Heating Responsibility Owner

Hot Water Responsibility Owner

Central vacuum

Parking

Type of Parking Outdoor

Number of Parking Spaces About 10 spots

Area

Land Surface Area 9900



FEATURES

Fenced

Yes, at the back

Condition of Roof

To be verified

Concierge Agreement

Yes

Hot Water System

Central tank – Dual-energy (oil and electricity)

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good condition, mostly renovated

Internet and Telecom

N/A

Condition of Doors

Sliding patio doors

Intercom and Doorbell

Yes

Condition of Windows

Sliding

Exterior Siding

Brick

Environmental Report

Phase I and Phase II conducted in February 2026

Plumbing

ABS / PEX / Copper

Condition of Balconies

Fiberglass

Heating System

Dual-energy hot water (oil and electricity)

Condition of Kitchens

Good condition, mostly renovated

Distance from fire station and hydrant

Nearby

Floor Covering

Various

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$88,284	100 %	\$920
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$88,284		\$920
Vac. / Bad debt	\$2,649	3 %	\$28
EGR	\$85,635		\$892

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,854	4.5 %	\$482
Municipal Taxes	Current	\$9,422	11 %	\$1,178
School Taxes	Current	\$477	0.6 %	\$60
Insurance	Current	\$2,432	2.8 %	\$304
Electricity	Estimated	\$4,618	5.4 %	\$577
Heating	Estimated	\$2,271	2.7 %	\$284
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	2.3 %	\$250
Maintenance	Normalised	\$5,600	6.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$856	1 %	\$107
Total Expenses		\$31,530	36.8 %	\$3,941
Net Revenue		\$54,106		\$6,763

FINANCING

	SCHL	SCHL APH 50	Conventional
Maximum loan amount	\$798,452	\$943,625	\$635,652
Financing CAP	5.76 %	4.87 %	6.38 %
Debt coverage ratio	1.3	1.1	1.25
Interest Rate	4.3 %	4.3 %	4.75 %
Amortization	40 Years	40 Years	25 Years
Term	5 Years	5 Years	5 Years

TREASURY

	SCHL	SCHL APH 50	Conventional
Net Revenue	\$54,106	\$54,106	\$54,106
Annual Mortgage Cost	\$44,221	\$51,950	\$43,284
Net cash after mortgage	\$9,885	\$2,156	\$10,821

RETURN ON INVESTMENT

Down Payment	\$496,548	\$351,375	\$659,348
Cash on cash return	2.0 %	0.6 %	1.6 %
Return on liquidity + capitalization	3.6 %	3.4 %	3.7 %
Total yearly return with appreciation of 2 %	8.86 %	10.73 %	7.64 %

CPU
161 900 \$

GIM
14,7

NIM
23,9

CAP
4,2 %





