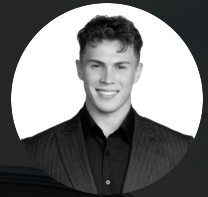


199-207 SAINT-MARCEL DRUMMONDVILLE

10 UNITS

PMML

FOR SALE



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BUANDERIE

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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Here's a mixed-use building located at 199-207 Saint-Marcel Street in Drummondville, comprising 6 residential units and 4 commercial spaces. The semi-detached 2-story building, with a one-story rear section, was built in 1940 on a 9,910 sq. ft. lot, offering approximately 9,961 sq. ft. of living space. A diversified, well-located asset combining residential and commercial income in an established area.

HIGHLIGHTS

Mixed-use building with 10 units: 6 residential and 4 commercial, offering diversified income. Basement of approximately 5,314 sq. ft., about 35% finished, providing additional potential. Main roofs with Soprema membrane redone in 2023 and 2020. Several renovations completed over the years. Current rent roll income: \$9,534.49/month, a solid base for an investor.

ASKING PRICE :

\$1,275,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Soprema roofs redone in 2023 and 2020. Several windows and awnings replaced in 2025. Plumbing and electrical work, fire system, intercom, unit renovations, facade and rear section completed. Lockers added in the basement and wall-mounted A/C units installed. Unit 203 was renovated with high-end finishes, a great asset for leasing.

ADDITIONAL INFORMATION

Flat, irregular lot. The 2025 location certificate indicates rights-of-way, view servitudes, and a shared wall. The sidewalk along Saint-Marcel Street partially encroaches on the lot's boundaries. About 12 storage spaces are available in the basement for tenants, a nice feature that helps with leasing.

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

Responsibility for appliances

Tenant/Owner



Number of units

10

Number of Parking Spaces

11

Hot Water System

Hot water tanks

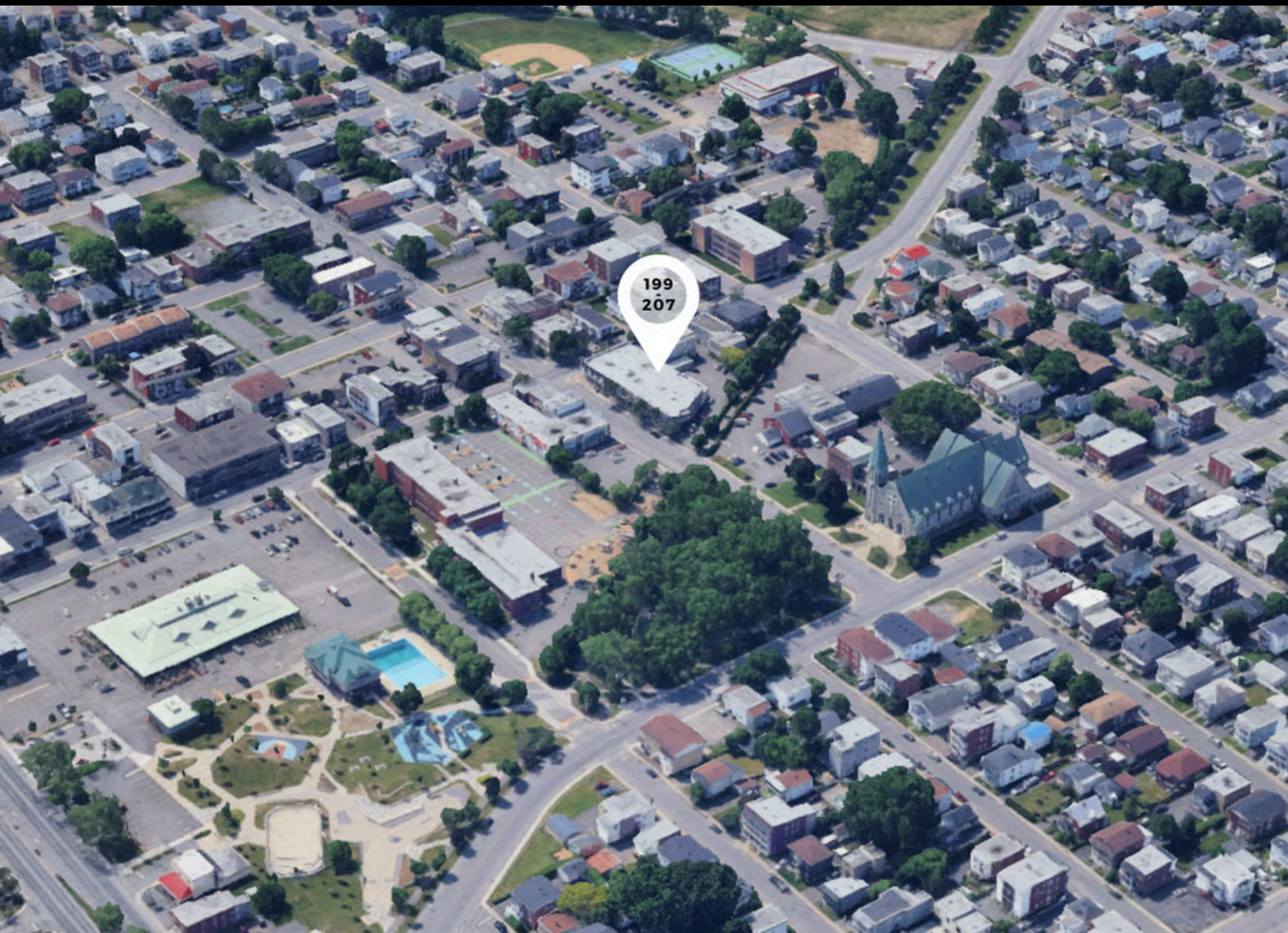


Heating System

Electric baseboards, heat pumps



199-207 Saint-Marcel , Drummondville



BUILDING DESCRIPTION

General Information

Cadastral number 3 084 464

Total Municipal Assessment

Total Municipal Assessment \$644,300

Municipal Land Assessment \$124,300

Municipal Building Assessment \$520,000

Construction

Number of Storeys 2

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1940

Features

Plumbing Copper, ABS, and cast iron

Condition of Roof Flat roof with Soprema membranes.

Condition of Doors Glass, steel, and patio doors.

Condition of Balconies 3 steel balconies,

Condition of Windows Several windows replaced in 2025

Condition of Kitchens Melamine, wood, and other material cabinets

Electrical Panels Circuit breakers

Exterior Siding Brick, stone, and CanExel/vinyl siding

Condition of Bathrooms One bathroom per unit and one powder room per commercial space.

Floor Covering Ceramic and floating

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 18

Number of Units 6 x 3.5 + 4 Commercial Spaces

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenant/Owner

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Outdoor

Number of Parking Spaces 11

Area

Land Surface Area 9,910 sq ft



FEATURES

Fenced

Partially

Condition of Roof

Flat roof with Soprema membranes.

Concierge Agreement

N/A

Hot Water System

Hot water tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

One bathroom per unit and one powder room per commercial space.

Internet and Telecom

Yes

Condition of Doors

Glass, steel, and patio doors.

Intercom and Doorbell

Yes

Condition of Windows

Several windows replaced in 2025

Exterior Siding

Brick, stone, and CanExel/vinyl siding

Environmental Report

Update required

Plumbing

Copper, ABS, and cast iron

Condition of Balconies

3 steel balconies,

Heating System

Electric baseboards, heat pumps

Condition of Kitchens

Melamine, wood, and other material cabinets

Distance from fire station and hydrant

Within 500 feet

Floor Covering

Ceramic and floating

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$60,720	48.5 %	\$506
Affordable Res.			
Commercial	\$53,688	42.9 %	\$447
Lockers	\$2,100	1.7 %	\$18
Parking			
Laundry			
Récupération Des Taxes	\$8,634	6.9 %	\$72
Total Revenues	\$125,142		\$1,043
Vac. / Bad debt	\$3,754	3 %	\$31
EGR	\$121,388		\$1,012

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,069	5 %	\$607
Municipal Taxes	Current	\$13,340	11 %	\$1,334
School Taxes	Current	\$489	0.4 %	\$49
Insurance	Current	\$3,733	3.1 %	\$373
Electricity	Current	\$2,293	1.9 %	\$229
Heating				
Snow Removal	Current	\$1,623	1.3 %	\$162
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$6,700	5.5 %	\$670
Maintenance	Normalised	\$10,400	8.6 %	\$1,040
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,214	1 %	\$121
Total Expenses		\$45,861	37.8 %	\$4,586
Net Revenue		\$75,526		\$7,553

FINANCING

Maximum loan amount	\$859,267
Financing CAP	6.59 %
Debt coverage ratio	1.2
Interest Rate	5.5 %
Amortization	25 Years
Term	5 Years

TREASURY

Net Revenue	\$75,526
Annual Mortgage Cost	\$62,939
Net cash after mortgage	\$12,588

RETURN ON INVESTMENT

Down Payment	\$415,733
Cash on cash return	3.0 %
Return on liquidity + capitalization	7.0 %
Total yearly return with appreciation of 2 %	13.16 %

CPU
127 500 \$

GIM
10,2

NIM
16,9

CAP
5,9 %

