

210 - 212 DE GENTILLY O. LONGUEUIL

23 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Semi-attached

BUILDING CATEGORY

Rooming House

PROPERTY DESCRIPTION

A unique opportunity to acquire a former presbytery fully converted to residential use in 2018, located in the heart of Old Longueuil. Currently 100% VACANT, the property comprises 23 rooms and offers exceptional flexibility, allowing a purchaser to implement their repositioning strategy immediately upon acquisition. The property also benefits from a basement and garage that are currently unused, providing additional opportunities for optimization and value creation. Situated near Cégep Édouard-Montpetit, the shops and services along Chemin de Chambly, numerous green spaces, and the Longueuil-Université-de-Sherbrooke metro station, the asset enjoys a strategic location within one of Montreal's South Shore's most sought-after neighbourhoods. A high-upside investment opportunity whose full vacancy, distinctive character, and reconfiguration potential combine to create a rare offering in today's market.

HIGHLIGHTS

- ✓ Fully vacant building offering a unique opportunity for repositioning and value creation
- ✓ Strong demand in the area from community organizations, non-profit organizations, and residential care facilities
- ✓ Ample on-site parking available for tenants and occupants
- ✓ Numerous possibilities for rental reconfiguration and optimization (subject to applicable municipal regulations)

ASKING PRICE :
\$1,699,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Currently undergoing a compliance process to address deficiencies identified by the RBQ

The interior is currently being renovated.

ADDITIONAL INFORMATION

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

Utility expenses are currently paid by the landlord. However, the former tenant, being a non-profit organization, was responsible for covering these costs in full.

Responsibility for appliances

Propriétaire

Number of units

23

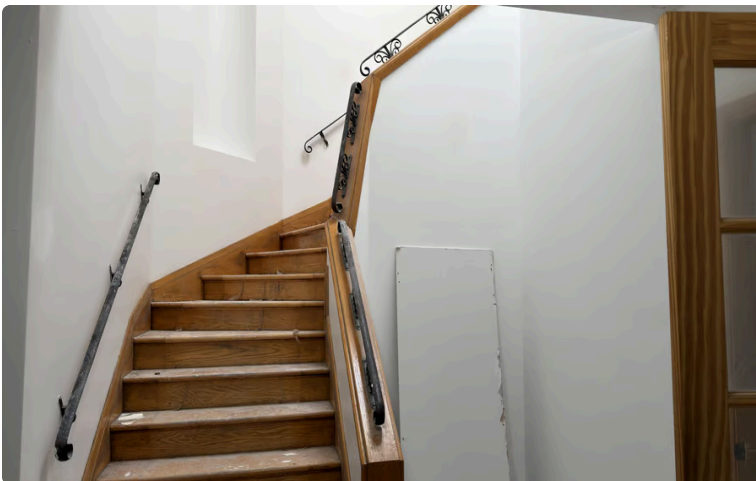


Number of Parking Spaces

20 ext. spaces + 2 int. (garage)

Hot Water System

Independent tanks: 2 x 60 gal.

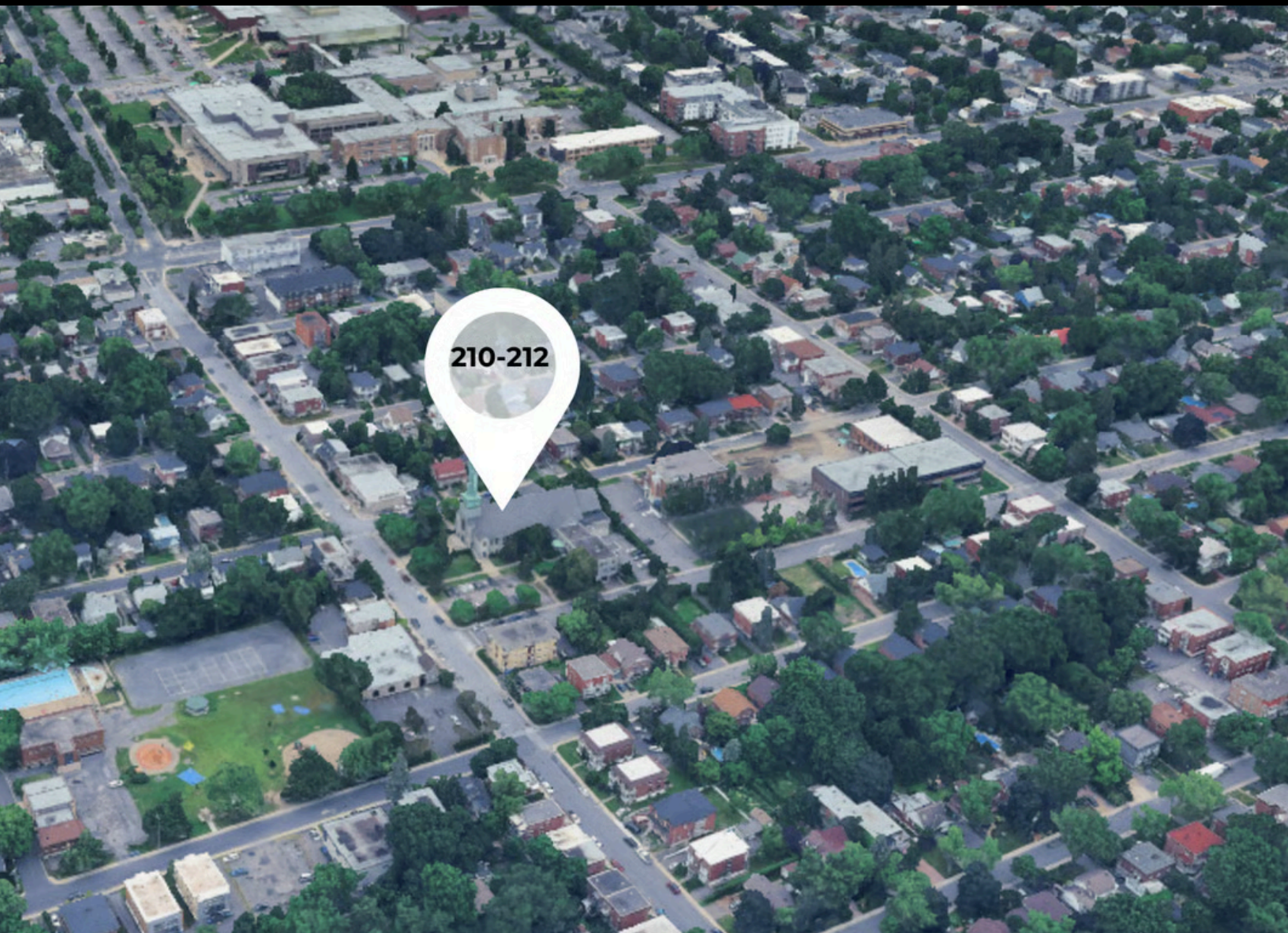


Heating System

Electric baseboards



210 - 212 De Gentilly O., Longueuil



BUILDING DESCRIPTION

General Information

Cadastral number 4 411 665, 4 411 663 (lot commun)

Total Municipal Assessment

Total Municipal Assessment	1 281 300 \$
Municipal Land Assessment	432 100 \$
Municipal Building Assessment	849 200 \$

Construction

Number of Storeys	2
Type of Building	Semi-attached
Type of Construction	Brick and wood
Year of Construction	1951

Features

Plumbing	Plastic / Copper
Condition of Roof	Flat roof: Tar and gravel (+/-15 years old)
Condition of Doors	Standard
Condition of Balconies	Concrete porch
Condition of Windows	Aluminum windows: Single-hung / Sliding
Condition of Kitchens	1 shared kitchen on main floor: undergoing renovations
Electrical Panels	Breakers (100A et 200A)
Exterior Siding	Dressed stone
Condition of Bathrooms	5 Bathrooms + 2 Powder rooms
Floor Covering	Hardwood / Ceramic tile / Vinyl / Linoleum / Concrete slab (basement)

Electromechanical System

Fire System	Smoke detectors / Fire extinguisher
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Building type

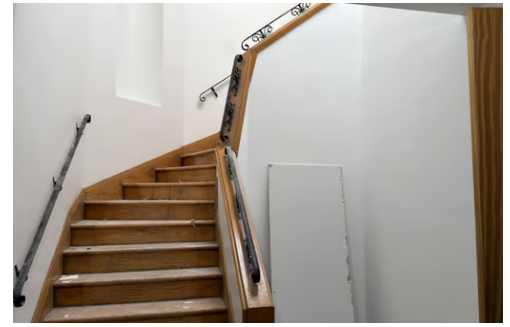
Laundry Room	Laundry room in the basement
Number of Units	23 rooms (10 on ground floor + 13 on second floor)
Washer/Dryer Inlet	N/A
Appliance Responsibility	Propriétaire
Heating Responsibility	Tenant / Propriétaire
Hot Water Responsibility	Tenant / Propriétaire

Parking

Type of Parking	Exterior / interior
Number of Parking Spaces	20 ext. spaces + 2 int. (garage)

Area

Land Surface Area	11 625 sq. ft.
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FEATURES

Fenced

No

Condition of Roof

Flat roof: Tar and gravel (+/-15 years old)

Concierge Agreement

No

Hot Water System

Independent tanks: 2 x 60 gal.

Electrical Panels

Breakers (100A et 200A)

Environmental Report

No apparent environmental risk

Internet and Telecom

No

Condition of Doors

Standard

Intercom and Doorbell

No

Condition of Windows

Aluminum windows: Single-hung / Sliding

Exterior Siding

Dressed stone

Floor Covering

Hardwood / Ceramic tile / Vinyl / Linoleum / Concrete slab (basement)

Plumbing

Plastic / Copper

Condition of Balconies

Concrete porch

Heating System

Electric baseboards

Condition of Kitchens

1 shared kitchen on main floor: undergoing renovations

Condition of Bathrooms

5 Bathrooms + 2 Powder rooms

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$193,200	100 %	\$700
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Residentiel Potentiel			
Total Revenues	\$193,200		\$700
Vac. / Bad debt	\$5,796	3 %	\$21
EGR	\$187,404		\$679

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$9,370	5 %	\$407
Municipal Taxes	Current	\$8,592	4.6 %	\$374
School Taxes	Current	\$845	0.5 %	\$37
Insurance	Current	\$8,174	4.4 %	\$355
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$9,200	4.9 %	\$400
Maintenance	Normalised	\$16,100	8.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,874	1 %	\$81
Total Expenses		\$54,155	28.9 %	\$2,355
Net Revenue		\$133,249		\$5,793

FINANCING

Maximum loan amount	\$1,274,250
Financing CAP	6.28 %
Debt coverage ratio	1.2
Interest Rate	5.0 %
Amortization	25 Years
Term	5 Years

TREASURY

Net Revenue	\$133,249
Annual Mortgage Cost	\$88,933
Net cash after mortgage	\$44,316

RETURN ON INVESTMENT

Down Payment	\$424,750
Cash on cash return	10.4 %
Return on liquidity + capitalization	16.7 %
Total yearly return with appreciation of 2 %	24.67 %

CPU
73 900 \$

GIM
8,8

NIM
12,8

CAP
7,8 %





