

211 CALIXA-LAVALLEE SAINT-JÉRÔME

16 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 16-unit apartment building in an ideal location offering strong potential for value creation. Six units have already been fully renovated and modernized, while nine units remain to be optimized, allowing the buyer to continue growing rental income. This property is well-positioned in a sought-after area, offering an attractive balance between stability and appreciation potential. An opportunity not to be missed for an investor seeking added value.

HIGHLIGHTS

- ✓ Unit renovations include plumbing and electricity
- ✓ 6 units completely renovated
- ✓ 8 outdoor storage units | 5 for rent

ASKING PRICE :

\$3,595,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Plumbing and Electrical Panels in the renovated Units
Six fully renovated units
Doors and windows replaced in 2025
Roof replaced in 2023

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenant

Number of units

16



Number of Parking Spaces

20 spaces

Hot Water System

Independent Water Heaters

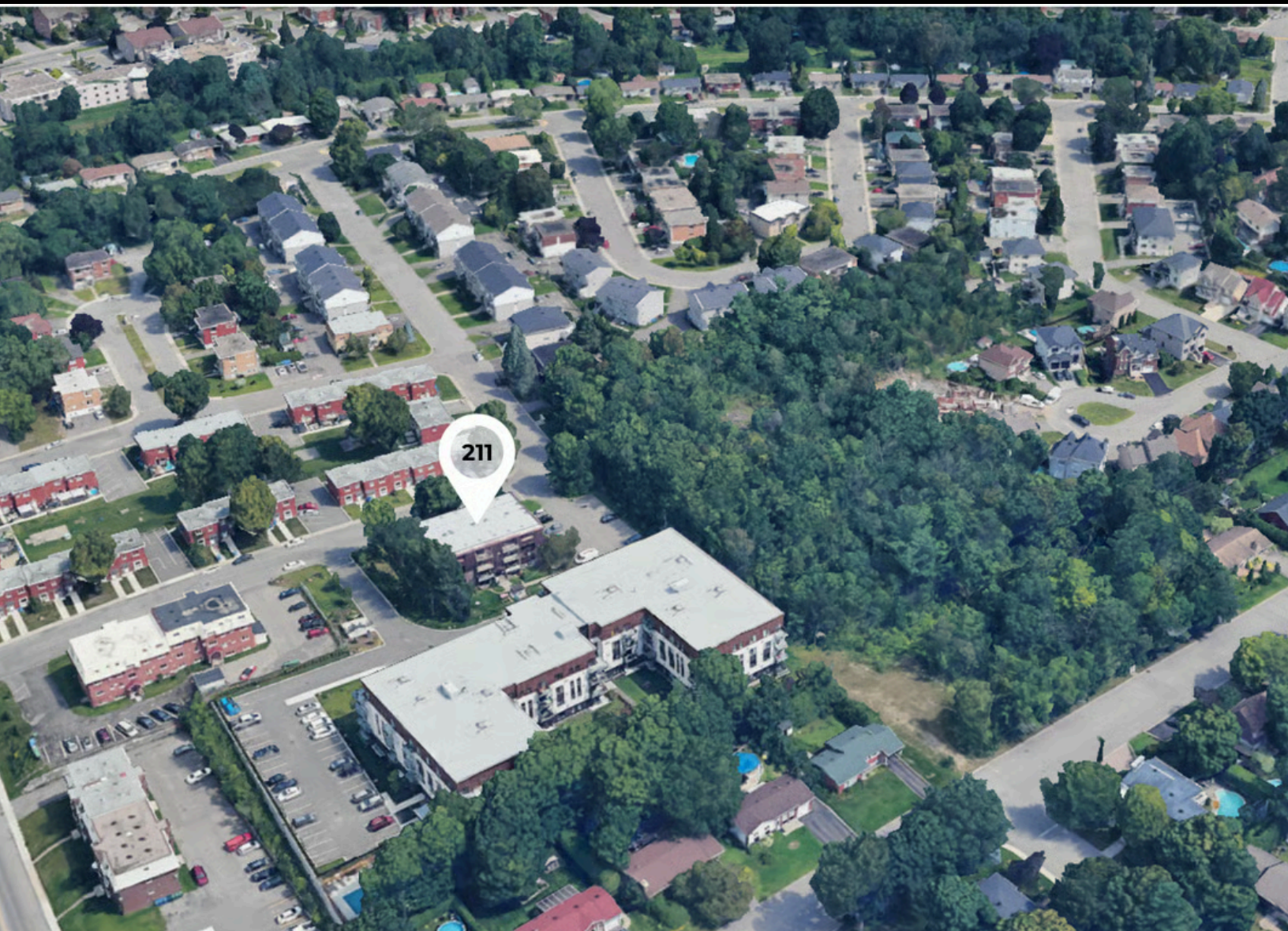


Heating System

Electric Baseboards | 3 units have a heat pump



211 Calixa-Lavallee, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number 2 141 053

Total Municipal Assessment

Total Municipal Assessment 1 361 100\$

Municipal Land Assessment 179 900\$

Municipal Building Assessment 1 181 200\$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1977

Features

Plumbing CUP | PVC

Condition of Roof Elastomeric Membrane | 2023

Condition of Doors All changed in 2025

Condition of Balconies Cement very good condition

Condition of Windows All changed in 2025

Condition of Kitchens 6 renovated | 10 good condition

Electrical Panels Breakers | 6 new panels

Exterior Siding Brick

Condition of Bathrooms 6 renovated | 10 good condition

Floor Covering Ceramic | Water-resistant vinyl | Floating floor | Other

Building type

Laundry Room No

Number of Units 8 x 5 ½, 6 x 4 ½, 2 x 3 ½

Washer/Dryer Inlet Yes

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Outdoor

Number of Parking Spaces 20 spaces

Area

Land Surface Area 1 995.30 m2



FEATURES

Internet and Telecom

No

Condition of Doors

All changed in 2025

Intercom and Doorbell

Intercom with Bell

Condition of Windows

All changed in 2025

Exterior Siding

Brick

Floor Covering

Ceramic | Water-resistant vinyl |
Floating floor | Other

Plumbing

CUP | PVC

Condition of Balconies

Cement very good condition

Heating System

Electric Baseboards | 3 units have
a heat pump

Condition of Kitchens

6 renovated | 10 good condition

Condition of Bathrooms

6 renovated | 10 good condition

Condition of Roof

Elastomeric Membrane | 2023

Concierge Agreement

Yes

Hot Water System

Independent Water Heaters

Electrical Panels

Breakers | 6 new panels

Environmental Report

Update to be done

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$233,340	98.3 %	\$1,215
Affordable Res.			
Commercial			
Lockers	\$2,680	1.1 %	\$14
Parking	\$1,320	0.6 %	\$7
Laundry			
Total Revenues	\$237,340		\$1,236
Vac. / Bad debt	\$9,494	4 %	\$49
EGR	\$227,846		\$1,187

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$11,392	5 %	\$712
Municipal Taxes	Current	\$23,758	10.4 %	\$1,485
School Taxes	Current	\$1,552	0.7 %	\$97
Insurance	Current	\$13,033	5.7 %	\$815
Electricity	Current	\$2,389	1 %	\$149
Heating				
Snow Removal	Current	\$1,600	0.7 %	\$100
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$6,400	2.8 %	\$400
Maintenance	Normalised	\$11,200	4.9 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,278	1 %	\$142
Internet	Current	\$845	0.4 %	\$53
Total Expenses		\$74,448	32.7 %	\$4,653
Net Revenue		\$153,399		\$9,587

FINANCING

	schl	conv
Maximum loan amount	\$2,694,605	\$1,847,709
Financing CAP	4.84 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.25 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$153,399	\$153,399
Annual Mortgage Cost	\$147,547	\$122,719
Net cash after mortgage	\$5,851	\$30,680

RETURN ON INVESTMENT

Down Payment	\$900,395	\$1,747,291
Cash on cash return	0.6 %	1.8 %
Return on liquidity + capitalization	3.8 %	4.1 %
Total yearly return with appreciation of 2 %	11.74 %	8.23 %

CPU
224 700 \$

GIM
15,2

NIM
23,4

CAP
4,3 %



