FOR SALE

212 CAROLINE | LONGUEUIL

PMML

6 UNITS





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Produced on: October 15, 2026

BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

LOCATION AAA – HISTORIC VIEUX-LONGUEUIL. Rare on the market, detached 6-plex (6 x 4½) steps away from the iconic Saint-Charles Street, with its terraces and restaurants. Well-maintained and improved building over the years. Four out of six units renovated, offering bright rooms, two closed bedrooms, hardwood floors, and balconies. Energy costs entirely at the tenants' expense. Prized location, very in demand, and good potential for income optimization. A privileged opportunity to acquire a building in a sector where opportunities are rare.

HIGHLIGHTS

- Exceptional location in the heart of Vieux-Longueuil's heritage sector. Highly sought-after sector, with strong rental demand.
- Close to schools, parks, shops, public transit, and Longueuil metro, with quick access to bridges and main arteries to Montreal.

ASKING PRICE :

$1,499,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Over the years: Renovation of 4 out of 6 units

2025: Replacement of two backwater valves and the exterior catch basin ($3,369).

2025: Replacement of the water and sewer service entrance ($11,325)

2020: Masonry repair on the left side wall, anchor replacement, Tyvek membrane installation, repointing, and punctual repairs at the rear and front ($11,038).

2009: Roof repair work

ADDITIONAL INFORMATION

Average rent of $1,111/month for the six 4½ units, offering good potential for rental income optimization.

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

Responsibility for appliances
Tenants

Number of units
6



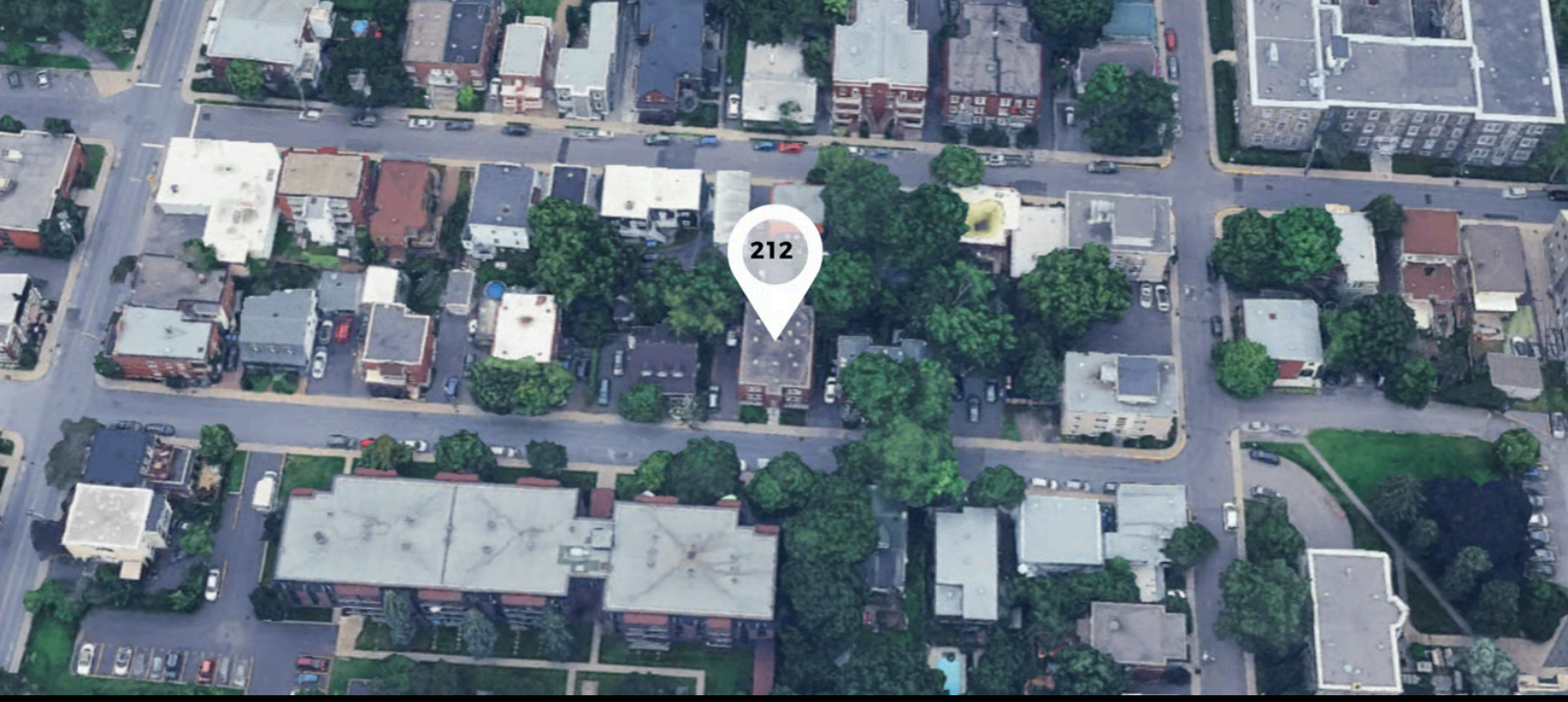
Number of Parking Spaces
5 (4 tandem on the left, 1 on the right)

Hot Water System
Independent tanks (landlord)

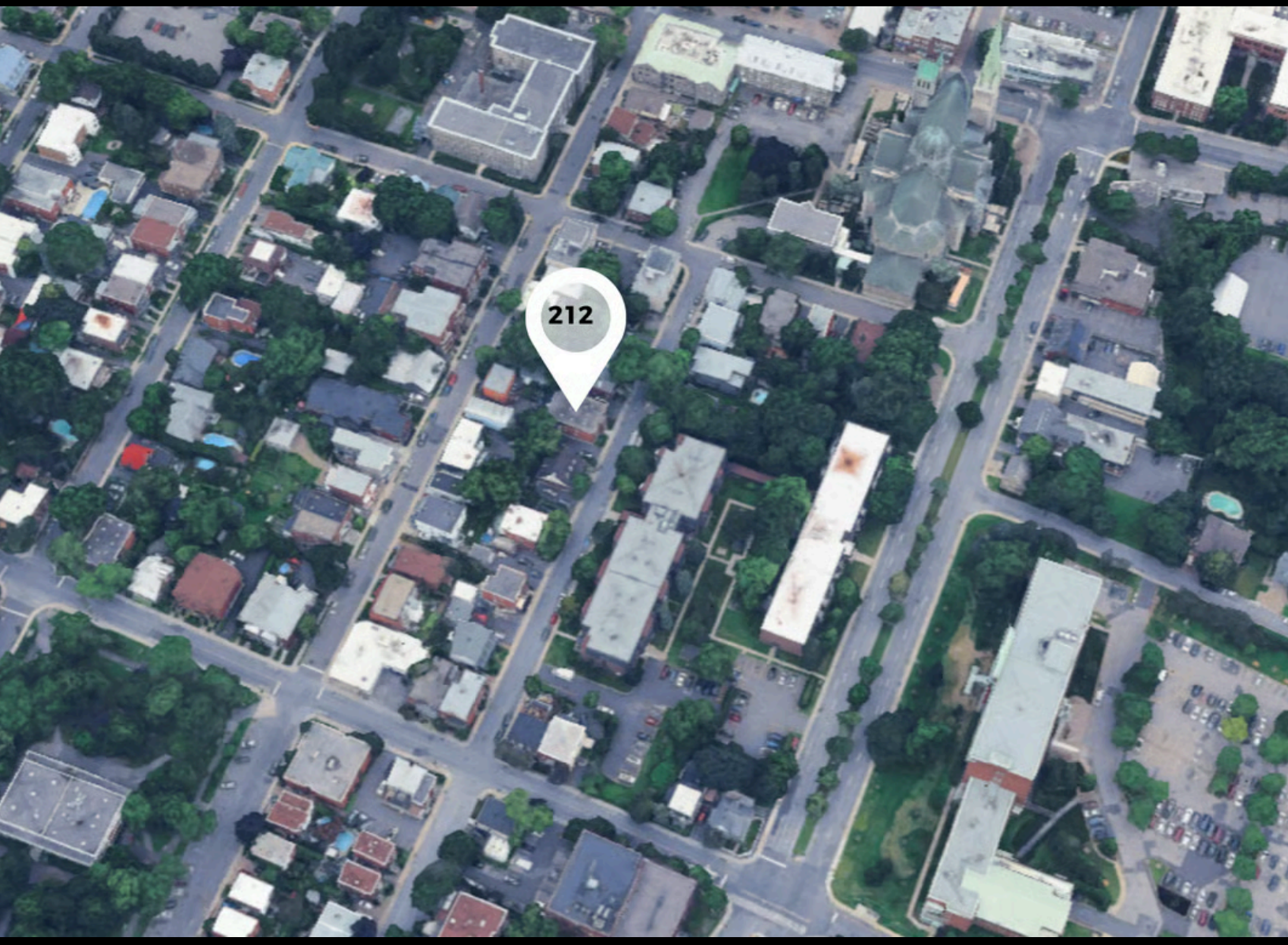




Heating System
Electric baseboards



212 Caroline, Longueuil



BUILDING DESCRIPTION

General Information

Cadastral number	2 008 063

Total Municipal Assessment

Total Municipal Assessment	1 034 300 $
Municipal Land Assessment	283 700 $
Municipal Building Assessment	750 600 $

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1957

Electromechanical System

Fire System	Fire extinguisher in common areas, emergency lighting

Building type

Laundry Room	No
Number of Units	6 x 4.5
Washer/Dryer Inlet	Yes, in each unit
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Exterior
Number of Parking Spaces	5 (4 tandem on the left, 1 on the right)

Area

Land Surface Area	4697 sq ft







FEATURES

Fenced

Yes

Condition of Roof

2009 - Tar - gravel

Concierge Agreement

Verbal agreement - Contact the broker

Hot Water System

Independent tanks (landlord)

Electrical Panels

Breakers - 125 AMP

Condition of Bathrooms

Good condition

Internet and Telecom

Yes

Condition of Doors

Good condition (rear aluminum - wood in front)

Intercom and Doorbell

Intercom and doorbell

Condition of Windows

PVC - Good condition

Exterior Siding

Brick

Environmental Report

No

Plumbing

Copper, ABS

Condition of Balconies

Fiberglass - excellent condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Distance from fire station and hydrant

To be verified

Floor Covering

Hardwood, ceramic, linoleum

REVENUE

	yearly	% / GR	RPU (m)
Residential	$79,992	100 %	$1,111
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$79,992**		**$1,111**
Vac. / Bad debt	$2,400	3 %	$33
EGR	**$77,592**		**$1,078**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$3,492	4.5 %	$582
Municipal Taxes	Current	$7,515	9.7 %	$1,253
School Taxes	Current	$716	0.9 %	$119
Insurance	Current	$3,973	5.1 %	$662
Electricity				
Heating				
Snow Removal	Current	$897	1.2 %	$150
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,500	1.9 %	$250
Maintenance	Normalised	$4,200	5.4 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$776	1 %	$129
Total Expenses		**$23,069**	**29.7 %**	**$3,845**
Net Revenue		**$54,524**		**$9,087**

FINANCING

Maximum loan amount	$868,647	$937,456	$937,456	$1,007,803
Financing CAP	4.71 %	4.94 %	4.94 %	5.14 %
Debt coverage ratio	1.1	1.1	1.1	1.1
Interest Rate	4.0 %	4.4 %	4.4 %	4.4 %
Amortization	30 Years	40 Years	40 Years	50 Years
Term	5 Years	5 Years	5 Years	5 Years

TREASURY

Net Revenue	$54,524	$54,524	$54,524	$54,524
Annual Mortgage Cost	$49,567	$52,638	$52,336	$52,179
Net cash after mortgage	$4,957	$1,886	$2,188	$2,345

RETURN ON INVESTMENT

Down Payment	$630,353	$561,544	$561,544	$491,197
Cash on cash return	0.8 %	0.3 %	0.4 %	0.5 %
Return on liquidity + capitalization	3.2 %	2.0 %	2.1 %	1.7 %
Total yearly return with appreciation of 2 %	7.98 %	7.35 %	7.4 %	7.81 %

CPU	GIM	NIM	CAP
249 800 $	18,7	27,5	3,6 %













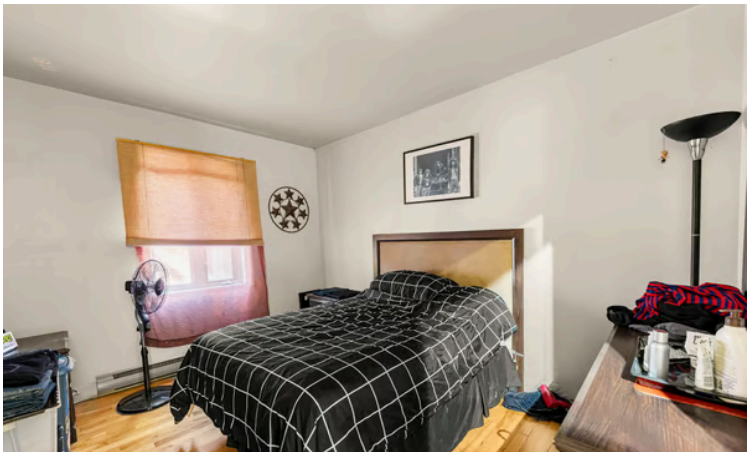




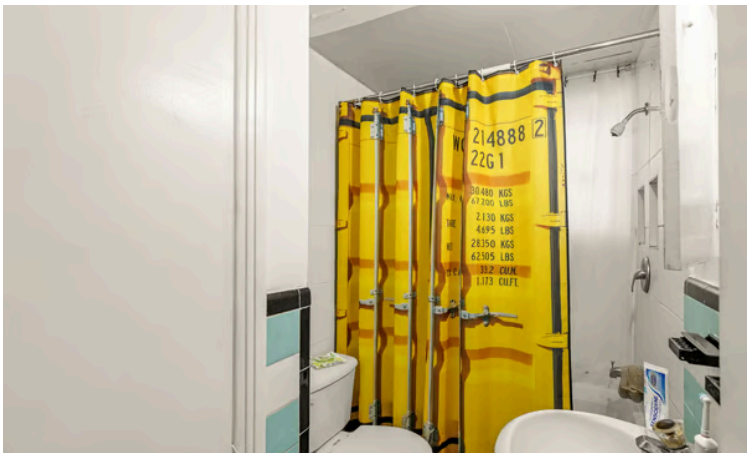




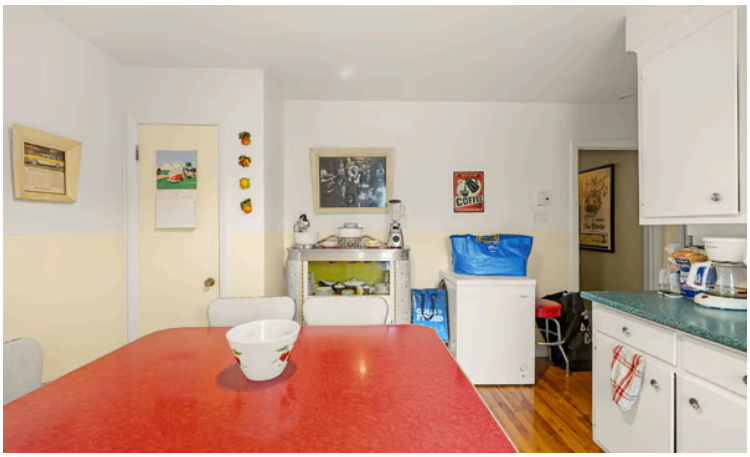







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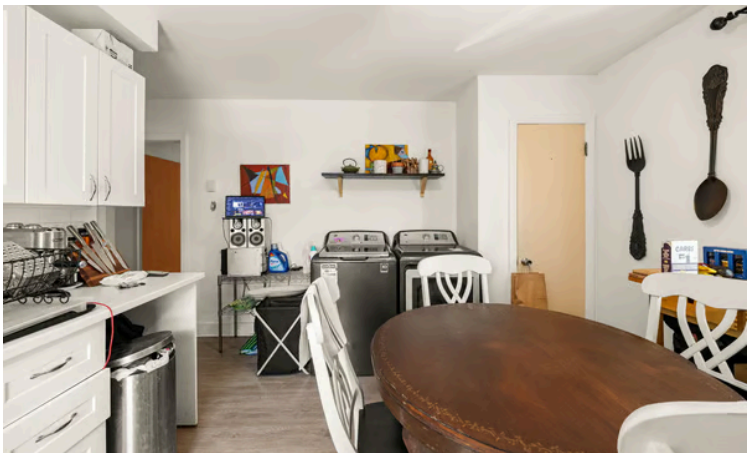




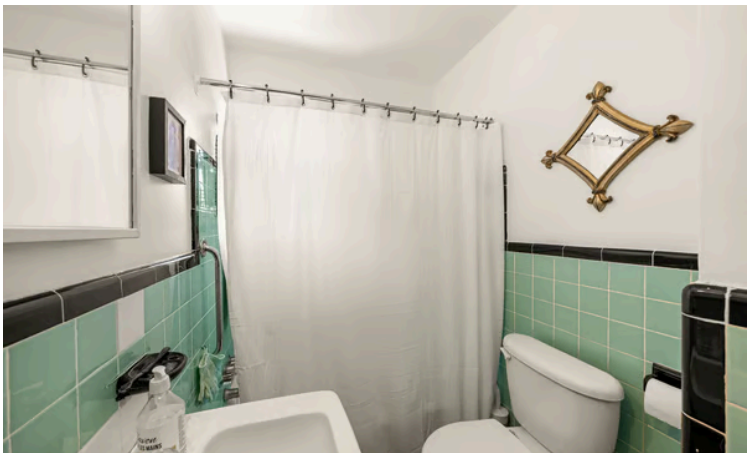











LOUEZ-MOI



