

**2310 MCGILL
LONGUEUIL**

8 UNITS

PMML

FOR SALE




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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Stunning property in a prime location. Prime location. 8 units. Detached building comprising 4 x 5.5 + 4 x 4.5. Spacious apartment. Several rental improvements have been made, and the building is in good overall condition. This investment is very close to highways and major roads. 10 outdoor parking spaces. A superb opportunity with undeniable potential for optimization and value creation. A 5.5-room apartment will be vacant from August 1, 2026.

HIGHLIGHTS

- ✓ Close to all amenities (grocery stores, restaurants, shopping centers, parks, schools)
- ✓ 2 minutes from the bus and 10 minutes from the Longueuil metro station
- ✓ Significant potential to further increase rental income

ASKING PRICE :
\$1,675,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Renovation of certain housing units;
Roofing 2018
Installation of fiberglass balconies in 2011.

ADDITIONAL INFORMATION

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

Apartment 8 will be vacant as of August 1, 2026—potential rent \$1,750\$
Large outdoor sheds and storage spaces

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

Responsibility for appliances

Tenant



Number of units

8

Number of Parking Spaces

10 spaces

Hot Water System

Independent tanks

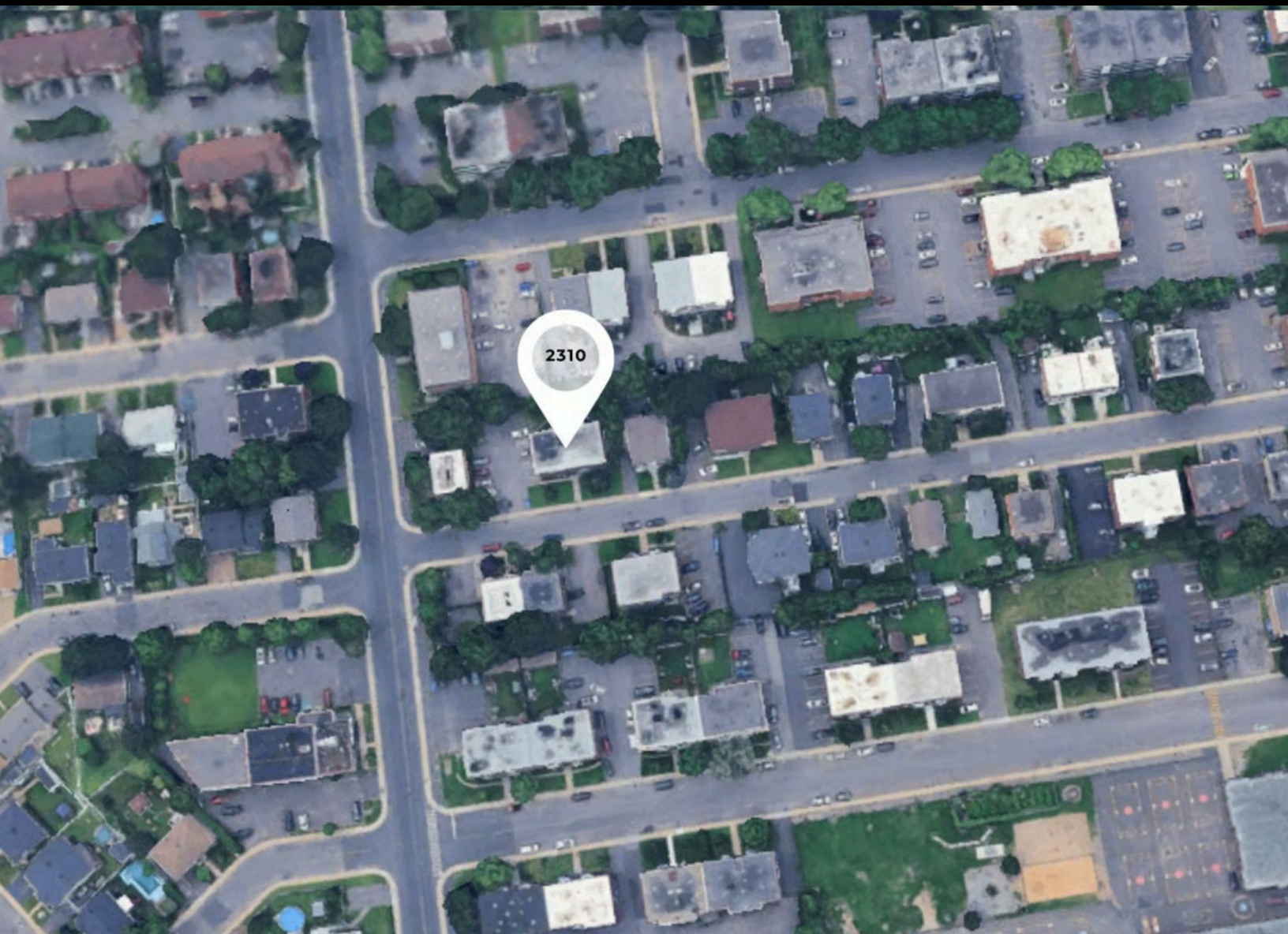


Heating System

Electric baseboard heaters



2310 McGill, Longueuil



BUILDING DESCRIPTION

General Information

Cadastral number 3 222 305

Municipal Assessment

Municipal Assessment \$1 459 800

Municipal Land Assessment \$564 400

Municipal Building Assessment \$895 400

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 Units 8

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces 10 spaces

Area

Land Surface Area 11 571 sq.ft.



FEATURES

Plumbing

copper, ABS and cast iron for the main columns

Condition of Balconies

Fiberglass balconies (2011)

Heating System

Electric baseboard heaters

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

Membrane / 2018

Concierge Agreement

None, there is no concierge

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Update required

Condition of Doors

Good condition

Intercom and Doorbell

Doorbell

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Hardwood & parquet flooring, laminate and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$95,616	100 %	\$996
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$95,616		\$996
Vac. / Bad debt	\$2,868	3 %	\$30
EGR	\$92,748		\$966

EXPENSES

		yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,942	4.3 %	\$493
Municipal Taxes	Current	\$10,616	11.4 %	\$1,327
School Taxes	Current	\$967	1 %	\$121
Insurance	Current	\$7,928	8.5 %	\$991
Electricity	Current	\$260	0.3 %	\$33
Heating				
Snow Removal	Current	\$1,529	1.6 %	\$191
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,720	1.9 %	\$215
Maintenance	Normalised	\$4,880	5.3 %	\$610
Appliances				
WiFi				
Heat Pump				
Total Expenses		\$31,842		\$3,980
Net Revenue		\$60,906		\$7,613

FINANCING

Maximum loan amount	\$764,012	\$1,203,058	\$1,109,438
Financing CAP	5.98 %	4.81 %	4.67 %
Debt coverage ratio	1.25	1.1	1.1
Interest Rate	4.1 %	4.0 %	4.0 %
Amortization	25 Years	50 Years	40 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$60,906	\$60,906	\$60,906
Annual Mortgage Cost	\$48,725	\$58,292	\$58,468
Net cash after mortgage	\$12,181	\$2,614	\$2,437

RETURN ON INVESTMENT

Down Payment	\$910,988	\$471,942	\$565,562
Cash on cash return	1.3 %	0.6 %	0.4 %
Return on liquidity + capitalization	3.3 %	2.3 %	2.6 %

CPU
209 400 \$

GIM
17,5

NIM
27,5

CAP
3,6 %

RENT ROLL

RESIDENTIAL

Logement	Type	Area	Amount	Renewal	Notes
1	4.5		828 \$	août 2027	Loyer actuel 2025-2026 : 79...
2	5.5		900 \$	juin 2027	Loyer actuel 2025-2026 : 87...
3	4.5		895 \$	mai 2027	Loyer actuel 2025-2026 : 8...
4	5.5		985 \$	oct. 2027	Loyer actuel 2025-2026 : 9...
5	4.5		870 \$	juin 2027	Loyer actuel 2025-2026 : 8...
6	5.5		845 \$	juin 2027	Loyer actuel 2025-2026 : 81...
7	4.5		895 \$	août 2027	Loyer actuel 2025-2026 : 8...
8	5.5		1 750 \$	juill. 2026	Vacant à partir du 1er août
Residential monthly total			7 968 \$		
Yearly total			95 616 \$		
Monthly total			7 968 \$		
Yearly total			95 616 \$		

