

25 - 27 COURT GRANBY

7 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Multi-residential complex of 7 units located in downtown Granby, comprising a sixplex at 27 Court and an independent 4½ at 25 Court. The asset generates rental income and benefits from a strategic location close to shops, services, and major roadways.

HIGHLIGHTS

- ✓ Central location in Granby
- ✓ GK11C zoning allowing for multi-family housing R4+
- ✓ Documented densification/redevelopment potential
- ✓ Several improvements made in recent years.
- ✓ Short and medium-term rental potential, subject to applicable authorizations

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

25 Court: painting, enhancement, and roof redone in 2023.

27 Court: replacement of electronic thermostats and several fans, range hoods, and LED light fixtures; Internet network redone; painting of the stairwell and several units; kitchen improvements at 27-5.

ADDITIONAL INFORMATION

25-27 Court is sold as part of a portfolio with 142-144 Victoria.

However, both lots must be subject to separate financing and cannot be financed jointly under the same CMHC financing.

Possibility of selling company shares.

Sale without legal warranty of quality, at the buyer's risk and peril.

Responsibility for appliances

Included in most units; maintenance under the tenant's responsibility

Number of units

7

Number of Parking Spaces

5 Parking spaces

Hot Water System

Independent tanks



Heating System

Electric baseboards and convectors



25 - 27 Court, Granby



BUILDING DESCRIPTION

General Information

Cadastral number 1 010 472

Total Municipal Assessment

Total Municipal Assessment 724 000 \$

Municipal Land Assessment 92 400 \$

Municipal Building Assessment 631 600 \$

Construction

Number of Storeys 3 for the sixplex; 2 for the cottage

Type of Building Detached

Type of Construction Wood frame

Year of Construction 1947, 1964

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 35

Number of Units 7 (4 x 4½ + 3 x 3½)

Washer/Dryer Inlet Yes

Appliance Responsibility Included in most units; maintenance under the tenant's responsibility

Heating Responsibility Tenants – 25 and 27 Court

Hot Water Responsibility Tenants – 25 and 27 Court

Sixplex at 27 Court and independent 4½ cottage at 25 Court. Owner-paid electricity applies only to 27 Court common areas; 25 Court is tenant-paid.

Parking

Type of Parking Outdoor

Number of Parking Spaces 5 Parking spaces

Area

Land Surface Area 4 971 p.c



FEATURES

Fenced

No

Internet and Telecom

Yes; Internet network redone

Plumbing

Mix of copper, PEX, ABS, and cast iron / repairs and additions over the years

Condition of Roof

Elastomeric membrane, redone in 2023

Condition of Doors

Steel and glazed steel; fire doors at 25-27 Court

Condition of Balconies

Fiberglass with aluminum railings

Concierge Agreement

N/A

Intercom and Doorbell

Intercom with digital keypad

Heating System

Electric baseboards and convectors

Hot Water System

Independent tanks

Condition of Windows

Sixplex: replaced in 2020

Condition of Kitchens

Good condition

Electrical Panels

Circuit breakers; 400 A entrance at the sixplex, 100 A panel at the cottage

Exterior Siding

Mainly vinyl/aluminum

Distance from fire station and hydrant

Fire station 2.5 km

Condition of Bathrooms

Good condition

Environmental Report

Yes, performed in 2023.

Floor Covering

Ceramic, linoleum, and hardwood

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$89,400	91.5 %	\$1,064
Affordable Res.			
Commercial			
Lockers	\$2,880	2.9 %	\$34
Parking	\$3,000	3.1 %	\$36
Laundry			
Bureau Privé + Salle D'eau	\$2,400	2.5 %	\$29
Total Revenues	\$97,680		\$1,163
Vac. / Bad debt	\$2,930	3 %	\$35
EGR	\$94,750		\$1,128

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,264	4.5 %	\$609
Municipal Taxes	Current	\$7,688	8.1 %	\$1,098
School Taxes	Current	\$479	0.5 %	\$68
Insurance	Current	\$6,178	6.5 %	\$883
Electricity	Current	\$2,120	2.2 %	\$303
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,750	1.8 %	\$250
Maintenance	Normalised	\$4,900	5.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$947	1 %	\$135
Total Expenses		\$28,326	29.9 %	\$4,047
Net Revenue		\$66,423		\$9,489





