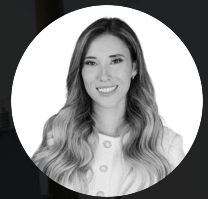


25 - 35 8E AVENUE NORD FLEURIMONT

6 UNITS

PMML

FOR SALE



Jessika Lahaie

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML

Partner

📞 819-345-2487

✉️ jessika.lahaie@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Located on 8th Avenue North in the Fleurimont sector, this six-unit concrete block building consists entirely of 4 ½ apartments. An attractive investment opportunity offering good medium-term optimization potential. Energy costs are the responsibility of the tenants. Ample storage space is available in the basement. The area offers quick access to public transportation, elementary and high schools, a CEGEP (pre-university college), and a variety of shops, all within walking distance.

HIGHLIGHTS

- ✓ Internet access is provided to tenants.
- ✓ The upper units have a beautiful view of the surrounding area.
- ✓ Located 1 km from Cégep de Sherbrooke and a short walk from the main thoroughfare King E.

ASKING PRICE :
\$875,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Doors and windows, roofing around 2009–2011

Independent tanks: 3 x 2021, 2 x 2020, 1 x 2011

Some units have been partially refurbished: flooring and painting

ADDITIONAL INFORMATION

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

Some easements are listed on the certificate of location: view, right of way, electricity, acquired rights.

Some images were generated using artificial intelligence.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

Approximately 7 spaces

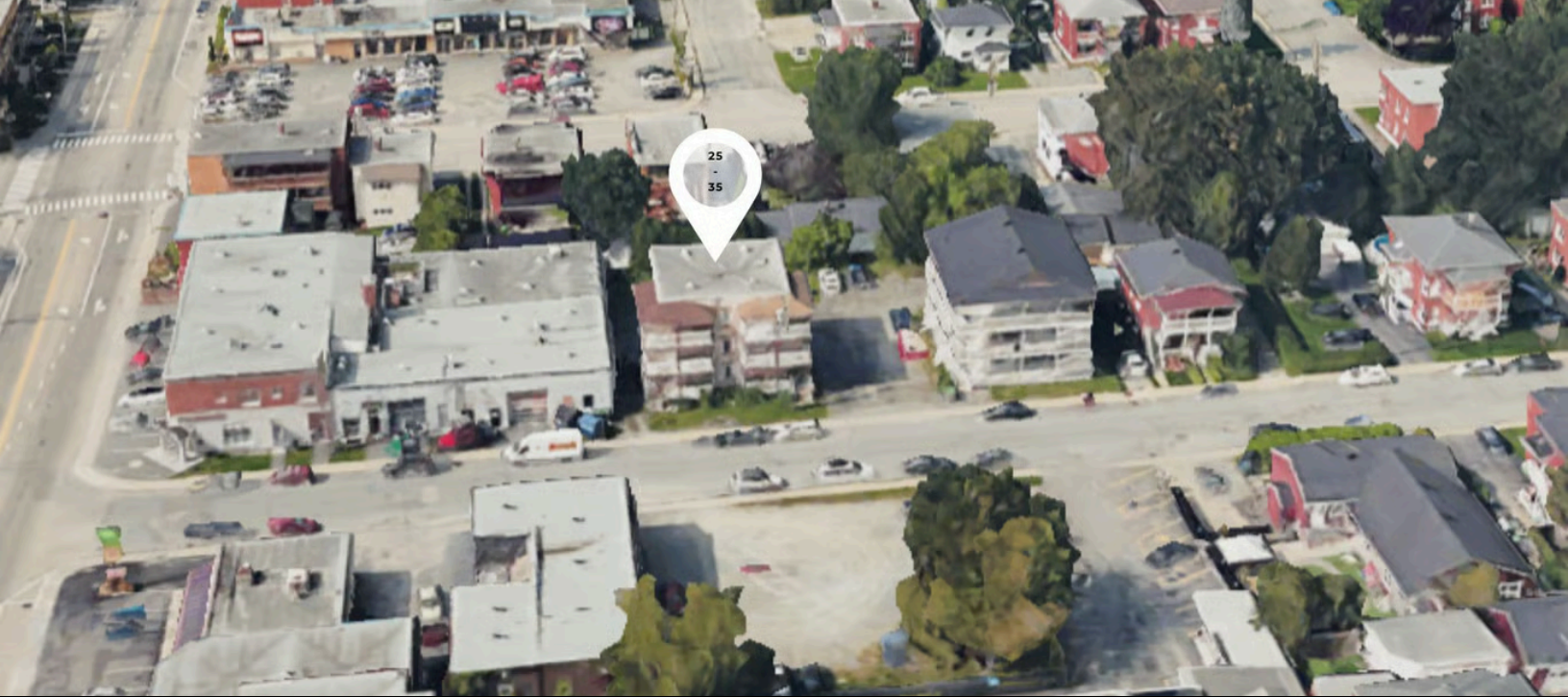
Hot Water System

Independent tanks (2 x 60 gallons, 4 x 40 gallons)

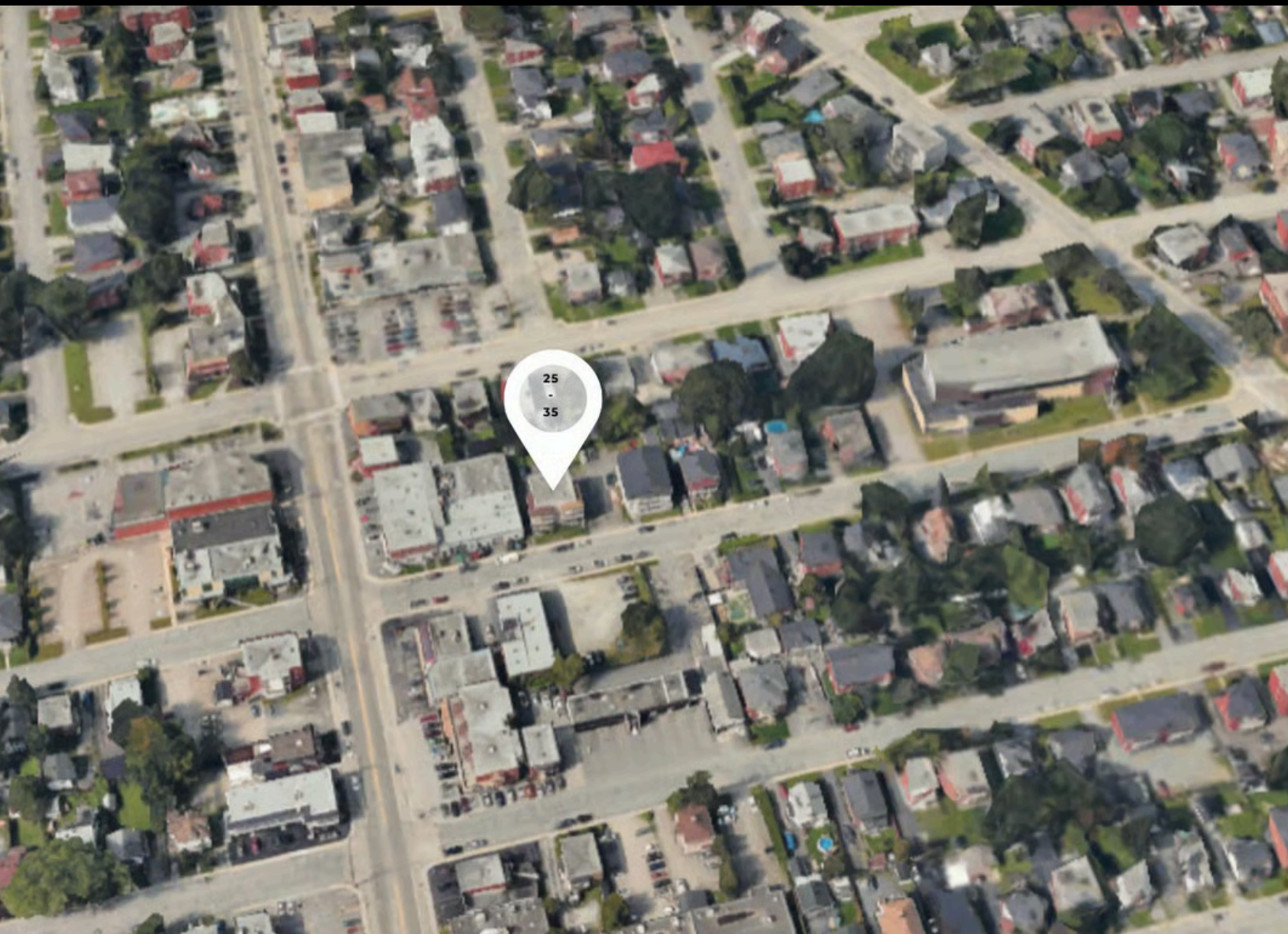


Heating System

Electric baseboard heaters



25 - 35 8e Avenue Nord, Fleurimont



BUILDING DESCRIPTION

General Information

Cadastral number 3 584 301

Total Municipal Assessment

Total Municipal Assessment \$567 600

Municipal Land Assessment \$116 700

Municipal Building Assessment \$450 900

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Concrete blocks

Year of Construction 1947

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 24

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 Driveway / Unpaved

Number of Parking Spaces Approximately 7 spaces

Area

Land Surface Area 7 503 sq. ft.



FEATURES

Fenced

No

Condition of Roof

Elastomeric membrane -
Condition to be verified

Concierge Agreement

N/A

Hot Water System

Independent tanks (2 x 60
gallons, 4 x 40 gallons)

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good condition and fair condition

Internet and Telecom

Internet

Condition of Doors

To be verified

Intercom and Doorbell

Yes, doorbell

Condition of Windows

PVC / Guillotine

Exterior Siding

Concrete block

Environmental Report

N/A

Plumbing

ABS / PEX / Copper

Condition of Balconies

Wood - To be redone

Heating System

Electric baseboard heaters

Condition of Kitchens

Kitchen cabinets: Wood /
Melamine

Distance from fire station and hydrant

Nearby

Floor Covering

Hardwood / Flexible flooring /
Vinyl / Floating floor

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$65,208	100 %	\$906
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$65,208		\$906
Vac. / Bad debt	\$1,956	3 %	\$27
EGR	\$63,252		\$878

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,846	4.5 %	\$474
Municipal Taxes	Current	\$7,446	11.8 %	\$1,241
School Taxes	Current	\$396	0.6 %	\$66
Insurance	Current	\$5,957	9.4 %	\$993
Electricity	Current	\$717	1.1 %	\$120
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	2.4 %	\$250
Maintenance	Normalised	\$4,200	6.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$633	1 %	\$105
Internet	Current	\$1,252	2 %	\$209
Total Expenses		\$24,947	39.4 %	\$4,158
Net Revenue		\$38,305		\$6,384

FINANCING

	schl	conv
Maximum loan amount	\$649,350	\$457,365
Financing CAP	5.01 %	6.28 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.5 %	5.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$38,305	\$38,305
Annual Mortgage Cost	\$36,995	\$31,921
Net cash after mortgage	\$1,310	\$6,384

RETURN ON INVESTMENT

Down Payment	\$225,650	\$417,635
Cash on cash return	0.6 %	1.5 %
Return on liquidity + capitalization	3.4 %	3.8 %
Total yearly return with appreciation of 7.16 %	31.17 % of 5.83 %	16.02 %

CPU
145 800 \$

GIM
13,4

NIM
22,8

CAP
4,4 %



