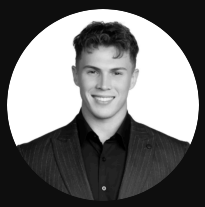
FOR SALE

PMML

250-254 TRAHAN / 45 PINSONNEAULT | *SAINT-JEAN-SUR-RICHELIEU

5 UNITS





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Produced on: October 16, 2026

BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Detached 5-unit brick building generating $65,784 in annual revenue in Saint-Jean-sur-Richelieu. Located at the corner of Trahan and Pinsonneault streets, near Old Saint-Jean and within short walking distance of the CEGEP, elementary schools, parks, a pharmacy, the municipal pool, the arena, grocery stores and the shops of Séminaire Boulevard. Energy costs are paid by the tenants, which reduces operating expenses. With its spacious rooms and bedrooms, quality tenants and 5 parking spaces, this property is a stable asset. A great opportunity for an investor!

HIGHLIGHTS

- ✓ Washer-dryer hookup in every unit, except the 1½.
- Bruno-Choquette Elementary School approximately 150 m away.
- CEGEP de Saint-Jean-sur-Richelieu and municipal pool approximately 500 m away.
- Familiprix pharmacy and dental clinic 300 m away.
- Three municipal parks nearby: Alcide-Côté, Marquis-de-Montcalm and Rémi-Gaulin (250, 300 and 400 m).
- IGA and Super C grocery stores, Uniprix and Brunet pharmacies, a medical complex and other shops on Séminaire Boulevard North, less than 1.5 km away.
- École professionnelle des métiers 800 m away.
- Alphonse-Desjardins and Richard-Lafontaine stadiums and the municipal arena nearby (600, 750 and 800 m).

ASKING PRICE :

$1,099,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof (elastomeric membrane) – 2009

ADDITIONAL INFORMATION

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

The 1½ is vacant, as the owner occupies it part-time. Its estimated rental potential is $700 per month.

The building has a large, fenced and well-maintained backyard.

Appliances are provided by the tenants.

The building has a large basement housing the separate water heaters. Plenty of storage space is available.

Responsibility for appliances
Tenant

Number of units
5



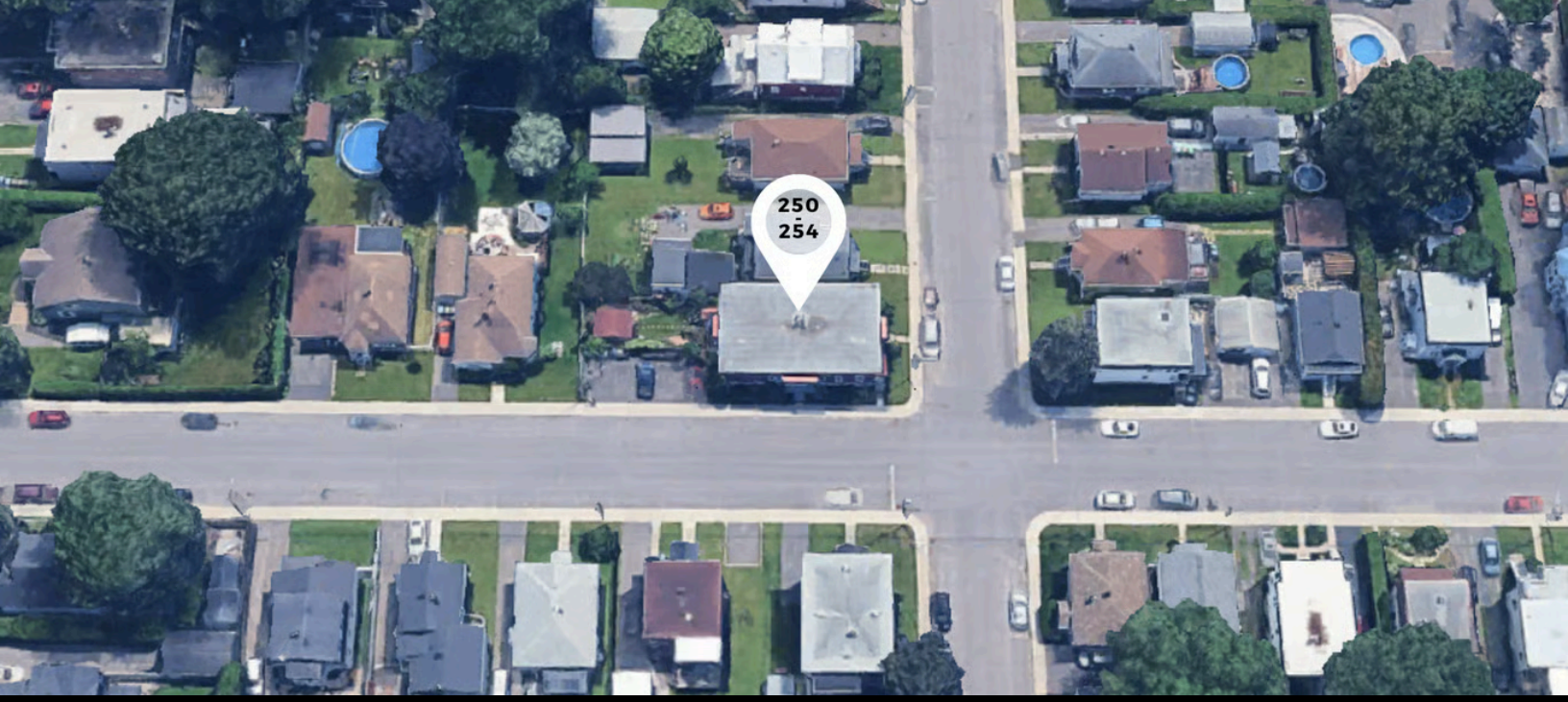
Number of Parking Spaces
5

Hot Water System
Independent tanks





Heating System
Electric baseboard heating in all units, with the option of gas heating for three of them (one 4½ and two 5½ units upstairs).



250-254 Trahan / 45 Pinsonneault, *Saint-Jean-sur-Richelieu



BUILDING DESCRIPTION

General Information

Cadastral number	4 259 735

Total Municipal Assessment

Total Municipal Assessment	$ 561 500
Municipal Land Assessment	$ 172 800
Municipal Building Assessment	$ 388 700

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1948

Electromechanical System

Fire System	Smoke detectors (8 detectors)

Building type

Laundry Room	No
Number of Rooms	20
Number of Units	3 x 5.5 + 1 x 4.5 + 1 x 1.5
Washer/Dryer Inlet	Yes, in each unit, except for the one at 45 Pinsonneault (1 ½).
Appliance Responsibility	Tenant
Heating Responsibility	Tenant
Hot Water Responsibility	Tenant

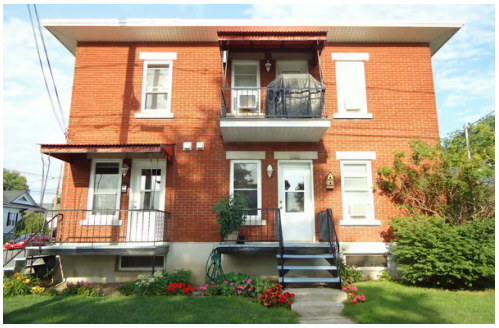
Parking

Type of Parking	Exterior
Number of Parking Spaces	5

Area

Land Surface Area	5 486 sq ft







FEATURES

Fenced

Yes, in the back

Condition of Roof

Excellent maintenance, elastomeric membrane (2009)

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Electrical breakers

Condition of Bathrooms

Good condition / Standard

Internet and Telecom

Yes, internet

Condition of Doors

Good condition, residential exterior doors with glass/screen doors

Intercom and Doorbell

Yes (doorbell not available in some units).

Condition of Windows

Good condition, windows mainly with white frames, PVC

Exterior Siding

Brick

Environmental Report

N/A

Plumbing

ABS / PEX / Cope

Condition of Balconies

Good condition, metal stairs and railings

Heating System

Electric baseboard heating in all units, with the option of gas heating for three of them (one 4½ and two 5½ units upstairs).

Condition of Kitchens

Good condition / Standard

Distance from fire station and hydrant

Less than 500 feet

Floor Covering

Ceramic / vinyl / Floating

REVENUE

	yearly	% / GR	RPU (m)
Residential	$65,784	100 %	$1,096
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$65,784**		**$1,096**
Vac. / Bad debt	$1,974	3 %	$33
EGR	**$63,810**		**$1,064**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$2,871	4.5 %	$574
Municipal Taxes	Current	$6,111	9.6 %	$1,222
School Taxes	Current	$381	0.6 %	$76
Insurance	Current	$2,451	3.8 %	$490
Electricity	Current	$200	0.3 %	$40
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,250	2 %	$250
Maintenance	Normalised	$3,500	5.5 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$638	1 %	$128
Total Expenses		**$17,403**	**27.3 %**	**$3,481**
Net Revenue		**$46,408**		**$9,282**

FINANCING

Maximum loan amount	$809,375	$506,865
Financing CAP	4.87 %	6.87 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.3 %	5.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	$46,408	$46,408
Annual Mortgage Cost	$44,802	$37,126
Net cash after mortgage	$1,606	$9,282

RETURN ON INVESTMENT

Down Payment	$289,625	$592,135
Cash on cash return	0.6 %	1.6 %
Return on liquidity + capitalization	3.4 %	3.2 %
Total yearly return with appreciation of 2.5 %	12.92 %	7.86 %

CPU	GIM	NIM	CAP
219 800 $	16,7	23,7	4,2 %

















