

# 26 COURT GRANBY

9 UNITS

# PMML

FOR SALE



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## BUILDING TYPE

Detached

## BUILDING CATEGORY

Mixed Uses

## PROPERTY DESCRIPTION

Ideally located in downtown Granby, this semi-commercial building comprises six residential units (two 4 ½ and four 3 ½) and three commercial spaces, for a total of nine units. Meticulously maintained by the owner, it generates a healthy income while offering excellent potential for future appreciation. Situated in a vibrant area, it is within easy reach of services, shops, and major highways. Energy costs are shared between the tenants and the owner.

## HIGHLIGHTS

- ✓ The seller is open to a VTB agreement!
- ✓ Very well-maintained building, having undergone several renovations over the years.
- ✓ Large, free public parking lot located at the rear of the building, with no time restrictions.
- ✓ Permitted zoning: Cacco, Cbar, Cdét, Chôt, Cpro, Créc, Cresto, Ctél, R3, R4+, Rmc, Rpri.

ASKING PRICE :

**\$1,299,000**

+ GST/PST ON THE COMMERCIAL PORTION

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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Electric boiler: 2011

Rear balcony: 2015

Insulation of basement rim joists: 2015

Replacement of fuse panels with circuit breaker panels: 2016

Front storefront window of unit 101: 2020

Front interlocking pavers, concrete stairs, and aluminum railing: 2024

Renovation of unit 102: 2025

Renovation of rear common areas: 2025

Replacement of commercial washer-dryer units: 2025

Exterior commercial doors (50% of doors): 2025

Exterior side staircase: 2026 (in progress)

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## ADDITIONAL INFORMATION

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

A new certificate of location (2026) is currently being prepared. The property is subject to a tolerance servitude related to a brick encroachment as well as a right-of-way servitude in favor of the neighboring property.

Unit no. 2: renovated in 2017 (except the bathroom)

Unit no. 3: renovated in 2022

Unit no. 4: renovated in 2025 (bathroom in 2022)

Unit no. 5: renovated in 2026 (kitchen, bathroom, floors, paint)

Unit no. 6: renovated in 2025 (completely redone)

## Responsibility for appliances

Owner (8 appliances), units #1 to 4.



## Number of units

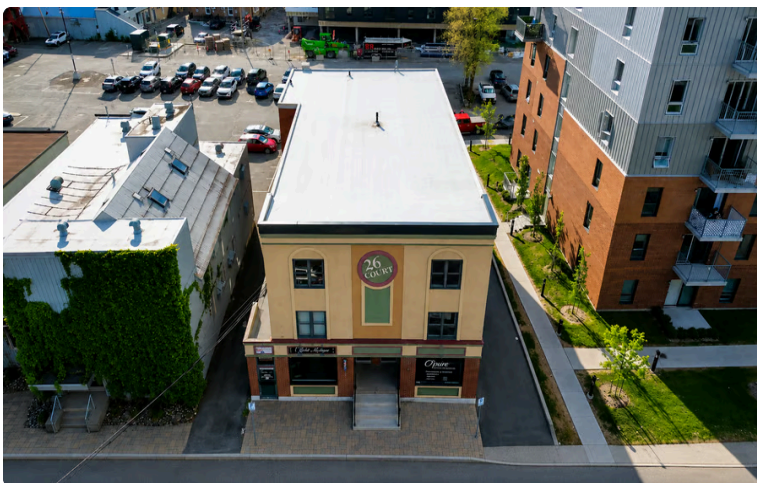
9

## Number of Parking Spaces

1 space at the rear and 2 spaces in the driveway.

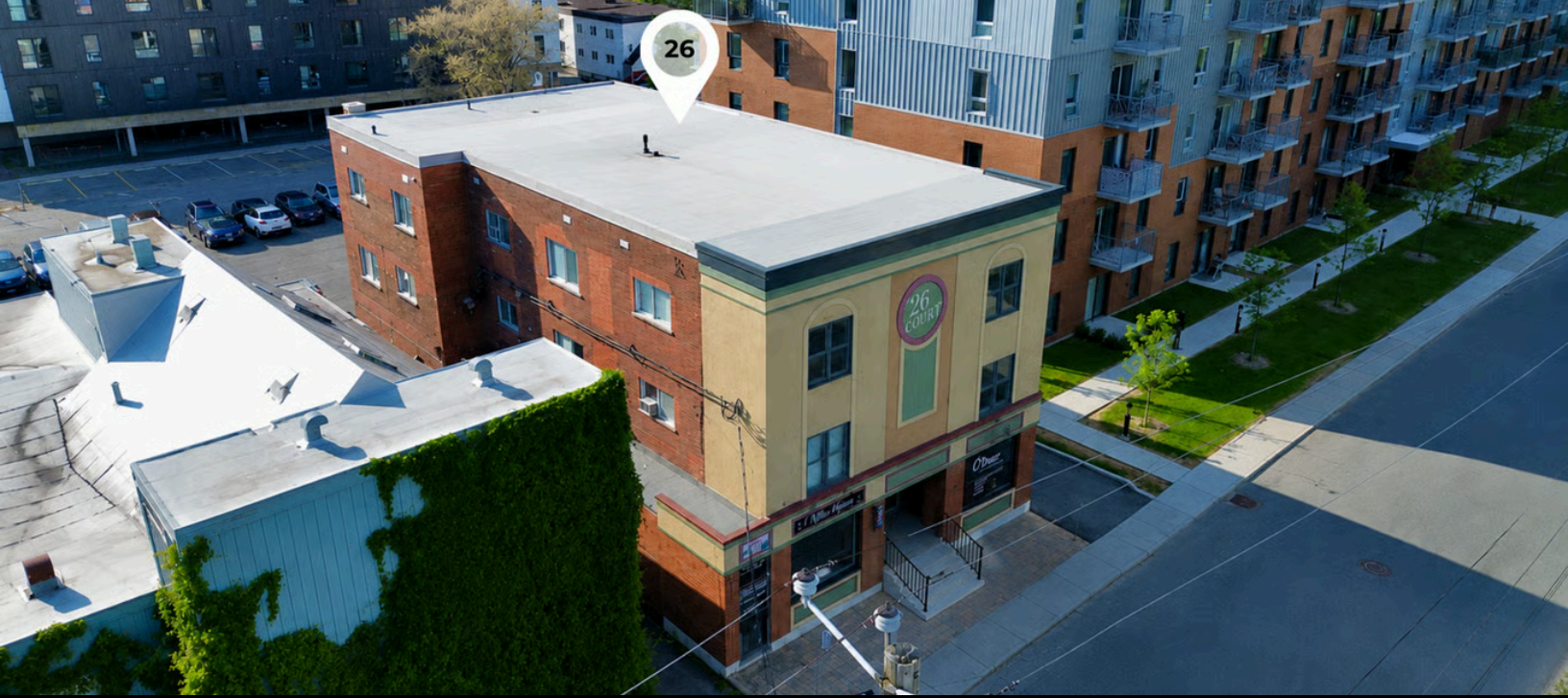
## Hot Water System

Electric boiler located in the basement

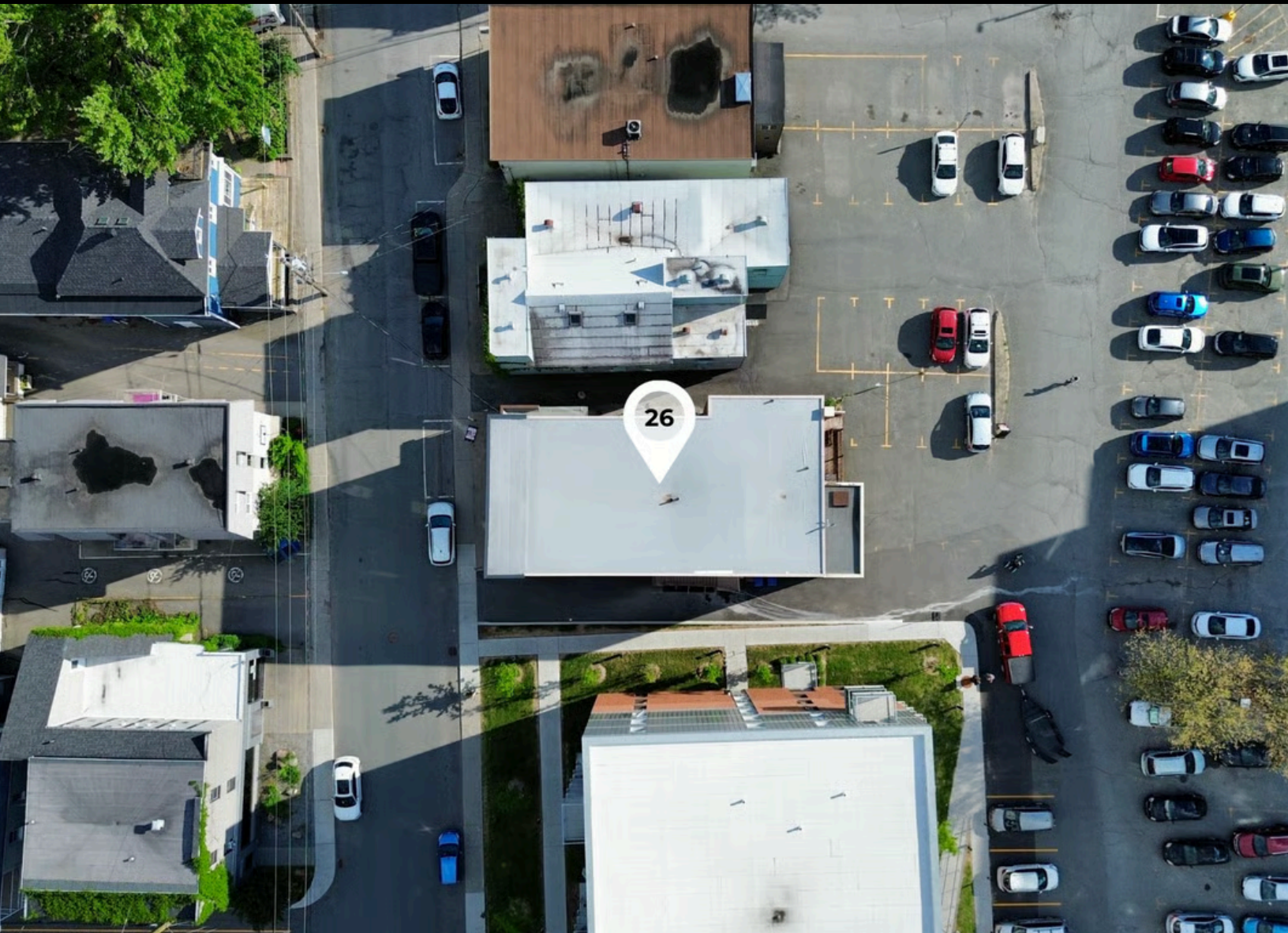


## Heating System

Electric



26 Court, Granby



# BUILDING DESCRIPTION

## General Information

Cadastral number 1 010 484

## Total Municipal Assessment

Total Municipal Assessment 782 000 \$

Municipal Land Assessment 95 500 \$

Municipal Building Assessment 686 500 \$

## Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1947

## Features

Plumbing Copper | ABS | Cast iron  
– To be confirmed

Condition of Roof 20 years | 2006 |  
Thermoplastic polyolefin  
(TPO) membrane

Condition of Doors 4 doors replaced in 2025  
(50%) | approximately  
20 years old for the  
others.

Condition of Balconies Painted wood

Condition of Windows 5 windows replaced in  
2025 | approximately 20  
years old for the others.

Condition of Kitchens #1 to 4 original  
(painted) or with  
replaced doors  
(melamine) | #5 and 6  
new in 2025 and 2026

Electrical Panels Circuit breakers – 2016

Exterior Siding Brick, parging/stucco

Condition of Bathrooms Good condition

Floor Covering Ceramic tile, vinyl, and  
laminated flooring

## Electromechanical System

Fire System Yes

## Building type

Laundry Room Oui (payante), pour les  
logements #1 à 5

Number of Units 4 x 3.5 + 2 x 4.5 + 3  
commercial

Washer/Dryer Inlet Yes, for the 6 (4½ units).

Appliance  
Responsibility Owner (8 appliances),  
units #1 to 4.

Heating Responsibility Tenants

Hot Water  
Responsibility Owner

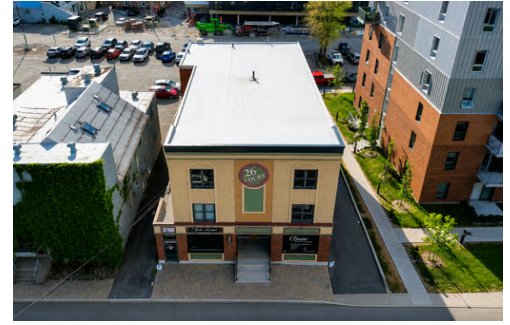
## Parking

Type of Parking Asphalt exterior

Number of Parking  
Spaces 1 space at the rear and 2  
spaces in the driveway.

## Area

Land Surface Area 5 139 pi²



## FEATURES

### Fenced

None

### Condition of Roof

20 years | 2006 | Thermoplastic polyolefin (TPO) membrane

### Concierge Agreement

Yes, cleaning only.

### Hot Water System

Electric boiler located in the basement

### Electrical Panels

Circuit breakers - 2016

### Environmental Report

None

### Internet and Telecom

None

### Condition of Doors

4 doors replaced in 2025 (50%) | approximately 20 years old for the others.

### Intercom and Doorbell

Doorbells, except for two units

### Condition of Windows

5 windows replaced in 2025 | approximately 20 years old for the others.

### Exterior Siding

Brick, parging/stucco

### Floor Covering

Ceramic tile, vinyl, and laminate flooring

### Plumbing

Copper | ABS | Cast iron - To be confirmed

### Condition of Balconies

Painted wood

### Heating System

Electric

### Condition of Kitchens

#1 to 4 original (painted) or with replaced doors (melamine) | #5 and 6 new in 2025 and 2026

### Condition of Bathrooms

Good condition

## REVENUE

	yearly	\$ / PI²
Residential	\$63,588	\$589
Affordable Res.		
Commercial	\$39,696	\$368
Lockers	\$2,340	\$22
Parking		
Laundry	\$1,000	\$9
Other Revenues		
Other Revenues		
<b>Total Revenues</b>	<b>\$106,624</b>	<b>\$987</b>
Vac. / Bad debt	\$3,199	\$30
<b>EGR</b>	<b>\$103,425</b>	<b>\$958</b>

## EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,654	4.5 %	\$517
Municipal Taxes	Current	\$12,801	12.4 %	\$1,422
School Taxes	Current	\$510	0.5 %	\$57
Insurance	Current	\$7,750	7.5 %	\$861
Electricity	Current	\$2,003	1.9 %	\$223
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,250	2.2 %	\$250
Maintenance	Normalised	\$6,300	6.1 %	\$700
Appliances	Estimated	\$480	0.5 %	\$53
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,034	1 %	\$115
<b>Total Expenses</b>		<b>\$37,782</b>	<b>36.5 %</b>	<b>\$4,198</b>
<b>Net Revenue</b>		<b>\$65,643</b>		<b>\$7,294</b>

## FINANCING

	<b>conv</b>
Maximum loan amount	\$771,197
Financing CAP	6.38 %
Debt coverage ratio	1.25
Interest Rate	4.75 %
Amortization	25 Years
Term	5 Years

## TREASURY

	<b>conv</b>
Net Revenue	\$65,643
Annual Mortgage Cost	\$52,514
Net cash after mortgage	\$13,129

### RETURN ON INVESTMENT

Down Payment	\$527,803
Cash on cash return	2.5 %
Return on liquidity + capitalization	5.6 %

CPU  
144 300 \$

GIM  
12,2

NIM  
19,8

CAP  
5,1 %

