FOR SALE

264 ST-FRANCIS | CHÂTEAUGUAY

PMML

32 UNITS





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Produced on: November 9, 2026

BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

32 units. The building was constructed in 1998. The diversity of dwellings (3½, 4½, 5½) attracts a varied tenant clientele. Composed of 12x 5.5 + 8x 4.5 + 12x 3.5, with all energy costs borne by the tenants. Superb opportunity with undeniable potential.

HIGHLIGHTS

- Very well-maintained building, several renovations over time.
- Strategic location: Situated near Montreal and major roadways, including A-30, routes 132 and 138, as well as Saint-Jean-Baptiste, Saint-Francis, and Industriel boulevards.
- Excellent opportunity for future optimization and value creation

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

French drain and foundation waterproofing,
Landscaping to correct slopes, window wells,
Water heaters were changed in 2025

ADDITIONAL INFORMATION

Proximity to all services (Grocery stores, restaurants, shopping centers, parks, school)

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

Responsibility for appliances
Tenant

Number of units
32



Number of Parking Spaces
40

Hot Water System
Independent tanks





Heating System
Electric baseboards



264 St-Francis, Châteauguay



BUILDING DESCRIPTION

General Information

Cadastral number	4 277 986

Total Municipal Assessment

Total Municipal Assessment	3 924 100 $
Municipal Land Assessment	773 600 $
Municipal Building Assessment	3 150 500 $

Construction

Number of Storeys	3
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1998

Electromechanical System

Fire System	Certified alarm system; last annual inspection: January 2026

Building type

Laundry Room	N/A
Number of Units	12 x 5.5 + 8 x 4.5 + 12 x 3.5
Washer/Dryer Inlet	In each dwelling
Appliance Responsibility	Tenant
Heating Responsibility	Tenant
Hot Water Responsibility	Tenant

Outdoor storage space Recycling container
Waste and organic matter container

Parking

Type of Parking	Outdoor
Number of Parking Spaces	40

Area

Land Surface Area	30 408 sd. ft.





FEATURES

Fenced
N/A

Condition of Roof
2013

Concierge Agreement
To be verified

Hot Water System
Independent tanks

Electrical Panels
Circuit breakers (100 amps)

Condition of Bathrooms
Good condition

Internet and Telecom
To be verified

Condition of Doors
Patio doors almost completely renovated

Intercom and Doorbell
Doorbell and intercom

Condition of Windows
Windows almost completely renovated

Exterior Siding
Brick

Environmental Report
Update to be done

Plumbing
Pex, abs, cups

Condition of Balconies
Cement balconies in the semi-basements

Heating System
Electric baseboards

Condition of Kitchens
Renovation of some kitchens

Distance from fire station and hydrant
To be verified

Floor Covering
Floating, wood, and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	$404,160	100 %	$1,053
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$404,160**		**$1,053**
Vac. / Bad debt	$12,125	3 %	$32
EGR	**$392,035**		**$1,021**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$19,602	5 %	$613
Municipal Taxes	Actual	$65,218	16.6 %	$2,038
School Taxes	Actual	$2,866	0.7 %	$90
Insurance	Actual	$11,278	2.9 %	$352
Electricity	Actual	$2,233	0.6 %	$70
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$12,800	3.3 %	$400
Maintenance	Normalised	$22,400	5.7 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$3,920	1 %	$123
Total Expenses		**$140,317**	**35.8 %**	**$4,385**
Net Revenue		**$251,718**		**$7,866**













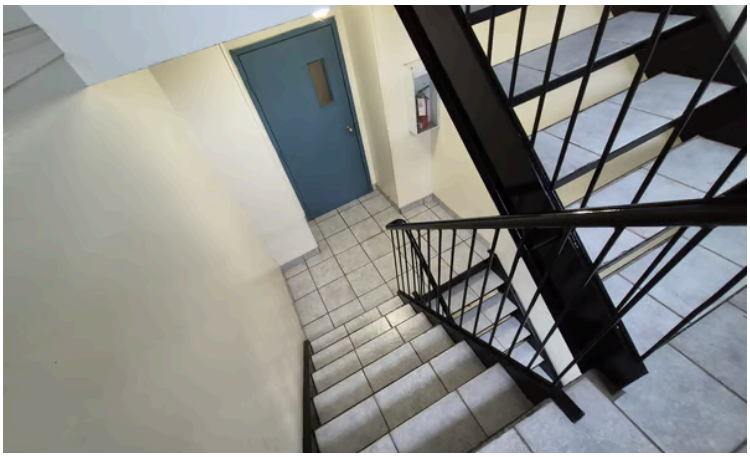










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Certificat de Prévention Incendie