FOR SALE

266 ST-FRANCIS | CHÂTEAUGUAY

PMML

24 UNITS





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Produced on: November 9, 2026

BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

24 units. The building was constructed in 1998. The diversity of dwellings (3½, 4½, 5½) attracts a varied tenant clientele. Composed of 12x 5.5 + 6 x 4.5 + 6 x 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 optimization and future value creation.

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

French drain and foundation waterproofing,
Landscaping to correct slopes, window wells,
The 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 and peril.

Responsibility for appliances
Tenant

Number of units
24



Number of Parking Spaces
30

Hot Water System
Independent tanks





Heating System
Electric baseboards



266 St-Francis, Châteauguay



BUILDING DESCRIPTION

General Information

Cadastral number	4 277 987

Total Municipal Assessment

Total Municipal Assessment	2 988 100 $
Municipal Land Assessment	709 400 $
Municipal Building Assessment	2 278 700 $

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 + 6 x 4.5 + 6 x 3.5
Washer/Dryer Inlet	Yes, in each dwelling
Appliance Responsibility	Tenant
Heating Responsibility	Tenant
Hot Water Responsibility	Tenant

Outdoor storage space Recycling bin Waste and organic matter bin

Parking

Type of Parking	Outdoor
Number of Parking Spaces	30

Area

Land Surface Area	26 219 sq. 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 door renovation almost complete

Intercom and Doorbell

Doorbell and intercom

Condition of Windows

Window renovation almost complete

Exterior Siding

Brick

Environmental Report

Update to be done

Plumbing

Pex;abs;cups

Condition of Balconies

Cement balconies for 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	$307,296	100 %	$1,067
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$307,296**		**$1,067**
Vac. / Bad debt	$9,219	3 %	$32
EGR	**$298,077**		**$1,035**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$14,904	5 %	$621
Municipal Taxes	Actual	$49,459	16.6 %	$2,061
School Taxes	Actual	$2,177	0.7 %	$91
Insurance	Actual	$7,567	2.5 %	$315
Electricity	Actual	$896	0.3 %	$37
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$9,600	3.2 %	$400
Maintenance	Normalised	$16,800	5.6 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$2,981	1 %	$124
Total Expenses		**$104,384**	**35.0 %**	**$4,349**
Net Revenue		**$193,693**		**$8,071**









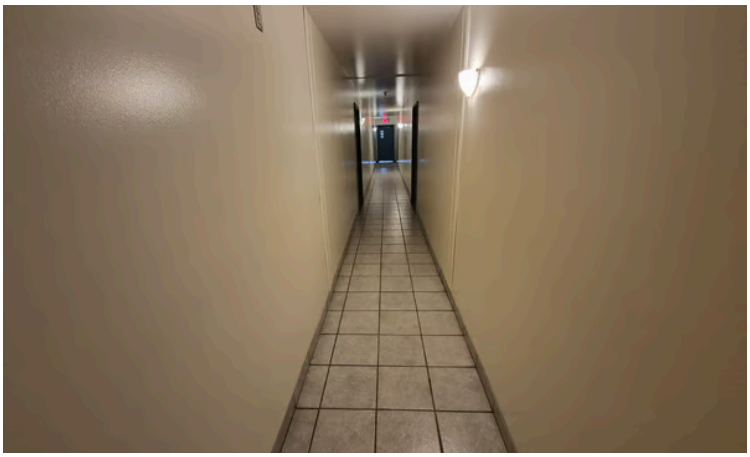




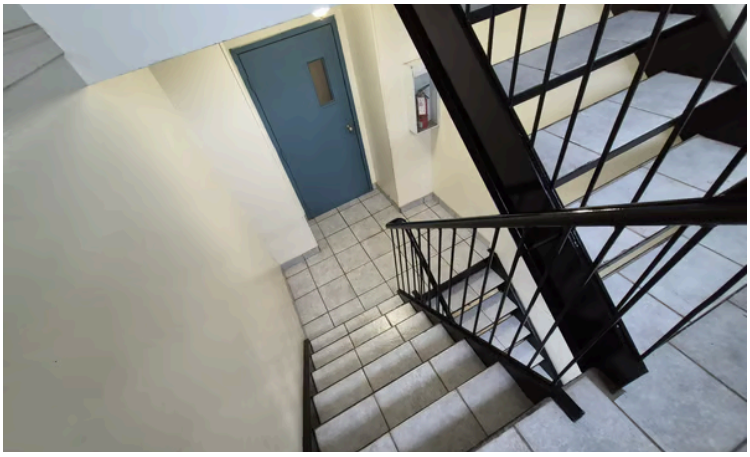













2015
Certificat de Prévention Incendie

































