FOR SALE

268 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 variety of unit sizes (3½, 4½, 5½) attracts a diverse tenant base. The mix consists of 12 x 5½, 6 x 4½, and 6 x 3½ units, with tenants responsible for all energy costs. A superb opportunity with undeniable potential.

HIGHLIGHTS

- Very well-maintained building with several renovations carried out over time.
- Strategic location: Situated close to Montreal and major roadways, including the A-30, Routes 132 and 138, and 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 grading, window wells,
Water heaters replaced in 2025

ADDITIONAL INFORMATION

Close to all amenities (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
24



Number of Parking Spaces
30

Hot Water System
Independent tanks





Heating System
Electric baseboards



268 St-Francis, Châteauguay



BUILDING DESCRIPTION

General Information

Cadastral number	4 277 995

Total Municipal Assessment

Total Municipal Assessment	2 988 100 $
Municipal Land Assessment	800 600 $
Municipal Building Assessment	2 187 500 $

Construction

Number of Storeys	3
Type of Building	Detached
Type of Construction	Wood and brick
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 unit
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	32 170 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 amperes)

Condition of Bathrooms

Good condition

Internet and Telecom

To be verified

Condition of Doors

Patio door renovation nearly complete

Intercom and Doorbell

Doorbell and intercom

Condition of Windows

Window renovation nearly complete

Exterior Siding

Brick

Environmental Report

Update to be done

Plumbing

PEX; ABS; cups

Condition of Balconies

Concrete semi-basement balconies

Heating System

Electric baseboards

Condition of Kitchens

Renovation of a few kitchens

Distance from fire station and hydrant

To be verified

Floor Covering

Floating, wood and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	$296,016	100 %	$1,028
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$296,016**		**$1,028**
Vac. / Bad debt	$8,880	3 %	$31
EGR	**$287,136**		**$997**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$14,357	5 %	$598
Municipal Taxes	Actual	$49,322	17.2 %	$2,055
School Taxes	Actual	$2,177	0.8 %	$91
Insurance	Actual	$7,710	2.7 %	$321
Electricity	Actual	$1,621	0.6 %	$68
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$9,600	3.3 %	$400
Maintenance	Normalised	$16,800	5.9 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$2,871	1 %	$120
Total Expenses		**$104,458**	**36.4 %**	**$4,352**
Net Revenue		**$182,677**		**$7,612**









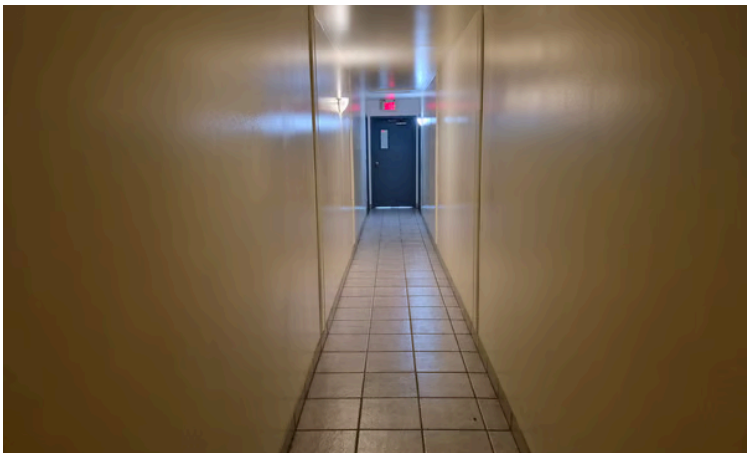


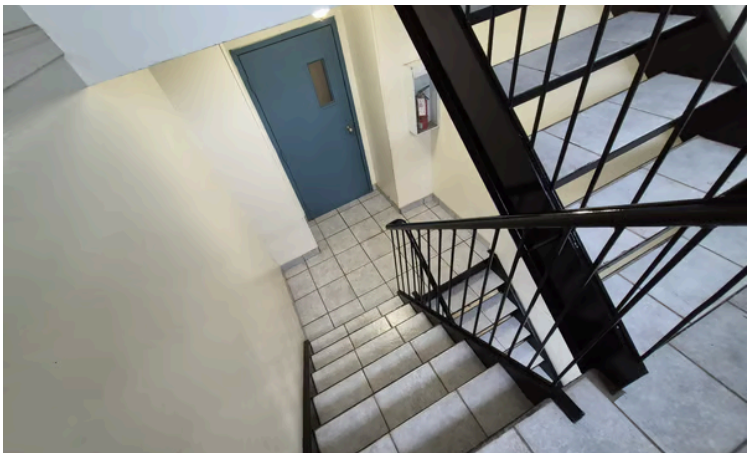













2015
Certificat de Prévention Incendie













