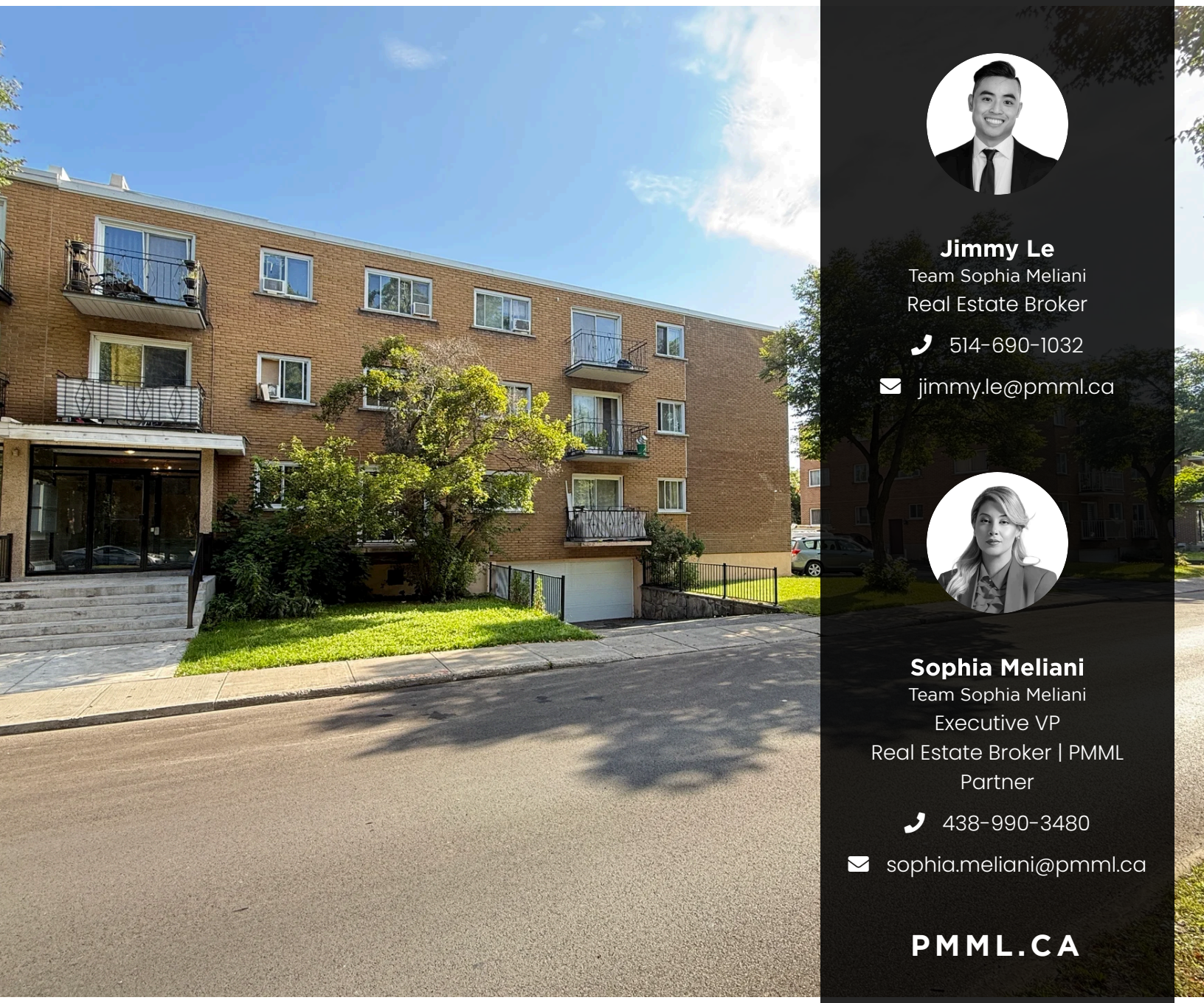
2935 TOUPIN
SAINT-LAURENT

12 UNITS

PMML

FOR SALE



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Listing generated on: 2026-10-05 16:26

BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

12-unit building (5 X 3½, 4 X 4½, 3 X 5½), located in a sought-after area in Ville Saint-Laurent, a few steps from the REM Bois-Franc with quick access to major highways (A-13, A-15, A-40). Exterior concrete staircase at the front with new railing installed in 2025. Garage with indoor and outdoor parking. A solid investment opportunity for a buyer seeking recurring income with immediate optimization potential.

Facing the park, near an elementary school and a daycare. Public transit nearby and a few minutes from Côte-Vertu shopping center.

HIGHLIGHTS

- 6 minutes from REM Bois-Franc Station and 7 minutes from Côte Vertu metro
- Less than 8 minutes from highways 13, 15, and 40.
- 4 minutes from Lachapelle bridge
- 3 minutes from IGA Extra and Jean Coutu
- Less than 4 minutes from Noël-Sud park and Bois-de-Saraguay Nature Park
- Elastomeric roof, perimeter FLASHING has been replaced
- Central alarm system, dual communication
- Epoxy flooring at the entrance, 3rd floor hallway and stair treads

ASKING PRICE :

$3,100,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Balcony repair with soffits
Masonry joints
New aluminum garage door with universal opener.
Exterior stairs, facade with railings 2025
Epoxy coating on the building's floor recently completed (±$45,000)
Elastomeric roof
Hot water tank, high-efficiency gas furnace
Central alarm system, intercom with a receiver for each unit
Mailbox replaced

ADDITIONAL INFORMATION

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

The buyer must perform due diligence to ensure that the intended use of the site complies with usage and zoning regulations.

Mortgage assumption:

Bank: Peoples Trust | Balance: $1,025,481.27 | Rate: 4.150 % | Term: 65 months | Monthly payment: $6,226.37 | Maturity date: November 10, 2028

Responsibility for appliances
Tenants

Number of units
12



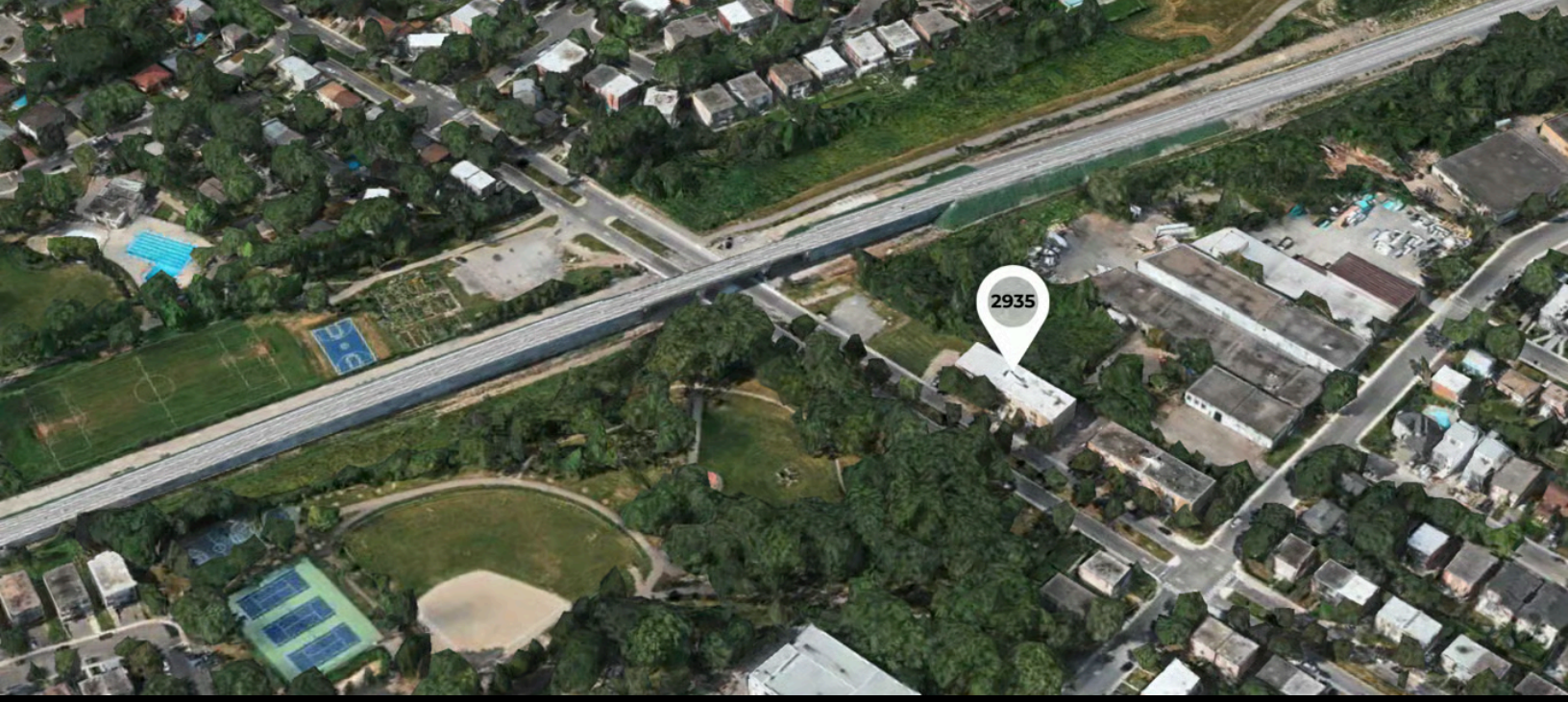
Number of Parking Spaces
8 indoor and 8 outdoor spaces

Hot Water System
Central: water tank and pressure tank 2022 – replacement and work completed.

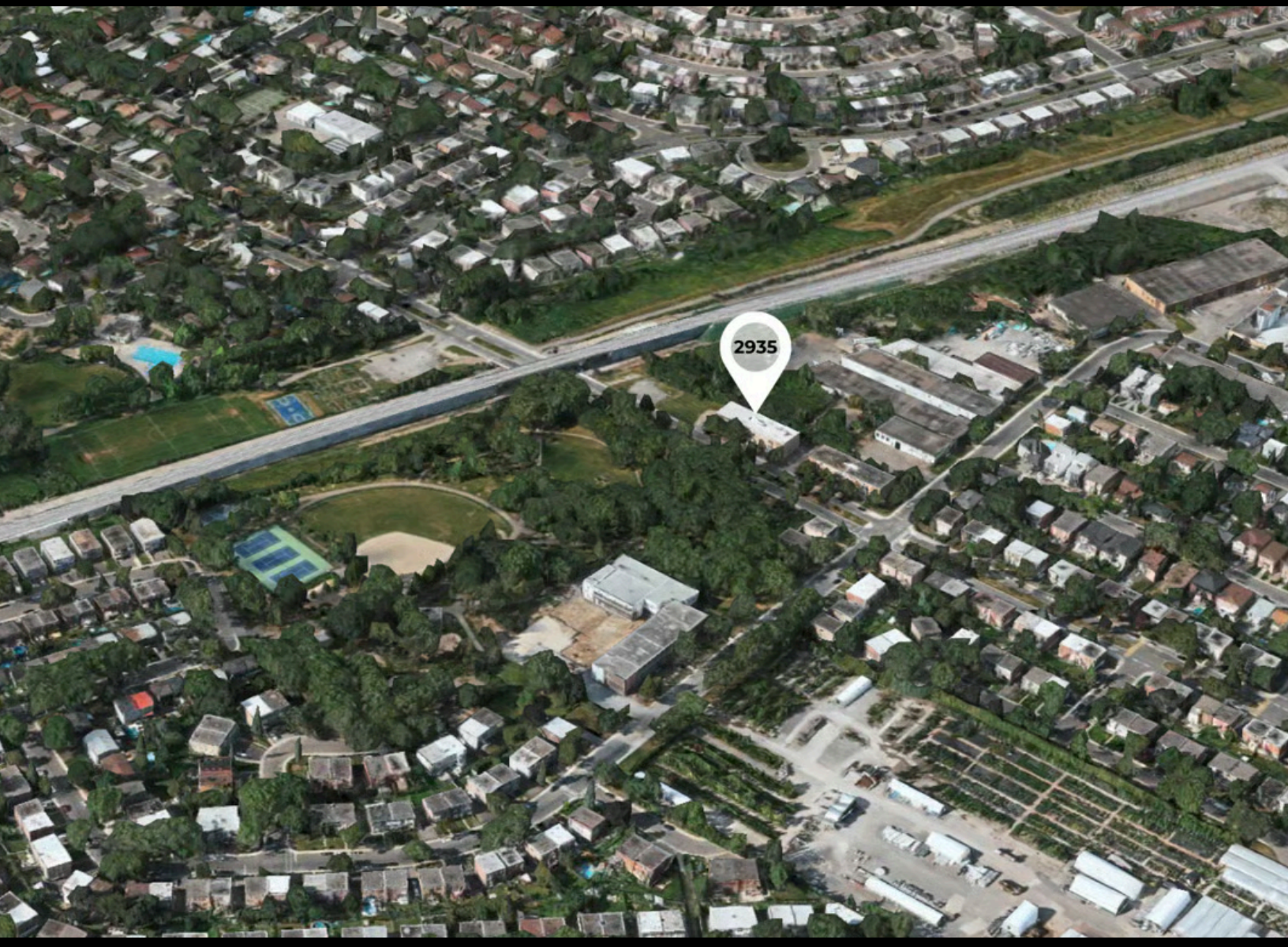




Heating System
Lochinvar Natural Gas + CO detector



2935 Toupin, Saint-Laurent



BUILDING DESCRIPTION

General Information

Cadastral number	2 378 110

Total Municipal Assessment

Total Municipal Assessment	$2,443,300
Municipal Land Assessment	$588,000
Municipal Building Assessment	$1,855,300

Construction

Number of Storeys	3
Type of Building	Semi-detached
Type of Construction	Brick and Wood
Year of Construction	1971

Coinamatic laundry room on site. Front lawn to be redone in June 2026

Electromechanical System

Fire System	Fire alarm networks - Portable extinguishers; Carbon monoxide detectors (garage + furnace room)

Building type

Laundry Room	On-site laundry room with credit card washer and dryer (Coinamatic)
Number of Rooms	46
Number of Units	3 x 5.5 + 4 x 4.5 + 5 x 3.5
Washer/Dryer Inlet	N/A
Appliance Responsibility	Tenants
Heating Responsibility	Landlord
Hot Water Responsibility	Landlord

12-unit building 5 units of type 3 ½ 4 units of type 4 ½ 3 units of type 5 ½

Parking

Type of Parking	Garage
Number of Parking Spaces	8 indoor and 8 outdoor spaces

Area

Land Surface Area	8,729 sq ft





FEATURES

Fenced

At the back, on both sides of the garage entrance

Condition of Roof

Roof redone in 2014, 20-year warranty, elastomeric.

Concierge Agreement

To be verified

Hot Water System

Central: water tank and pressure tank 2022 – replacement and work completed.

Electrical Panels

Circuit breakers

Environmental Report

Done in 2016 and available

Internet and Telecom

Bell fiber optic installed throughout the building.

Condition of Doors

New aluminum garage door with programmable universal opener (timer) and motion sensor

Intercom and Doorbell

Intercom: to open the main entrance door

Condition of Windows

Aluminum windows and patio doors have been gradually replaced over the years.

Exterior Siding

Brick all around

Floor Covering

Hardwood, floating, ceramic – epoxy work completed.

Plumbing

Mixed copper, PEX, cast iron, ABS, galvanized

Condition of Balconies

Balconies covered by soffit with steel railings; repairs completed.

Heating System

Lochinvar Natural Gas + CO detector

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	$187,200	95.2 %	$1,300
Affordable Res.			
Commercial			
Lockers	$2,400	1.2 %	$17
Parking	$4,560	2.3 %	$32
Laundry	$2,400	1.2 %	$17
Total Revenues	**$196,560**		**$1,365**
Vac. / Bad debt	$5,897	3 %	$41
EGR	**$190,663**		**$1,324**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$9,533	5 %	$794
Municipal Taxes	Current	$15,743	8.3 %	$1,312
School Taxes	Current	$1,886	1 %	$157
Insurance	Estimated	$7,085	3.7 %	$590
Electricity	Current	$956	0.5 %	$80
Heating	Current	$16,670	8.7 %	$1,389
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$4,800	2.5 %	$400
Maintenance	Normalised	$8,400	4.4 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$1,907	1 %	$159
Total Expenses		**$66,980**	**35.1 %**	**$5,582**
Net Revenue		**$123,683**		**$10,307**

FINANCING

Maximum loan amount	$2,252,976	$1,567,537	$1,025,481
Financing CAP	4.67 %	5.92 %	
Debt coverage ratio	1.1	1.25	
Interest Rate	4.0 %	4.0 %	4.15 %
Amortization	40 Years	25 Years	25 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	$123,683	$123,683	$123,683
Annual Mortgage Cost	$119,388	$98,947	$74,712
Net cash after mortgage	$4,295	$24,737	$48,971

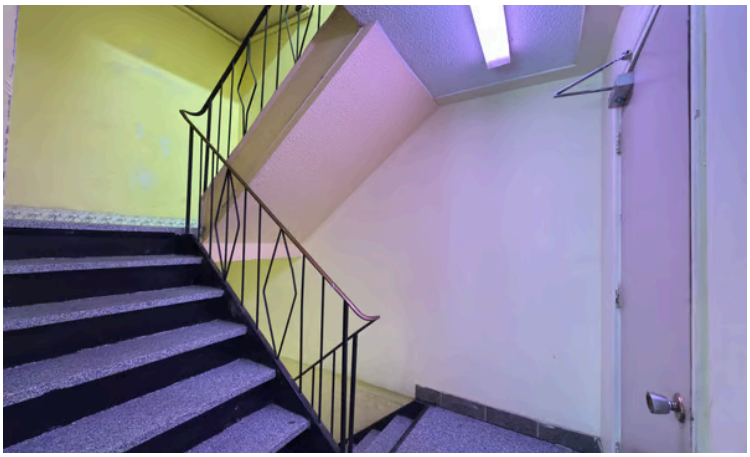
RETURN ON INVESTMENT

Down Payment	$847,024	$1,532,463	$2,074,519
Cash on cash return	0.5 %	1.6 %	2.4 %
Return on liquidity + capitalization	3.5 %	4.1 %	4.0 %
Total yearly return with appreciation of 3 %	14.43 %	10.13 %	8.48 %

CPU	GIM	NIM	CAP
258 300 $	15,8	25,1	4 %





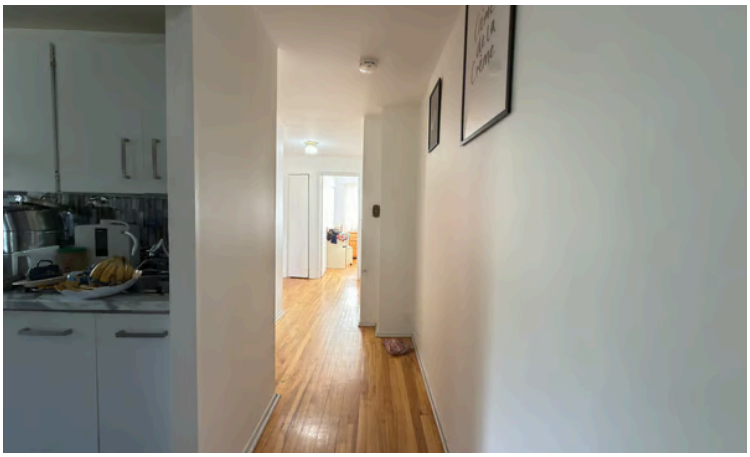





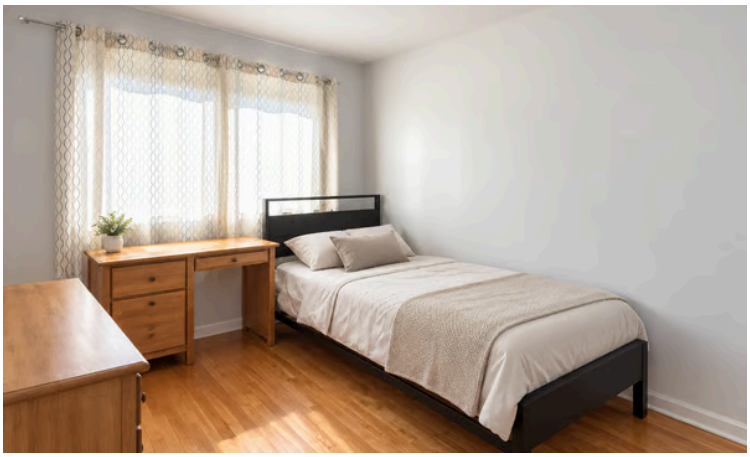


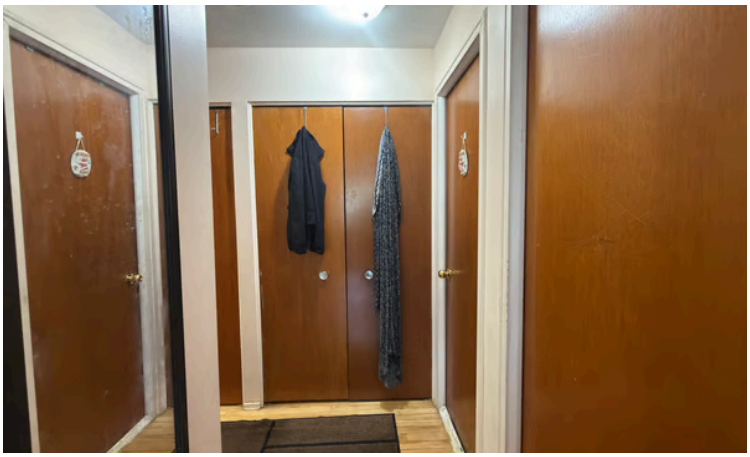
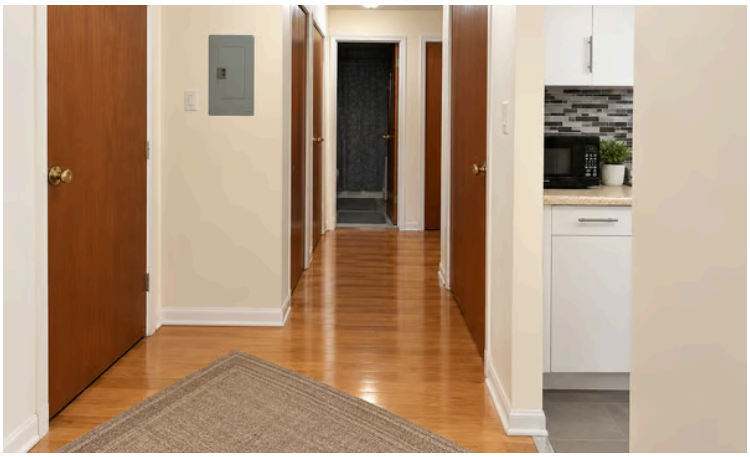










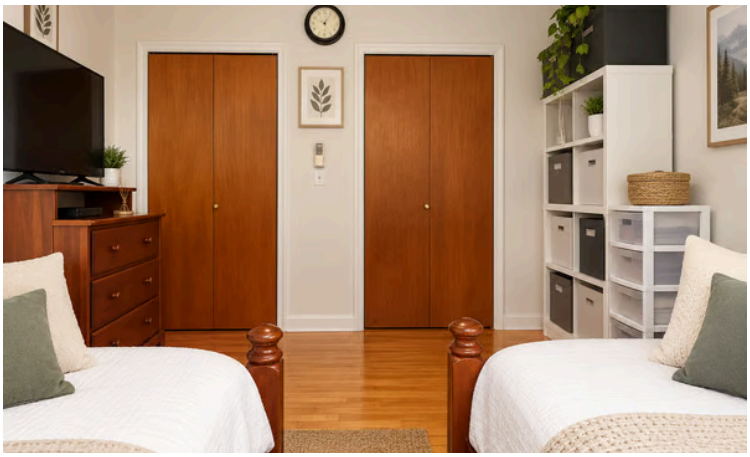




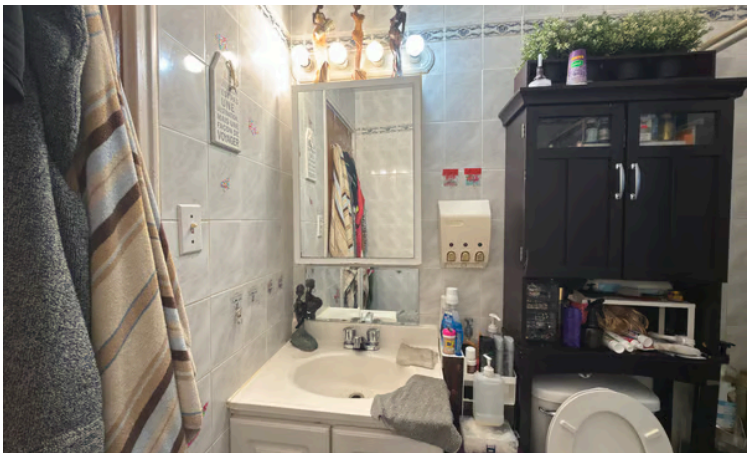








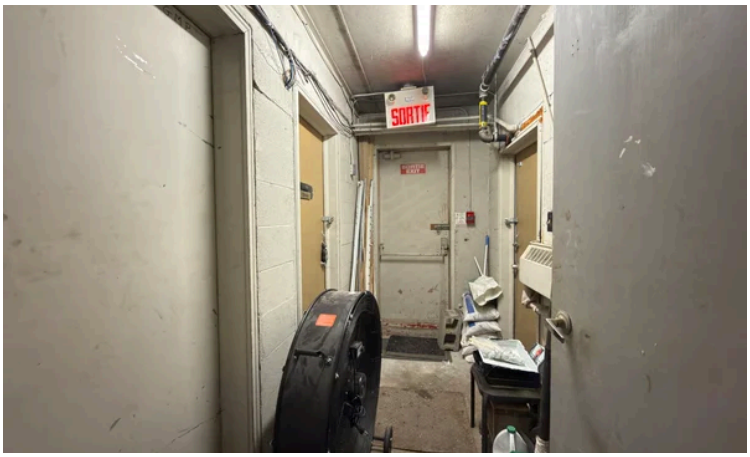









SORTIE











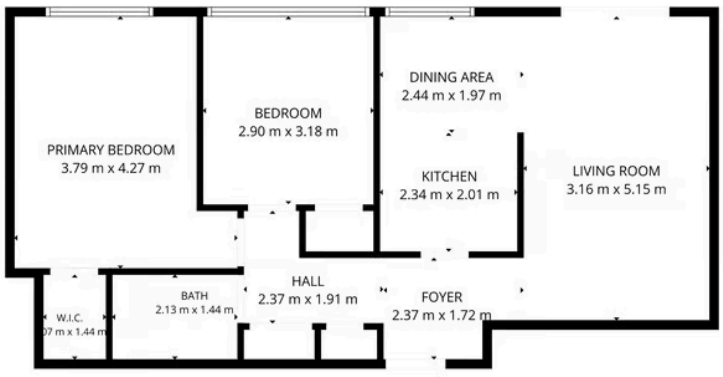







DINING AREA
2.48 m x 1.99 m
BEDROOM
2.75 m x 2.96 m
PRIMARY BEDROOM
4.03 m x 2.96 m
LIVING ROOM
3.11 m x 5.82 m
KITCHEN
2.38 m x 2.27 m
HALL
6.51 m x 1.84 m
BATH
2.28 m x 1.48 m
BEDROOM
3.01 m x 2.61 m


DINING AREA
BEDROOM
PRIMARY BEDROOM
LIVING ROOM
KITCHEN
HALL
BATH
BEDROOM


PRIMARY BEDROOM
3.79 m x 4.27 m
BEDROOM
2.90 m x 3.18 m
DINING AREA
2.44 m x 1.97 m
KITCHEN
2.34 m x 2.01 m
LIVING ROOM
3.16 m x 5.15 m
BATH
2.13 m x 1.44 m
HALL
2.37 m x 1.91 m
FOYER
2.37 m x 1.72 m


PRIMARY BEDROOM
BEDROOM
DINING AREA
KITCHEN
LIVING ROOM
W.I.C.
BATH
HALL
FOYER