

307 - 311 PRINCIPALE GRANBY

13 UNITS

PMML

FOR SALE



Housseem Riahi

Senior VP
Real Estate Broker | PMML
Partner

📞 438-393-6529

✉️ housseem.riahi@pmml.ca



**Charles-Antoine
Blanchard**

Real Estate Broker

📞 514-754-2511

✉️ charles-antoine.blanchard@pmml.ca

PMML.CA



BUILDING TYPE

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Semi-commercial building comprising 12 residential units of 2 x 4½ + 9 x 3½ + 1 x 2½ as well as a commercial space open for more than 25 years, offering excellent visibility, located in the heart of downtown Granby. The units present a nice diversity and a good rental potential. Building very well maintained over the years and very well managed. All energy costs are assumed by the owner. Its strategic location, within walking distance of services, shops and restaurants, as well as near the main roadways. An investment of choice with strong potential for appreciation.

HIGHLIGHTS

- ✓ Several free public parking lots located near the building;
- ✓ Very well-maintained building, having undergone several renovations over the years;
- ✓ Building equipped with a camera system;
- ✓ Internet paid by the landlord;
- ✓ Several services available within walking distance.

ASKING PRICE :

\$1,694,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Gas furnaces replaced in 2013;
Radiator valves in 2019;
Floors redone in 2019;
Exterior siding of the building redone in 2016;
Roof in 2013;
Units brought up to RBQ standards in 2019;
Plumbing and electrical work.

ADDITIONAL INFORMATION

The business unit has been established for over 25 years.

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

Responsibility for appliances

Owner | Only in the units (stove and fridge)

Number of units

13



Number of Parking Spaces

N/A

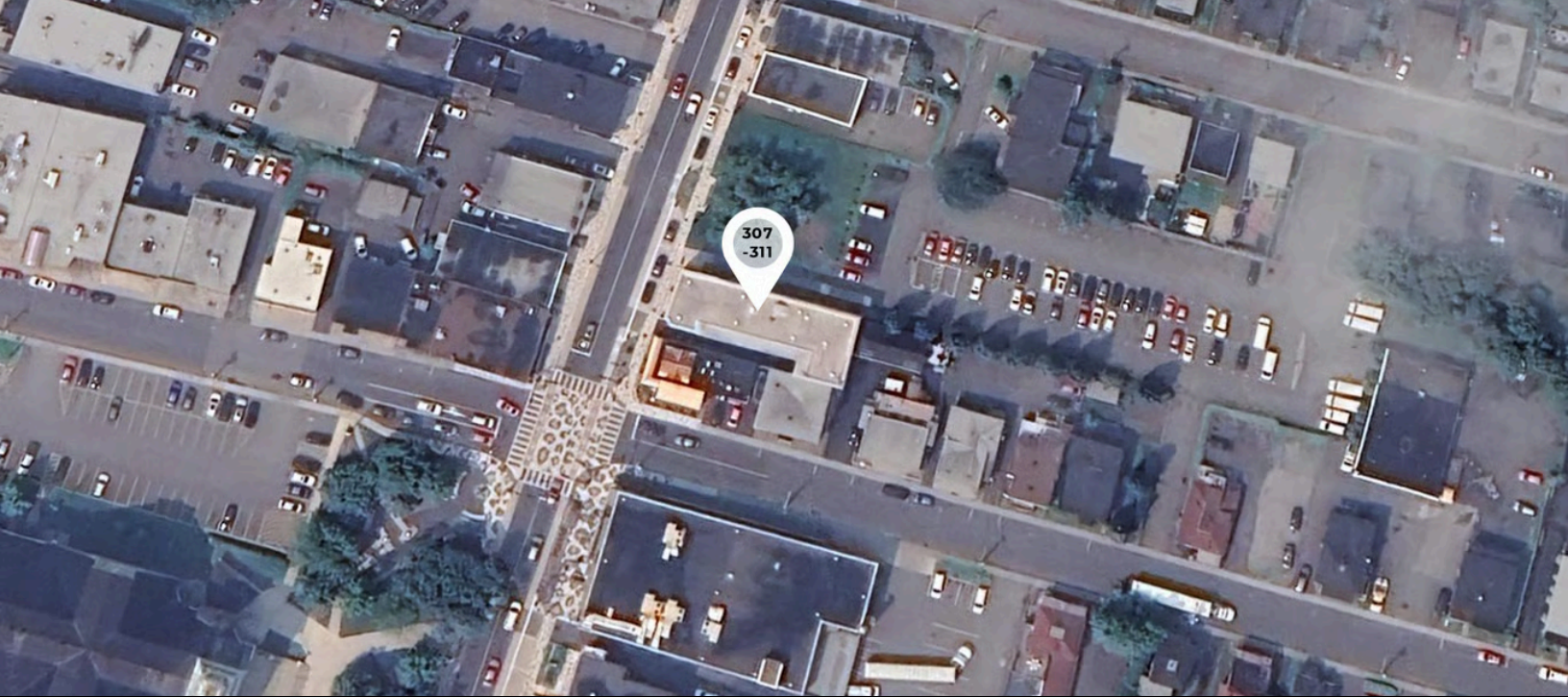
Hot Water System

3 x Central Tanks

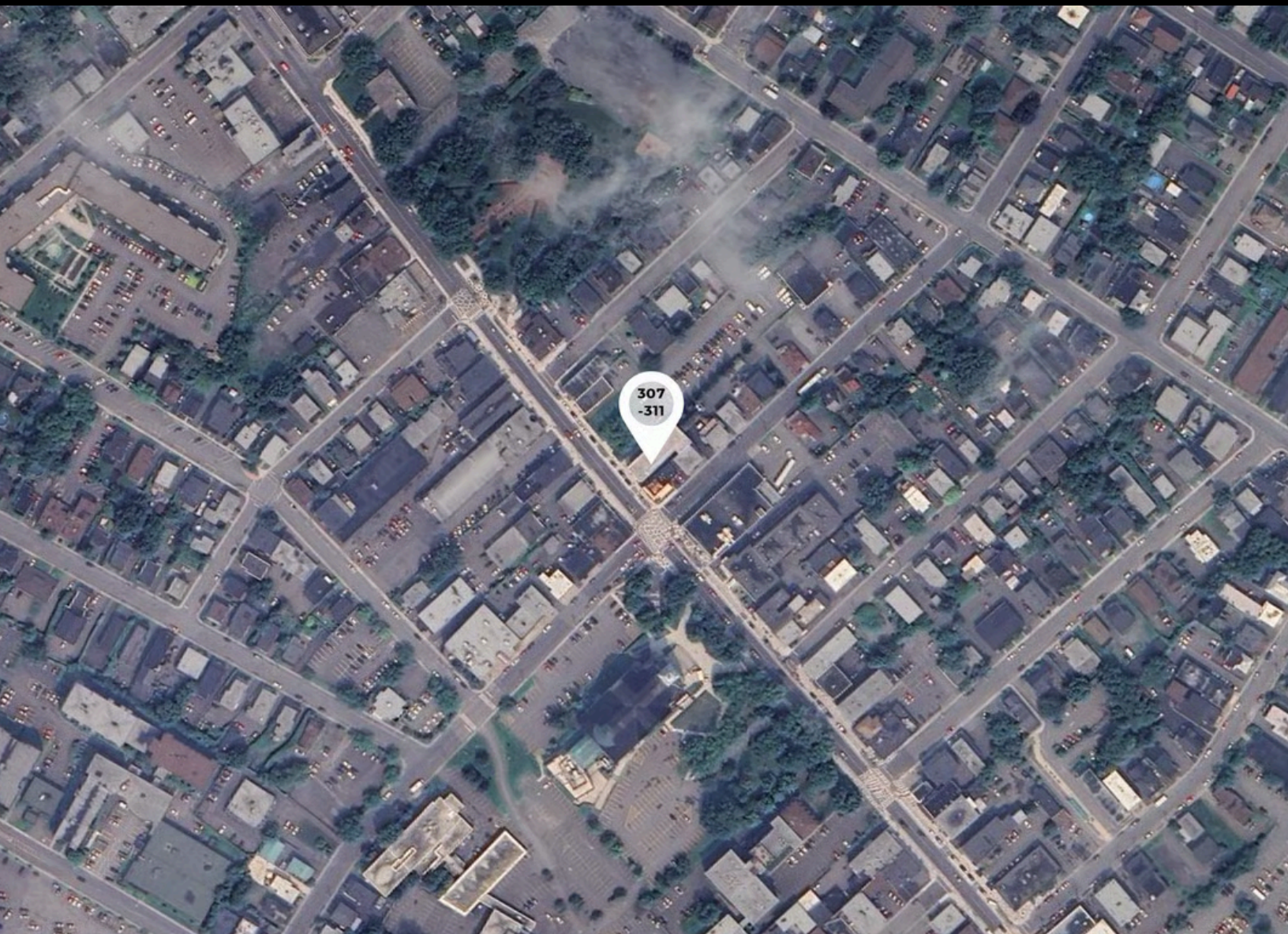


Heating System

Central furnace | Natural gas | Electric baseboard in a commercial space



307 - 311 Principale, Granby



BUILDING DESCRIPTION

General Information

Cadastral number 1 010 271 et 1 010 296

Total Municipal Assessment

Total Municipal Assessment 1 341 000 \$

Municipal Land Assessment 230 000 \$

Municipal Building Assessment 1 111 000 \$

Construction

Number of Storeys 3

Type of Construction Brick and wood

Year of Construction 1947

Features

Plumbing Redone 65%: copper, PEX, ABS, cast iron, steel.

Condition of Roof Elastomeric membrane | 2013

Condition of Doors Good condition

Condition of Balconies Wood and Fiberglass

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Breakers

Exterior Siding Renovated less than 10 years ago.

Condition of Bathrooms Good condition

Floor Covering Vinyl, laminate, ceramic, carpet.

Electromechanical System

Fire System Yes, compliant

Building type

Laundry Room Yes, 1 washer and 1 dryer

Number of Rooms To be verified

Number of Units 2 x 4.5 + 9 x 3.5 + 1 x 2.5 + 1 store

Washer/Dryer Inlet No

Appliance Responsibility Owner | Only in the units (stove and fridge)

Heating Responsibility Owner

Hot Water Responsibility Owner

Parking

Type of Parking N/A

Number of Parking Spaces N/A

Area

Land Surface Area 5 503 sq.ft.



FEATURES

Fenced

No

Condition of Roof

Elastomeric membrane | 2013

Concierge Agreement

Yes

Hot Water System

3 x Central Tanks

Electrical Panels

Breakers

Environmental Report

Yes, Phase 1 and 2 | 2016

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

No

Condition of Windows

Good condition

Exterior Siding

Renovated less than 10 years ago.

Floor Covering

Vinyl, laminate, ceramic, carpet.

Plumbing

Redone 65%: copper, PEX, ABS, cast iron, steel.

Condition of Balconies

Wood and Fiberglass

Heating System

Central furnace | Natural gas |
Electric baseboard in a commercial space

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$126,360	70.1 %	\$810
Affordable Res.			
Commercial	\$51,010	28.3 %	\$327
Lockers			
Parking			
Laundry	\$3,000	1.7 %	\$19
Total Revenues	\$180,370		\$1,156
Vac. / Bad debt	\$7,215	4 %	\$46
EGR	\$173,155		\$1,110

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$8,658	5 %	\$666
Municipal Taxes	Current	\$17,438	10.1 %	\$1,341
School Taxes	Current	\$890	0.5 %	\$68
Insurance	Current	\$8,379	4.8 %	\$645
Electricity	Current	\$6,723	3.9 %	\$517
Heating	Current	\$9,946	5.7 %	\$765
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$5,200	3 %	\$400
Maintenance	Normalised	\$9,100	5.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,732	1 %	\$133
Vidéotron	Current	\$3,812	2.2 %	\$293
Total Expenses		\$71,877	41.5 %	\$5,529
Net Revenue		\$101,278		\$7,791

FINANCING

Maximum loan amount	\$1,207,747
Financing CAP	6.29 %
Debt coverage ratio	1.25
Interest Rate	4.6 %
Amortization	25 Years
Term	5 Years

TREASURY

Net Revenue	\$101,278
Annual Mortgage Cost	\$81,022
Net cash after mortgage	\$20,256

RETURN ON INVESTMENT

Down Payment	\$486,253
Cash on cash return	4.2 %
Return on liquidity + capitalization	9.6 %
Total yearly return with appreciation of 4 %	23.56 %

CPU
130 300 \$

GIM
9,4

NIM
16,7

CAP
6 %

