

**3150 8E AVENUE
LIMOILLOU**

6 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Discover this magnificent, high-end 6-unit apartment building with underground parking, located in Vieux-Limoilou, one of Quebec City's most vibrant neighborhoods. Newly built in 2024, the units range from 790 to 1,350 sq. ft. and feature contemporary finishes, two full bathrooms each, a private balcony, and a storage locker. There is 1 × 6½, 4 × 5½, and 1 × 3½. This building represents a rare opportunity for a savvy investor to acquire a brand-new, turnkey property.

HIGHLIGHTS

- ✓ High-end finishes — quartz countertops, modern cabinets, luxury vinyl flooring, large-format ceramic tiles
- ✓ Two full bathrooms per unit — including one adjacent to the master bedroom
- ✓ Each unit includes a storage locker
- ✓ Unit 102 features an additional 130 sq. ft. of space (rented)

ASKING PRICE :

\$2,345,000

ADDITIONAL INFORMATION

3rd Avenue : Grocery stores, bakeries, pharmacies, restaurants, hardware stores

Pointe-aux-Lièvres Park and the Saint-Charles River — Immediate access to green spaces and the bike path

Public transit — Metrobus 801 and several other RTC routes

School and daycare centers — Family-friendly neighborhood with excellent amenities

Road access : Just minutes from the Laurentian and Félix-Leclerc highways

Responsibility for appliances

No | except for 1 dishwasher included in the 3.5

Number of units

6



Number of Parking Spaces

5 garage parking spaces

Hot Water System

Independent tanks

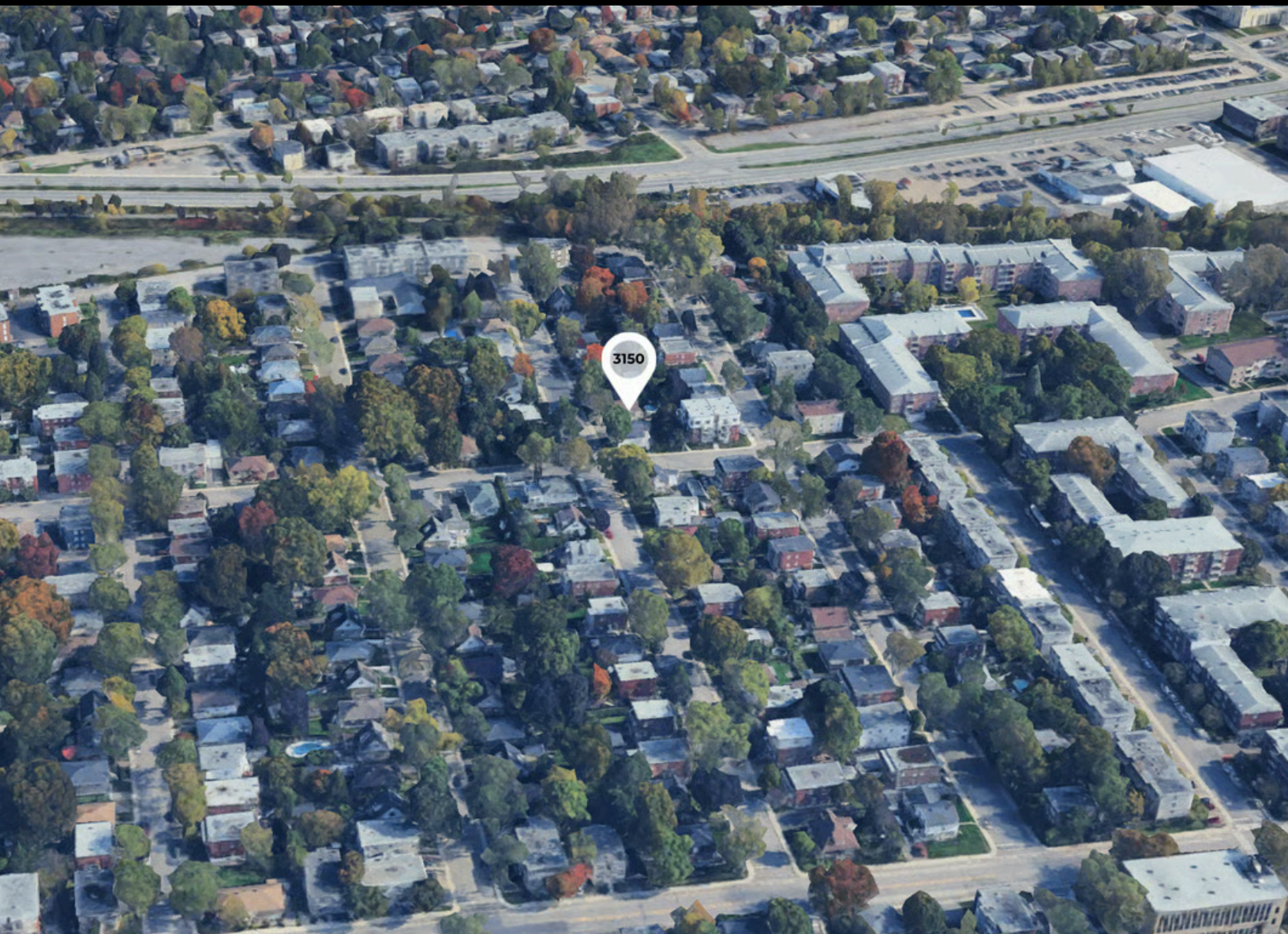


Heating System

Electric baseboards



3150 8e Avenue , Limoilou



BUILDING DESCRIPTION

General Information

Cadastral number 4 784 438

Total Municipal Assessment

Total Municipal Assessment 1 890 000 \$

Municipal Land Assessment 201 000 \$

Municipal Building Assessment 1 689 000 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood | Concrete foundation

Year of Construction 2024

Underground garage : 5 spaces (with indoor access for each tenant) Storage for the owner : Large outdoor shed

Features

Plumbing CUP / ABS

Condition of Roof New | Flat roof – Elastomeric membrane

Condition of Doors New construction

Condition of Balconies Private balconies with tempered glass railings in every unit

Condition of Windows Black PVC, double-pane windows, generous windows on two sides

Condition of Kitchens New construction

Electrical Panels Circuit breakers

Exterior Siding Red brick and white fiber cement panels

Condition of Bathrooms New construction

Floor Covering N/A

Electromechanical System

Fire System Interconnected smoke detectors | Fire extinguishers in common areas

Building type

Laundry Room N/A

Number of Rooms N/A

Number of Units 1 x 6.5 | 4 x 5.5 | 1 x 3.5

Washer/Dryer Inlet Yes

Appliance Responsibility No | except for 1 dishwasher included in the 3.5

Heating Responsibility Tenants

Hot Water Responsibility Tenants

APH Select Program – Unit 101 Participates in the Affordability Program

Parking

Type of Parking Underground garage

Number of Parking Spaces 5 garage parking spaces

Area

Land Surface Area 5,000 square feet



FEATURES

Fenced

N/A

Condition of Roof

New | Flat roof - Elastomeric membrane

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Phases 1 and 2 available | Pre-construction

Internet and Telecom

Wi-Fi included | except for unit 101

Condition of Doors

New construction

Intercom and Doorbell

Intercom

Condition of Windows

Black PVC, double-pane windows, generous windows on two sides

Exterior Siding

Red brick and white fiber cement panels

Floor Covering

N/A

Plumbing

CUP / ABS

Condition of Balconies

Private balconies with tempered glass railings in every unit

Heating System

Electric baseboards

Condition of Kitchens

New construction

Condition of Bathrooms

New construction

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$140,364	98.7 %	\$1,950
Affordable Res.			
Commercial			
Lockers	\$1,800	1.3 %	\$25
Parking			
Laundry			
Total Revenues	\$142,164		\$1,975
Vac. / Bad debt	\$4,265	3 %	\$59
EGR	\$137,899		\$1,915

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,205	4.5 %	\$1,034
Municipal Taxes	Current	\$18,033	13.1 %	\$3,006
School Taxes	Current	\$1,398	1 %	\$233
Insurance	Current	\$3,960	2.9 %	\$660
Electricity	Estimated	\$2,950	2.1 %	\$492
Heating				
Snow Removal	Current	\$575	0.4 %	\$96
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.1 %	\$250
Maintenance	Normalised	\$4,200	3 %	\$700
Appliances				
WiFi	Current	\$331	0.2 %	\$55
Heat Pump				
CHMC: Other Costs	Normalised	\$1,379	1 %	\$230
Bell	Current	\$1,448	1.1 %	\$241
Total Expenses		\$41,979	30.4 %	\$6,997
Net Revenue		\$95,920		\$15,987

FINANCING

	schl	
Maximum loan amount	\$1,684,927	\$1,512,000
Financing CAP	4.84 %	
Debt coverage ratio	1.1	
Interest Rate	4.25 %	4.36 %
Amortization	40 Years	50 Years
Term	5 Years	5 Years

TREASURY

	schl	
Net Revenue	\$95,920	\$95,920
Annual Mortgage Cost	\$92,783	\$93,798
Net cash after mortgage	\$3,136	\$2,122

RETURN ON INVESTMENT

Down Payment	\$660,073	\$833,000
Cash on cash return	0.5 %	0.3 %
Return on liquidity + capitalization	3.1 %	1.8 %
Total yearly return with appreciation of 2 %	10.25 %	7.47 %

CPU
390 800 \$

GIM
16,5

NIM
24,5

CAP
4,1 %

SOCIO-DEMOGRAPHIC DATA

📍 Capitale-Nationale

Total population :

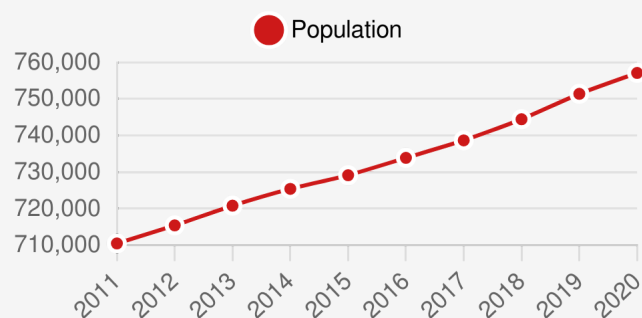
757,065 inhabitants

Average age of the population :

Region : **43.8 Years**

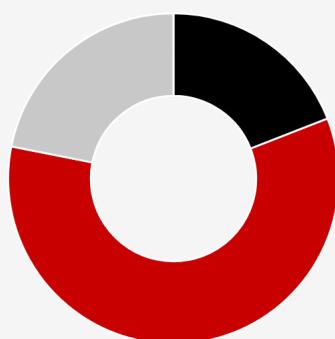
Province : **42.6 Years**

Population growth

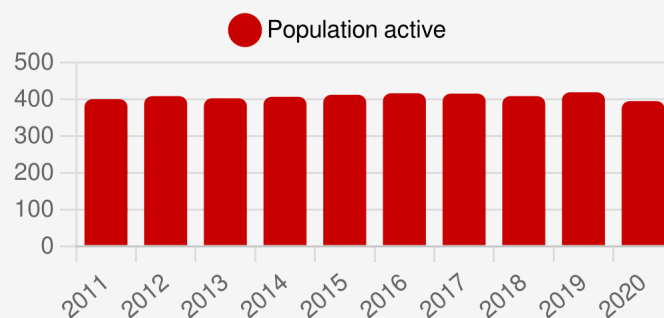


Age group proportion

● 0-19 Years ● 20-64 Years
● 65 Years and over



Active population



Economic indicators

Indicator	Region	Province
Employment rate	62.9 %	60.6 %
Unemployment rate	4.2 %	5.9 %
Disposable income per capita	32,284 \$ / Year	30,721 \$ / Year

