

**3330-3342 GRANDE-ALLEE
SAINT-HUBERT**

5 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Mixed-use building constructed in 1949, featuring two 4½ residential units and three commercial spaces. This two-storey detached brick-and-wood building is situated on a 4,273 sq. ft. corner lot at the intersection of Georges Street. Each residential unit includes washer and dryer hookups, while heating and hot water are paid by the tenants.

HIGHLIGHTS

- ✓ Five-unit mixed-use building (2 residential units and 3 commercial spaces).
- ✓ Prime corner location on Grande-Allée with excellent visibility.
- ✓ Diversified residential and commercial rental income.
- ✓ Six outdoor parking spaces.
- ✓ Numerous capital improvements completed since 2022.

ASKING PRICE :

\$985,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Repair of three foundation cracks (2022).

Installation of a backwater valve (2022).

Installation of two wall-mounted heat pumps.

Replacement of four hot water tanks (2024).

Replacement of four electric baseboard heaters (commercial units).

Electrical upgrades completed (2025).

Roof replaced with an elastomeric membrane (2022).

ADDITIONAL INFORMATION

Two 4½ residential units and three commercial spaces. Each residential unit includes washer and dryer hookups. Conveniently located near schools, public transit, shopping, parks, and major highways.

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

Responsibility for appliances

Tenants

Number of units

5



Number of Parking Spaces

4

Hot Water System

Independant tanks

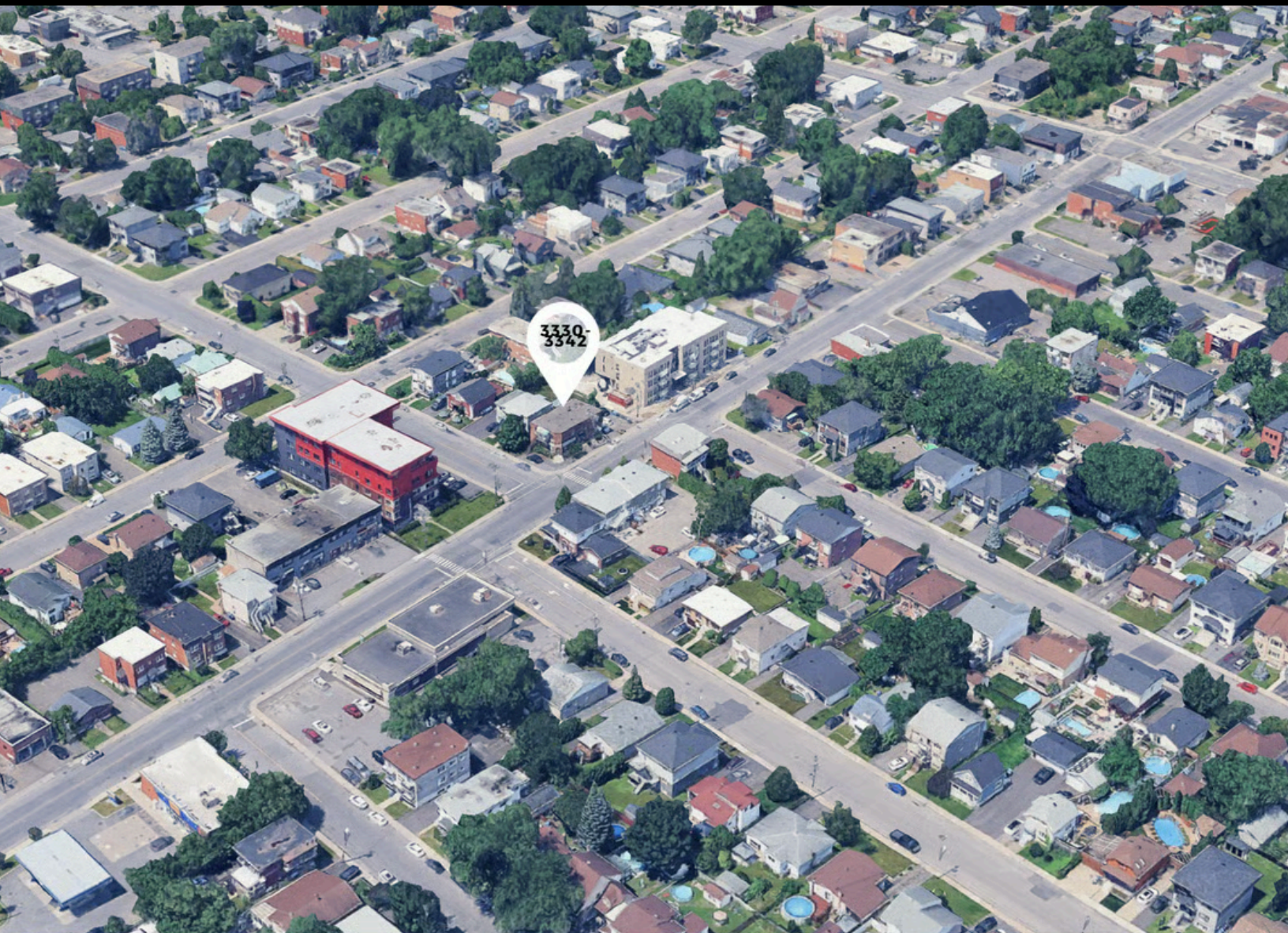


Heating System

Electric baseboards



3330-3342 Grande-Allee, Saint-Hubert



BUILDING DESCRIPTION

General Information

Cadastral number 2 796 839

Total Municipal Assessment

Total Municipal Assessment 506 500 \$

Municipal Land Assessment 159 000 \$

Municipal Building Assessment 347 500 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1949

Corner-lot property offering excellent commercial visibility.

Features

Plumbing ABS / PEX

Condition of Roof Elastomeric membrane roof, replaced in 2022.

Condition of Doors Several doors have been replaced. Overall, they are in good condition.

Condition of Balconies Concrete foundation in functional condition.

Condition of Windows Windows replaced between 2000 and 2019. Overall, they are in good condition.

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Ceramic tile and laminate flooring.

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 8

Number of Units 2 x 4.5 + 3 commercial

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Mixed-use building featuring two residential units and three commercial spaces. Heating and hot water are paid by the tenants. Each residential unit includes washer and dryer hookups. Numerous documented capital improvements were completed between 2022 and 2025.

Parking

Type of Parking Exterior

Number of Parking Spaces 4

Area

Land Surface Area 4 273 sq. ft.



FEATURES

Fenced

No

Condition of Roof

Elastomeric membrane roof, replaced in 2022.

Concierge Agreement

N/A

Hot Water System

Independant tanks

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Internet and Telecom

Yes

Condition of Doors

Several doors have been replaced. Overall, they are in good condition.

Intercom and Doorbell

Yes

Condition of Windows

Windows replaced between 2000 and 2019. Overall, they are in good condition.

Exterior Siding

Brick

Floor Covering

Ceramic tile and laminate flooring.

Plumbing

ABS / PEX

Condition of Balconies

Concrete foundation in functional condition.

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$28,860	35.7 %	\$481
Affordable Res.			
Commercial	\$52,080	64.3 %	\$868
Lockers			
Parking			
Laundry			
Comm			
Total Revenues	\$80,940		\$1,349
Vac. / Bad debt	\$2,428	3 %	\$40
EGR	\$78,512		\$1,309

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,533	4.5 %	\$707
Municipal Taxes	Current	\$9,900	12.6 %	\$1,980
School Taxes	Current	\$334	0.4 %	\$67
Insurance	Current	\$6,066	7.7 %	\$1,213
Electricity				
Heating				
Snow Removal	Current	\$850	1.1 %	\$170
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	1.6 %	\$250
Maintenance	Normalised	\$3,500	4.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$785	1 %	\$157
Total Expenses		\$26,218	33.4 %	\$5,244
Net Revenue		\$52,294		\$10,459

FINANCING

Maximum loan amount	\$624,393
Financing CAP	6.28 %
Debt coverage ratio	1.2
Interest Rate	5.0 %
Amortization	25 Years
Term	5 Years

TREASURY

Net Revenue	\$52,294
Annual Mortgage Cost	\$43,578
Net cash after mortgage	\$8,716

RETURN ON INVESTMENT

Down Payment	\$360,607
Cash on cash return	2.4 %
Return on liquidity + capitalization	6.0 %
Total yearly return with appreciation of 2 %	11.48 %

CPU
197 000 \$

GIM
12,2

NIM
18,8

CAP
5,3 %

