FOR SALE

PMML

336 - 348B 14E AVENUE | LA GUADELOUPE

14 UNITS

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Produced on: October 19, 2026

BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Investment opportunity in La Guadeloupe! Multi-residential building with 14 units generating gross revenues of $118,380 annually. Built on a lot of over 23,000 sq. ft., the property offers interesting revenue diversification and rental optimization potential. A great opportunity to add a significant asset to a real estate portfolio.

HIGHLIGHTS

- Rental income optimization potential
- Close to several services
- Lot of ± 23,378 sq. ft. (2,171.9 m²)
- Several major renovations in recent years
- Additional revenue from right-of-way to BNC

ASKING PRICE :

$1,500,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The ground floor was formerly a commercial space and was converted into 7 additional residential units between 2020 and 2022.

New plumbing on the upper floor.

Exterior siding, windows, balconies, and roofing updated around 2020.

2nd floor:

336: Bathroom completely redone around 2023.

338: Apartment renovated (kitchen, flooring, bathroom) around 2023.

342: Apartment renovated (kitchen, flooring, bathroom) around 2022.

346: Apartment renovated (kitchen, flooring, bathroom) around 2022.

348A: Apartment renovated (kitchen, flooring, bathroom) around 2023.

ADDITIONAL INFORMATION

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

A snow removal contrat is available in the file

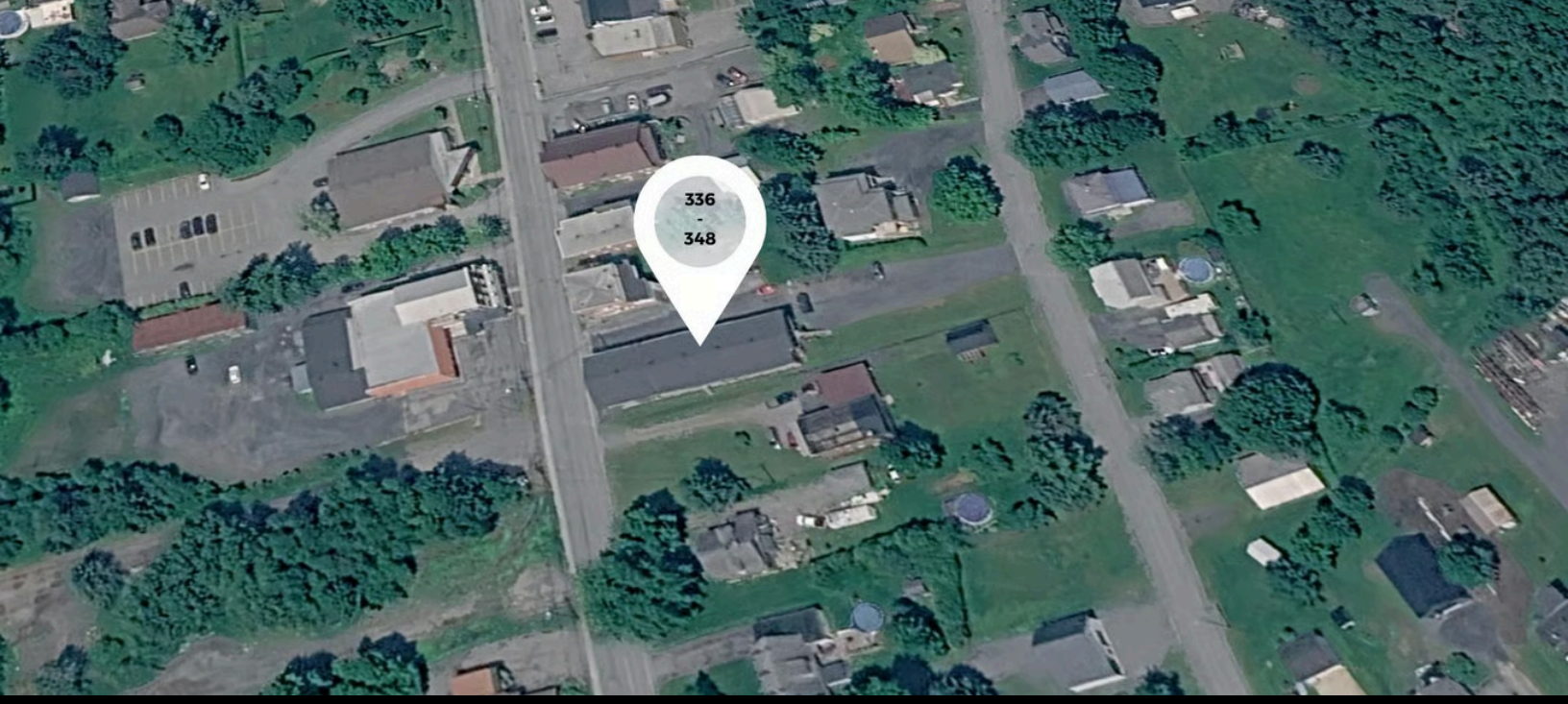
Responsibility for appliances
Tenants

Number of units
14

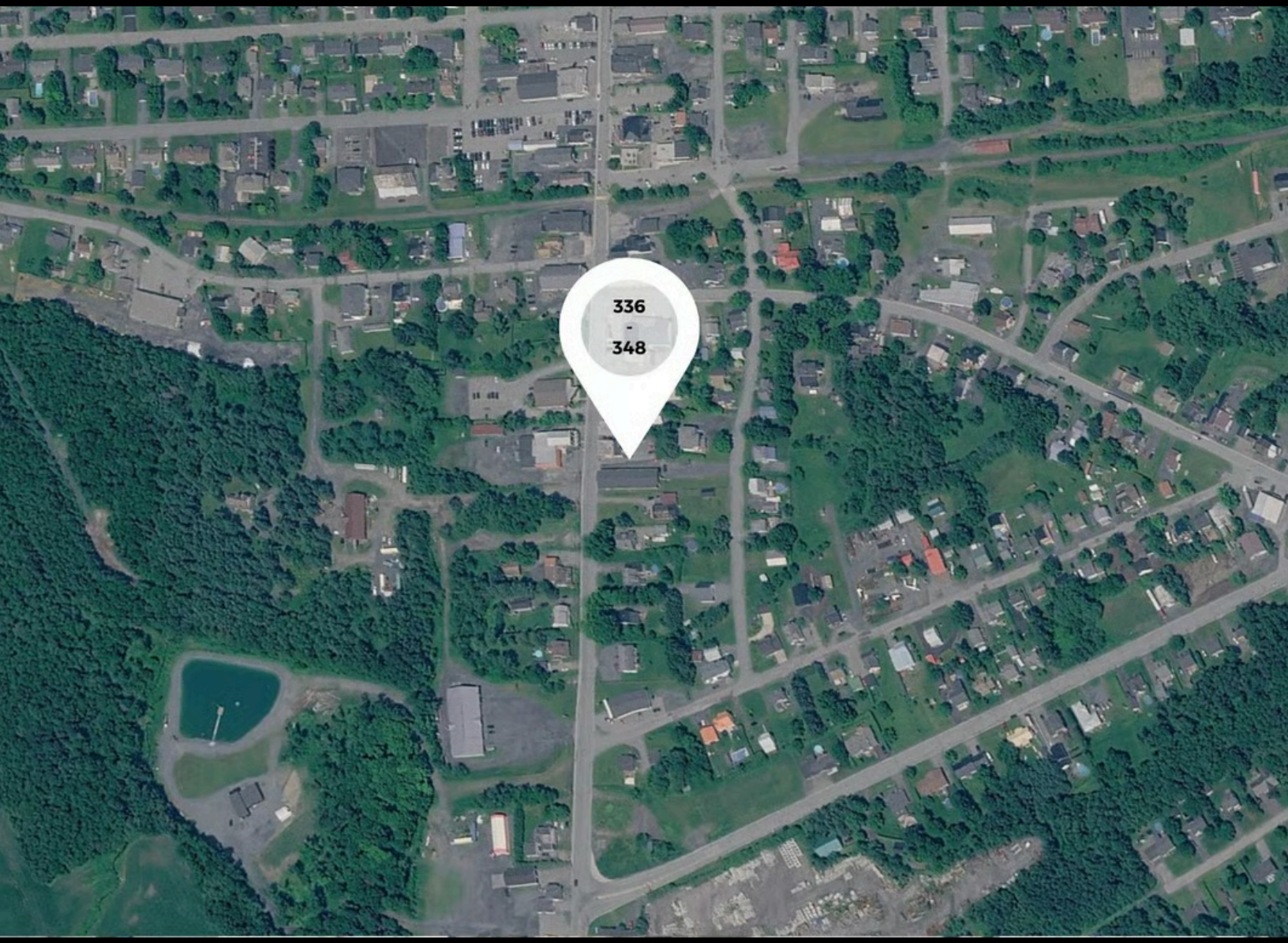
Number of Parking Spaces
~20 spaces

Hot Water System
Independent tanks

Heating System
Electric baseboards



336 - 348B 14e Avenue, La Guadeloupe



BUILDING DESCRIPTION

General Information

Cadastral number	5 666 367

Total Municipal Assessment

Total Municipal Assessment	734 400$
Municipal Land Assessment	50 000$
Municipal Building Assessment	684 400$

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Wood
Year of Construction	1945

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	No
Number of Rooms	8 x 4.5 + 6 x 3.5
Number of Units	14 units
Washer/Dryer Inlet	Yes
Appliance Responsibility	Tenants
Heating Responsibility	Tenants except for two units (#344 & #346)
Hot Water Responsibility	Tenants

Parking

Type of Parking	Outdoor
Number of Parking Spaces	~20 spaces

Area

Land Surface Area	23,378 sq. ft.

FEATURES

Fenced
No

Condition of Roof
Good condition

Concierge Agreement
No

Hot Water System
Independent tanks

Electrical Panels
Circuit breakers

Environmental Report
Phase I and II

Internet and Telecom
Yes

Condition of Doors
Good condition

Intercom and Doorbell
No

Condition of Windows
Good condition

Exterior Siding
Vinyl

Floor Covering
Vinyl

Plumbing
Cuivre, PEX, ABS

Condition of Balconies
Good condition

Heating System
Electric baseboards

Condition of Kitchens
Good condition

Condition of Bathrooms
Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	$118,380	90.3 %	$705
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
BNC Right Of Way	$12,735	9.7 %	$76
Total Revenues	**$131,115**		**$780**
Vac. / Bad debt	$3,933	3 %	$23
EGR	**$127,182**		**$757**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$6,359	5 %	$454
Municipal Taxes	Current	$14,376	11.3 %	$1,027
School Taxes	Current	$454	0.4 %	$32
Insurance	Current	$4,744	3.7 %	$339
Electricity	Current	$1,467	1.2 %	$105
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$5,600	4.4 %	$400
Maintenance	Normalised	$9,800	7.7 %	$700
Appliances				
WiFi	Current	$12,644	9.9 %	$903
Heat Pump				
CHMC: Other Costs	Normalised	$1,272	1 %	$91
Garbage	Current	$993	0.8 %	$71
Total Expenses		**$57,709**	**45.4 %**	**$4,122**
Net Revenue		**$69,473**		**$4,962**

FINANCING

	schl	conv
Maximum loan amount	$1,229,181	$836,809
Financing CAP	4.80 %	6.23 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.2 %	4.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	$69,473	$69,473
Annual Mortgage Cost	$67,275	$55,578
Net cash after mortgage	$2,197	$13,895
RETURN ON INVESTMENT		
Down Payment	$270,819	$663,191
Cash on cash return	0.8 %	2.1 %
Return on liquidity + capitalization	5.6 %	4.9 %
Total yearly return with appreciation of 2 %	16.69 %	9.43 %

CPU	GIM	NIM	CAP
107 100 $	11,4	21,6	4,6 %