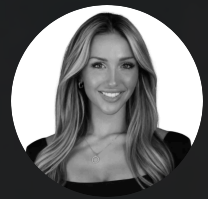


**351 - 355 26E AVENUE
LA GUADELOUPE**

8 UNITS

PMML

FOR SALE



Alyson Marceau

Team Jessika Lahaie

VP

Real Estate Broker

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

24-unit multifamily project located in La Guadeloupe. The property consists of 3 lots allowing for the construction of 3 buildings with 8 units each, including 1 building that is already built. Each building includes a unit mix of 2 x 3 ½, 4 x 4 ½, and 2 x 5 ½, spread over 3 storeys with a half-basement. The project is well advanced and comes with complete documentation, including the building permit, environmental report, and energy efficiency certification. Perfect for an investor or developer looking to acquire a new rental project with additional development potential.

HIGHLIGHTS

- ✓ Architectural plans are included with the project. The file also includes the building permit, environmental report, and energy efficiency certification.
- ✓ Leasing of the units in the already-built building is currently underway, with potential rental income of \$115,920 annually when fully leased.
- ✓ CMHC pre-approved financing is available, at the client's discretion, for 2 buildings.
- ✓ The already-built building will be delivered fully completed, with asphalt paving and landscaping included.
- ✓ Each unit includes 2 outdoor parking spaces as well as a storage space.

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New construction

ADDITIONAL INFORMATION

The sale is made without the legal warranty of quality, at the BUYER's own risk, with the exception of lot 6 571 415, which includes a new building and remains covered by the warranty.

Limited supply of new housing in the municipality, enhancing the project's appeal and rental potential.

Located in a primarily residential and commercial area, close to local services, shops, and businesses.

Property situated on 26th Avenue, in an accessible, well-connected area conducive to rental development.

Strategic location near neighboring municipalities such as Saint-Évariste-de-Forsyth, Saint-Honoré-de-Shenley, Saint-Éphrem-de-Beauce, Saint-Georges, and Thetford Mines.

Responsibility for appliances

Tenants



Number of units

8

Number of Parking Spaces

48

Hot Water System

Independent tanks

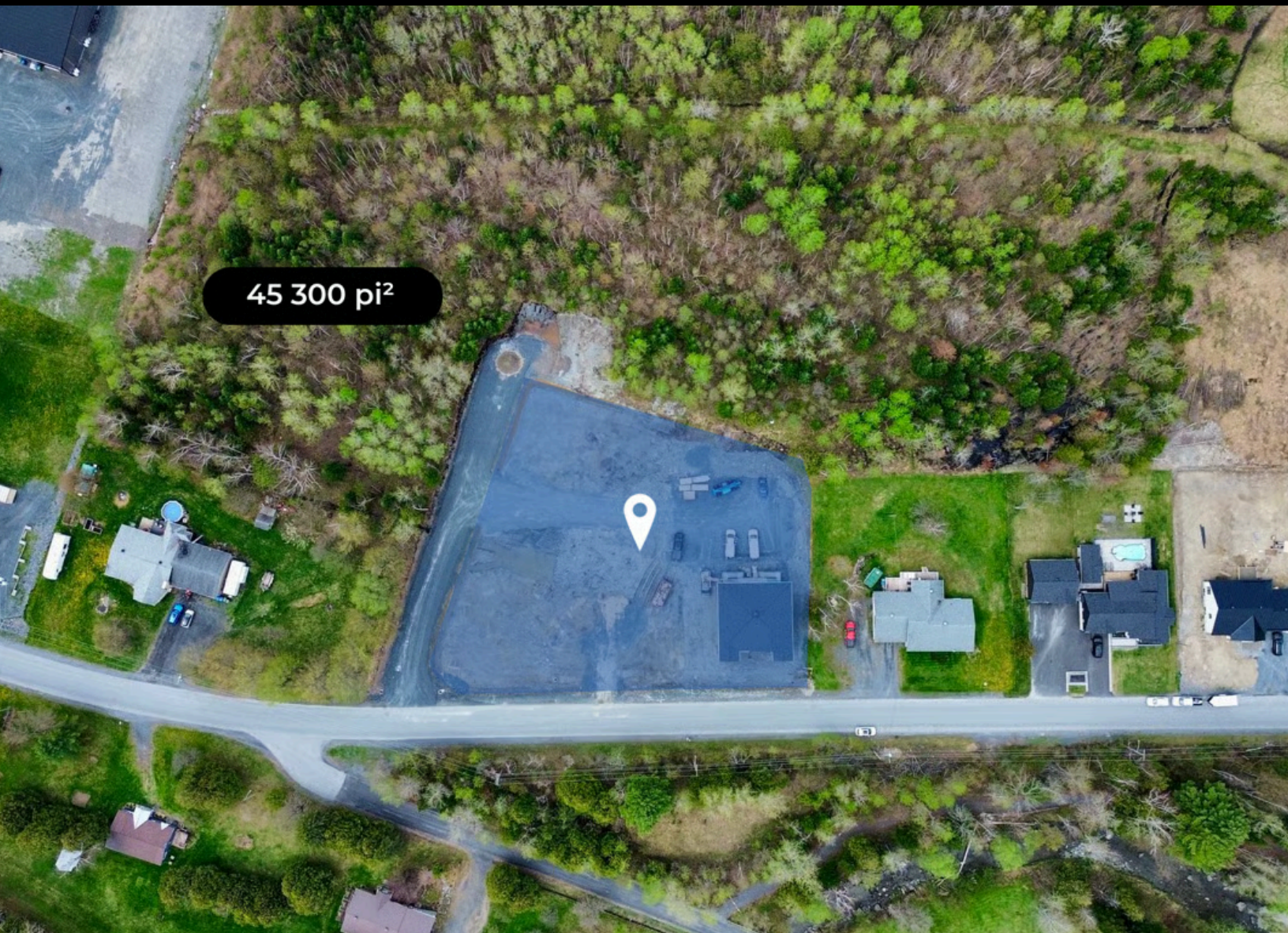


Heating System

Electric baseboard heaters and heat pumps



351 - 355 26e Avenue, La Guadeloupe



45 300 pi²

BUILDING DESCRIPTION

General Information

Cadastral number 6 571 415, 6 571 416, 6 572 620

Total Municipal Assessment

Total Municipal Assessment Not issued

Municipal Land Assessment 66 500 \$

Municipal Building Assessment Not issued

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Wooden structure

Year of Construction 2026 and to be built

Some images have been modified or enhanced using artificial intelligence. Differences may exist between the photos and the actual condition or appearance of the property/items.

Electromechanical System

Fire System Yes

Building type

Laundry Room No

Number of Rooms 32

Number of Units 2 x 3 ½, 4 x 4 ½ et 2 x 5 ½

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor

Number of Parking Spaces 48

Area

Land Surface Area 45,300 square feet



FEATURES

Fenced

No

Condition of Roof

Asphalt shingles - New

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Yes

Internet and Telecom

No

Condition of Doors

New

Intercom and Doorbell

Separate entrances

Condition of Windows

New

Exterior Siding

Fiber cement

Floor Covering

Vinyl and ceramic

Plumbing

PEX, ABS

Condition of Balconies

Fiberglass - New

Heating System

Electric baseboard heaters and heat pumps

Condition of Kitchens

New - Quartz Countertops

Condition of Bathrooms

New

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$108,456	100 %	\$1,130
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$108,456		\$1,130
Vac. / Bad debt	\$3,254	3 %	\$34
EGR	\$105,202		\$1,096

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,734	4.5 %	\$592
Municipal Taxes	Current	\$2,958	2.8 %	\$370
School Taxes				
Insurance	Estimated	\$3,000	2.9 %	\$375
Electricity	Estimated	\$500	0.5 %	\$63
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	1.9 %	\$250
Maintenance	Normalised	\$5,600	5.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,052	1 %	\$132
Total Expenses		\$19,845	18.9 %	\$2,481
Net Revenue		\$85,358		\$10,670



