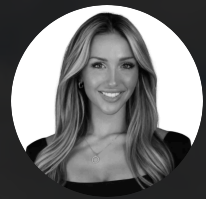


# 355 26E AVENUE LA GUADELOUPE

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

New 8-unit apartment building in La Guadeloupe, construction completed. Modern property, low maintenance, with strong rental potential (currently leased). Spread over 3 floors with a half-basement: 2 x 3½-bedroom units, 4 x 4½-bedroom units, and 2 x 5½-bedroom units, catering to a diverse tenant base. A great opportunity for an investor. There is also the option to purchase two adjacent lots with permits for two buildings of 8 units each—offering additional development potential for 16 units.

## HIGHLIGHTS

Currently leased, with potential rental income of \$111,240 per year at full occupancy. Each unit comes with 2 outdoor parking spaces and a storage area. Opportunity to acquire two adjacent, development-ready lots; permits have already been obtained for two 8-unit buildings—an additional potential of 16 units.

ASKING PRICE :  
**\$1,630,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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New construction

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## ADDITIONAL INFORMATION

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Located on 26th Avenue, in an accessible and well-connected residential and commercial area, close to local services, shops, and businesses. Strategically located near Saint-Évariste-de-Forsyth, Saint-Honoré-de-Shenley, Saint-Éphrem-de-Beauce, Saint-Georges, and Thetford Mines.

The sale is made with the legal warranty of quality and title.

## 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



355 26e Avenue, La Guadeloupe



# BUILDING DESCRIPTION

## General Information

Cadastral number 6 571 415

## 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

## Electromechanical System

Fire System Yes

## Building type

Laundry Room No

Number of Rooms 32

Number of Units 2 x 5.5 + 4 x 4.5 + 2 x 3.5

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 sq. ft.



## 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           | \$112,380        | 100 %  | \$1,171        |
| Affordable Res.       |                  |        |                |
| Commercial            |                  |        |                |
| Lockers               |                  |        |                |
| Parking               |                  |        |                |
| Laundry               |                  |        |                |
| <b>Total Revenues</b> | <b>\$112,380</b> |        | <b>\$1,171</b> |
| Vac. / Bad debt       | \$3,371          | 3 %    | \$35           |
| <b>EGR</b>            | <b>\$109,009</b> |        | <b>\$1,136</b> |

## EXPENSES

|                       | Calc.      | yearly          | % OF EGR      | CPU (y)        |
|-----------------------|------------|-----------------|---------------|----------------|
| Administration        | Normalised | \$4,905         | 4.5 %         | \$613          |
| Municipal Taxes       | Estimated  | \$20,628        | 18.9 %        | \$2,579        |
| School Taxes          | Estimated  | \$871           | 0.8 %         | \$109          |
| Insurance             | Current    | \$3,930         | 3.6 %         | \$491          |
| Electricity           | Estimated  | \$500           | 0.5 %         | \$63           |
| Heating               |            |                 |               |                |
| Snow Removal          |            |                 |               |                |
| Elevator              |            |                 |               |                |
| Lawn                  |            |                 |               |                |
| Structural Reserve    |            |                 |               |                |
| Janitor               | Normalised | \$2,000         | 1.8 %         | \$250          |
| Maintenance           | Normalised | \$5,600         | 5.1 %         | \$700          |
| Appliances            |            |                 |               |                |
| WiFi                  |            |                 |               |                |
| Heat Pump             |            |                 |               |                |
| CHMC: Other Costs     | Normalised | \$1,090         | 1 %           | \$136          |
| <b>Total Expenses</b> |            | <b>\$39,524</b> | <b>36.3 %</b> | <b>\$4,941</b> |
| <b>Net Revenue</b>    |            | <b>\$69,484</b> |               | <b>\$8,686</b> |

## FINANCING

|                     |           |
|---------------------|-----------|
| Maximum loan amount | \$936,685 |
| Financing CAP       | 6.31 %    |
| Debt coverage ratio | 1.3       |
| Interest Rate       | 4.0 %     |
| Amortization        | 30 Years  |
| Term                | 5 Years   |

## TREASURY

|                         |          |
|-------------------------|----------|
| Net Revenue             | \$69,484 |
| Annual Mortgage Cost    | \$56,511 |
| Net cash after mortgage | \$12,973 |

### RETURN ON INVESTMENT

|                                              |           |
|----------------------------------------------|-----------|
| Down Payment                                 | \$693,315 |
| Cash on cash return                          | 1.9 %     |
| Return on liquidity + capitalization         | 4.4 %     |
| Total yearly return with appreciation of 2 % | 9.1 %     |

CPU  
203 800 \$

GIM  
14,5

NIM  
23,5

CAP  
4,3 %



