

**36 - 38 PAPINEAU
HULL**
9 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

WOW! Brand-new 9-unit apartment building featuring 6X2-bedroom units and 3X1-bedroom units, generating an annual gross income of \$198,240. This property is positioned within the new rental housing market and meets the strong demand for modern, well-located apartments. Situated near an elementary school, Université du Québec Outaouais (UQO), government office buildings, and just 5 minutes from downtown Ottawa, the property offers an exceptional location that appeals to a wide range of tenants.

HIGHLIGHTS

- ✓ Building 100% RENTED!
- ✓ A prime investment in a high-demand area.
- ✓ Streamlined management and excellent long-term appreciation potential.

ASKING PRICE :
\$3,547,900

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New construction (2026)

ADDITIONAL INFORMATION

All units is equipped with their own electricity meters and will be rented unheated and unlit, helping to minimize operating costs.

The property include seven parking spaces that are pre-equipped to accommodate electrical outlets and charging stations for electric vehicles, a sought-after amenity among tenants.

Property eligible for the Hull downtown revitalization program, providing a grant equivalent to 75% of the property tax amount for a period of seven years.

Responsibility for appliances

Owner

Number of units

9



Number of Parking Spaces

7

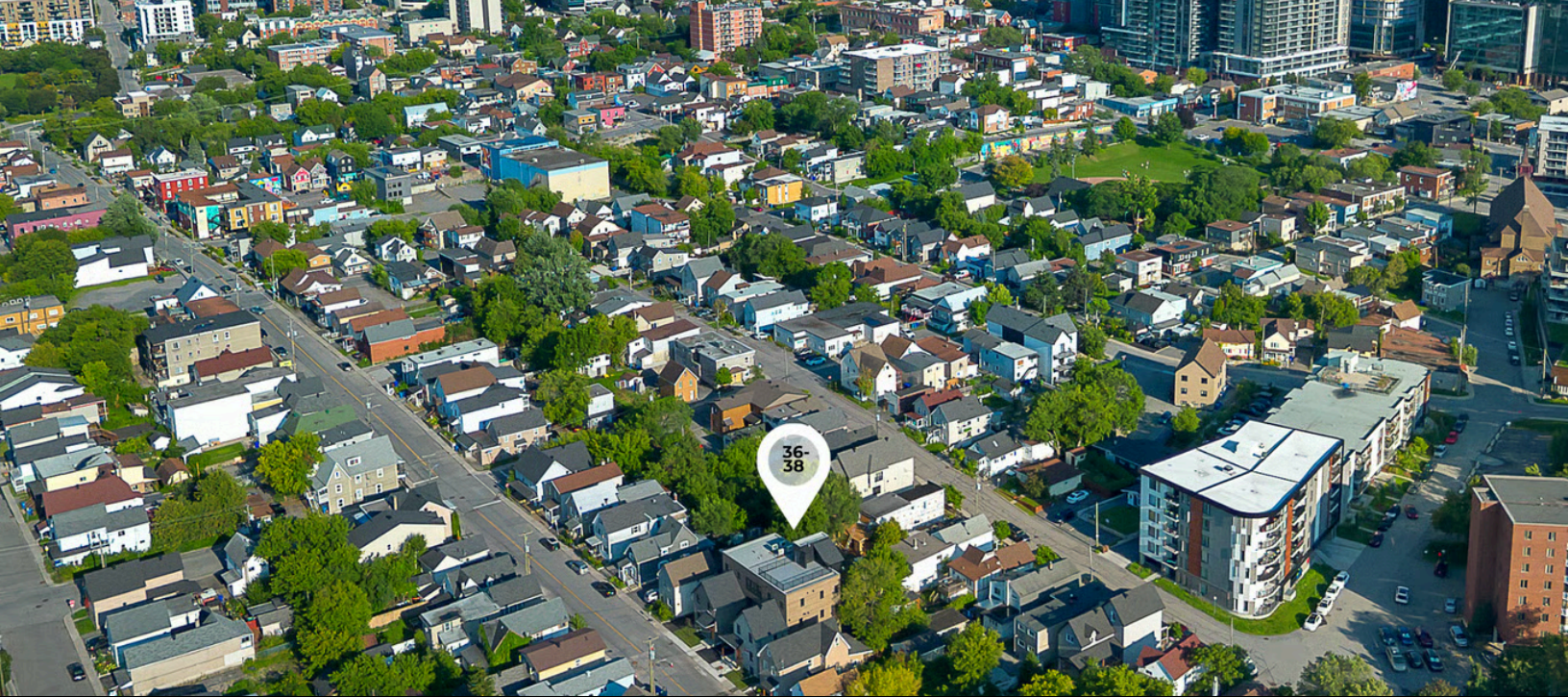
Hot Water System

A tank in each unit

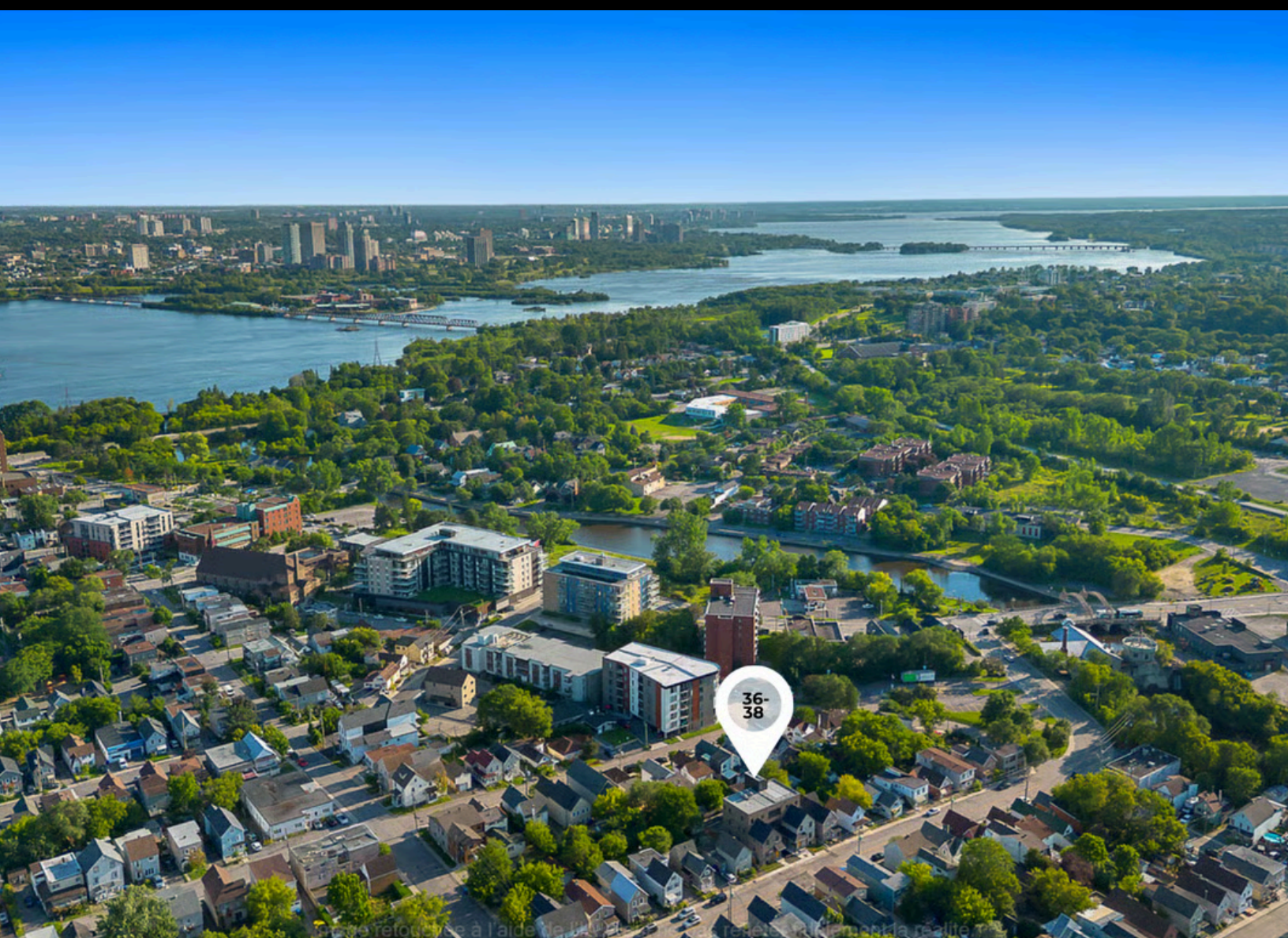


Heating System

Heat pump, Electric baseboard heaters



36 - 38 Papineau, Hull



BUILDING DESCRIPTION

General Information

Cadastral number 6 374 963

Total Municipal Assessment

Total Municipal Assessment Unissued

Municipal Land Assessment 305 900\$

Municipal Building Assessment Unissued

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Steel, brick and wood

Year of Construction 2026

Roof terrace. Secure bike racks. All apartments are fully equipped and come furnished with appliances (oven, refrigerator, dishwasher, washer, and dryer)

Features

Plumbing ABS / PEX

Condition of Roof 2026

Condition of Doors 2026 Insulated steel

Condition of Balconies 2026 Concrete and aluminium

Condition of Windows 2026 Energy-efficient PVC double-pane windows

Condition of Kitchens 2026 Modern finishes PVC

Electrical Panels Circuit breakers

Exterior Siding New, steel and brick

Condition of Bathrooms 2026 Ceramics, modern shower/bath, glass panel

Floor Covering New, Laminate and Vinyl

Electromechanical System

Fire System Alarm and smoke detectors

Building type

Laundry Room N/A

Number of Units 6 X 2CC et 3 X 1CC

Washer/Dryer Inlet In each unit

Appliance Responsibility Owner

Heating Responsibility Tenant

Hot Water Responsibility Owner

Natural gas water heater is rented. Hot water is provided to tenants through a storage tank supplied by a heat pump and a natural gas water heater.

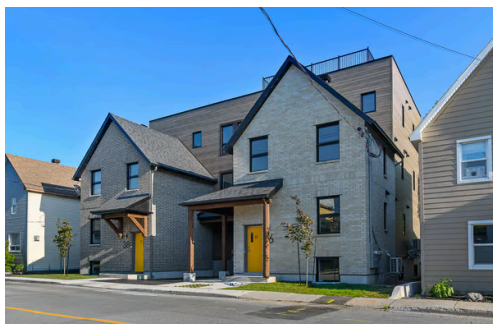
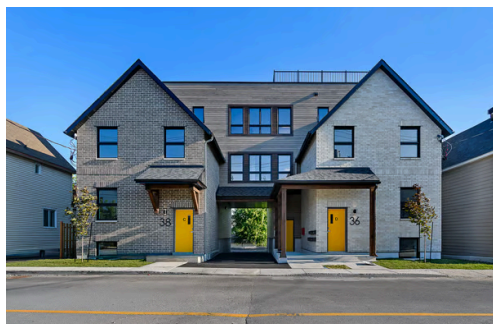
Parking

Type of Parking Exterior

Number of Parking Spaces 7

Area

Land Surface Area 6,778



FEATURES

Fenced

2026 Partially

Condition of Roof

2026

Concierge Agreement

No

Hot Water System

A tank in each unit

Electrical Panels

Circuit breakers

Environmental Report

Phase 1 completed (compliant)

Internet and Telecom

Yes

Condition of Doors

2026 Insulated steel

Intercom and Doorbell

Mobile app

Condition of Windows

2026 Energy-efficient PVC double-pane windows

Exterior Siding

New, steel and brick

Floor Covering

New, Laminate and Vinyl

Plumbing

ABS / PEX

Condition of Balconies

2026 Concrete and aluminium

Heating System

Heat pump, Electric baseboard heaters

Condition of Kitchens

2026 Modern finishes PVC

Condition of Bathrooms

2026 Ceramics, modern shower/bath, glass panel

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$198,240	100 %	\$1,836
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$198,240		\$1,836
Vac. / Bad debt	\$5,947	3 %	\$55
EGR	\$192,293		\$1,780

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$8,653	4.5 %	\$961
Municipal Taxes	Estimated	\$21,500	11.2 %	\$2,389
School Taxes	Estimated	\$2,485	1.3 %	\$276
Insurance	Estimated	\$7,500	3.9 %	\$833
Electricity	Estimated	\$1,800	0.9 %	\$200
Heating	Current	\$2,160	1.1 %	\$240
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,250	1.2 %	\$250
Maintenance	Normalised	\$6,300	3.3 %	\$700
Appliances				
WiFi	Estimated	\$2,652	1.4 %	\$295
Heat Pump	Estimated	\$1,710	0.9 %	\$190
CHMC: Other Costs	Normalised	\$1,923	1 %	\$214
Alarme GS	Current	\$560	0.3 %	\$62
Location Gazifère	Current	\$2,076	1.1 %	\$231
Total Expenses		\$61,569	32.0 %	\$6,841
Net Revenue		\$130,724		\$14,525

FINANCING

Maximum loan amount	\$2,491,603
Financing CAP	4.98 %
Debt coverage ratio	1.1
Interest Rate	4.0 %
Amortization	45 Years
Term	5 Years

TREASURY

Net Revenue	\$130,724
Annual Mortgage Cost	\$126,531
Net cash after mortgage	\$4,192

RETURN ON INVESTMENT

Down Payment	\$1,056,297
Cash on cash return	0.4 %
Return on liquidity + capitalization	2.4 %
Total yearly return with appreciation of 2 %	9.17 %

CPU
394 200 \$

GIM
17,9

NIM
27,1

CAP
3,7 %

