

**3784-3788 DE BULLION
PLATEAU MONT-ROYAL O**

5 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Corner row building

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Mixed-use building consisting of 5 units, including 4 residential apartments (1 x 7½, 1 x 4½, 1 x 3½, 1 x 1½) and one commercial space on the ground floor, ideally located in the heart of the Plateau Mont-Royal. The units offer functional layouts and good living areas, with some having been maintained over the years while others present value-add potential. The property is fully leased with active leases in place, including a commercial tenant with a lease extending to 2027, providing stable income. Prime location within walking distance of Sherbrooke metro station and close to numerous shops, restaurants, institutions, and Mount Royal, supporting strong rental demand and long-term appreciation.

HIGHLIGHTS

- ✓ Prime location in the Plateau Mont-Royal, within walking distance of Sherbrooke metro, schools, grocery stores, restaurants, and parks.
- ✓ Fully leased property with a strong unit mix and a commercial lease in place until 2027, ensuring stable tenancy in a high-demand rental market.

ASKING PRICE :

\$1,350,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Addition of plywood on the roof
Carpentry work on parapet walls
Replacement of roof membranes

ADDITIONAL INFORMATION

The sale is made without legal guarantee of quality at the buyer's risk.

Responsibility for appliances

Tenants

Number of units

5



Number of Parking Spaces

N/A

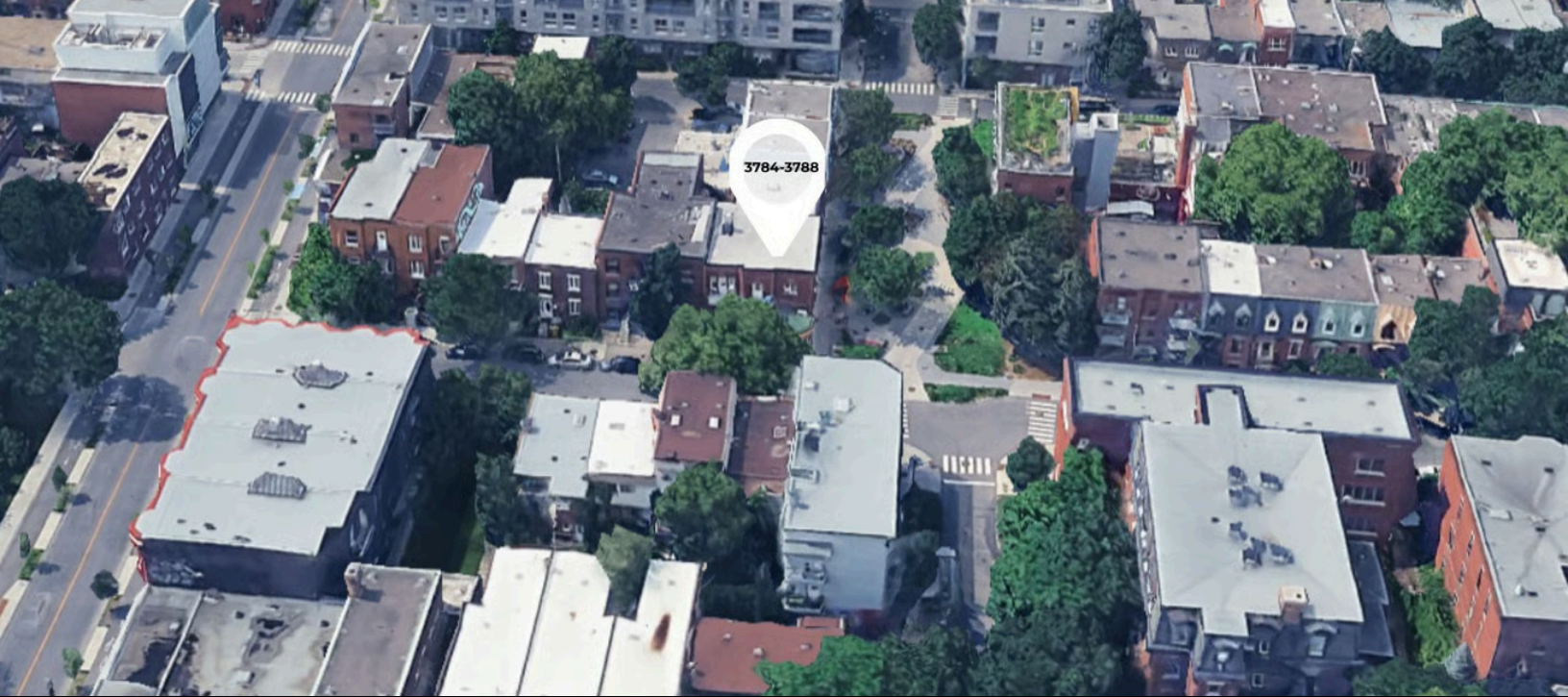
Hot Water System

Independent tanks



Heating System

Electric baseboards



3784-3788 De Bullion, Plateau Mont-Royal O



BUILDING DESCRIPTION

General Information

Cadastral number 2 003 390

Total Municipal Assessment

Total Municipal Assessment \$1,647,300

Municipal Land Assessment \$794,600

Municipal Building Assessment \$852,700

Construction

Number of Storeys 3

Type of Building Corner row building

Type of Construction Brick and wood

Year of Construction 1894

Features

Plumbing ABS / PEX / COPPER

Condition of Roof Elastomeric membrane (2019)

Condition of Doors Good condition

Condition of Balconies Wood and fiberglass

Condition of Windows PVC and aluminum windows - Good conditions

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Hardwood, floating floors, ceramic, linoleum

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Units 1 x 7.5 + 1 x 4.5 + 1 x 3.5 + 1 x 1.5 + 1 commercial unit

Washer/Dryer Inlet Yes, in some units

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor

Number of Parking Spaces N/A

Area

Land Surface Area 2,592 sq. ft.



FEATURES

Fenced

No

Condition of Roof

Elastomeric membrane (2019)

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Internet available

Condition of Doors

Good condition

Intercom and Doorbell

At the entrance of the units

Condition of Windows

PVC and aluminum windows -
Good conditions

Exterior Siding

Brick

Floor Covering

Hardwood, floating floors,
ceramic, linoleum

Plumbing

ABS / PEX / COPPER

Condition of Balconies

Wood and fiberglass

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	\$ / PI²
Residential	\$34,356	\$573
Affordable Res.		
Commercial	\$56,268	\$938
Lockers		
Parking		
Laundry		
Total Revenues	\$90,624	\$1,510
Vac. / Bad debt	\$2,719	\$45
EGR	\$87,905	\$1,465

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,956	4.5 %	\$791
Municipal Taxes	Current	\$21,170	24.1 %	\$4,234
School Taxes	Current	\$1,196	1.4 %	\$239
Insurance	Current	\$8,838	10.1 %	\$1,768
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	1.4 %	\$250
Maintenance	Normalised	\$3,500	4 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$879	1 %	\$176
Eau	Current	\$495	0.6 %	\$99
Total Expenses		\$41,284	47.0 %	\$8,257
Net Revenue		\$46,621		\$9,324

FINANCING

	conv
Maximum loan amount	\$556,666
Financing CAP	6.28 %
Debt coverage ratio	1.2
Interest Rate	5.0 %
Amortization	25 Years
Term	5 Years

TREASURY

	conv
Net Revenue	\$46,621
Annual Mortgage Cost	\$38,851
Net cash after mortgage	\$7,770

RETURN ON INVESTMENT

Down Payment	\$793,334
Cash on cash return	1.0 %
Return on liquidity + capitalization	2.4 %

CPU
270 000 \$

GIM
14,9

NIM
29

CAP
3,5 %









