FOR SALE

3875 BROADWAY | LACHINE

PMML

26 UNITS





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Produced on: October 13, 2026

BUILDING TYPE

Détaché

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

26-unit building (9 x 3½, 17 x 4½) at 3875 Broadway Street in Lachine. Detached 4-storey building with basement, built in 1964, brick exterior, with elevator. Central natural gas hot-water heating. Indoor basement parking (6) and outdoor parking (3). Common laundry room. 946 m² lot in a residential zone with rear lane. Roof redone in 2017, hot water tanks replaced in 2025. Exceptionally well maintained, great asset.

HIGHLIGHTS

- Beautiful common areas
- 26 units, 2 vacant (1 unit can remain vacant if needed)
- Below-market rents: several long-term leases
- Elevator
- 9 parking spaces, 6 indoor
- Roof 2017, hot water 2025

ASKING PRICE :

$5,950,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Avril 2017 : réfection complète de la toiture multicouche (47 441 $ + taxes)

Octobre 2025 : remplacement des 2 réservoirs d'eau chaude, de la tuyauterie de cuivre, d'un clapet et ajout d'un réservoir d'expansion (11 071 $ + taxes)

ADDITIONAL INFORMATION

Electricity paid by tenants (except 1 unit). Most leases expire June 30, 2027. Certificate of location (2015) and Phase I environmental assessment (2015) available. New COL and Phase 1 are ordered.

The sale is made without any legal warranty of quality, at the buyer’s own risk.

Responsibility for appliances

18 stoves and 16 refrigerators belonging to the owner & 2 washers and 2 dryers laundry room

Number of units

26



Number of Parking Spaces

9

Hot Water System

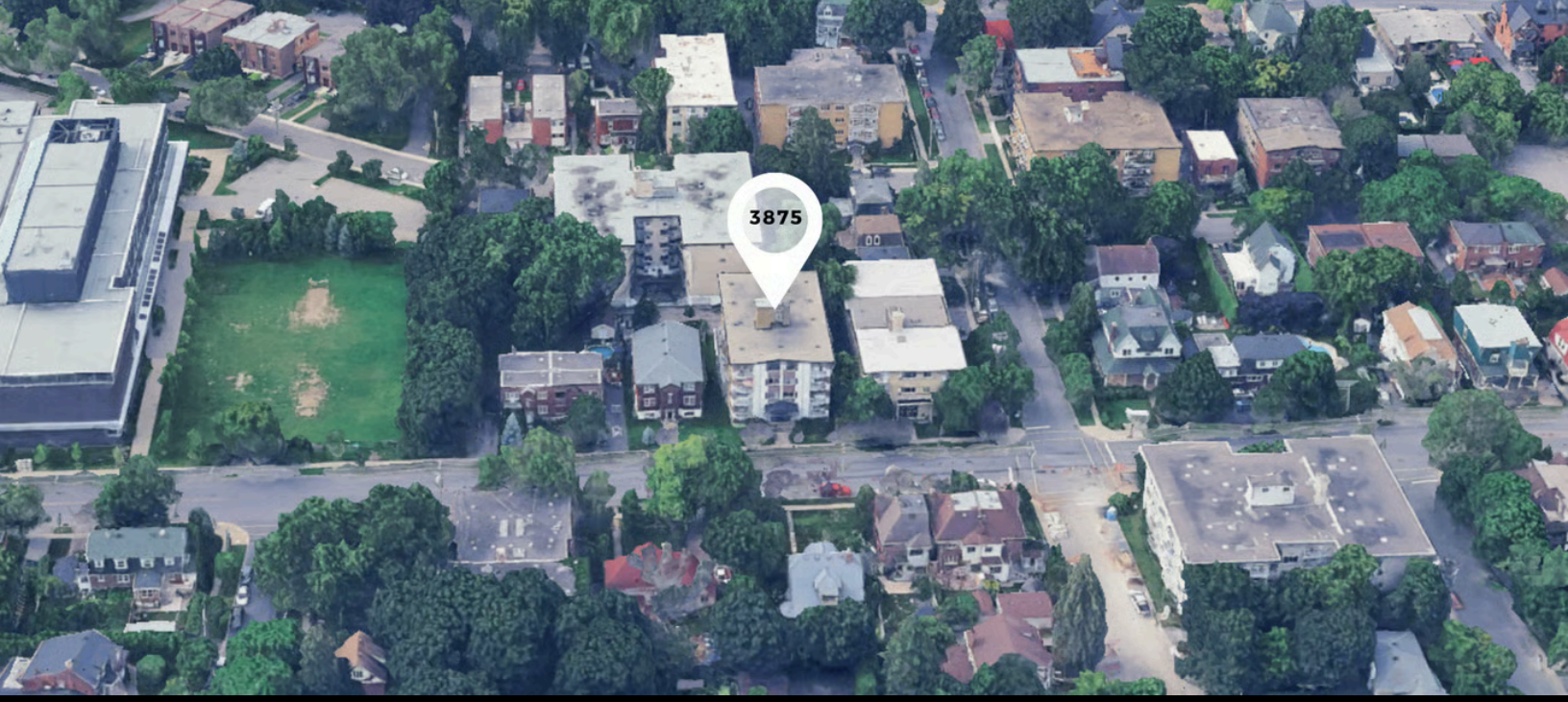
Central, 2 x 120-gal. storage tanks (Rheem) replaced Oct. 2025





Heating System

Central hot water, natural gas boiler (2008)



3875 Broadway, Lachine



BUILDING DESCRIPTION

General Information

Cadastral number	1 552 381

Total Municipal Assessment

Total Municipal Assessment	5 308 100 $
Municipal Land Assessment	828 000 $
Municipal Building Assessment	4 480 100 $

Construction

Number of Storeys	4
Type of Building	Détaché
Type of Construction	Wood frame, brick exterior, concrete foundation
Year of Construction	1964

Electromechanical System

Fire System	Up to date

Building type

Laundry Room	Common: 2 washers, 2 dryers ($600/month revenue)
Number of Units	9 x 3½, 17 x 4½ = 26
Washer/Dryer Inlet	No
Appliance Responsibility	18 stoves and 16 refrigerators belonging to the owner & 2 washers and 2 dryers laundry room
Heating Responsibility	Landlord
Hot Water Responsibility	Landlord

Elevator. Electricity paid by tenants, except unit 1A. Indoor basement garage. Rear lane. Sales without legal warranties, at the buyers risk

Parking

Type of Parking	6 indoor (basement garage), 3 outdoor
Number of Parking Spaces	9

Area

Land Surface Area	946.3 m² (10,186 sq. ft.)





FEATURES

Fenced

Partially

Internet and Telecom

Yes

Plumbing

Many major pieces changed in the garage

Condition of Roof

2017

Condition of Doors

Good condition, unit entrance doors new

Condition of Balconies

Good condition

Concierge Agreement

Yes, no written contract

Intercom and Doorbell

Intercom

Heating System

Central hot water, natural gas boiler (2008)

Hot Water System

Central, 2 x 120-gal. storage tanks (Rheem) replaced Oct. 2025

Condition of Windows

Original good condition

Condition of Kitchens

Some renovated

Electrical Panels

Breakers

Exterior Siding

Brick

Distance from fire station and hydrant

To be verified

Condition of Bathrooms

Some renovated

Environmental Report

Ordered

Floor Covering

Mixed — new laminate and vinyl in several units, original in the others

REVENUE

	yearly	% / GR	RPU (m)
Residential	$380,544	98.1 %	$1,220
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	$7,200	1.9 %	$23
Total Revenues	**$387,744**		**$1,243**
Vac. / Bad debt	$11,632	3 %	$37
EGR	**$376,112**		**$1,205**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$18,806	5 %	$723
Municipal Taxes	Current	$32,796	8.7 %	$1,261
School Taxes	Current	$3,896	1 %	$150
Insurance	Current	$15,749	4.2 %	$606
Electricity	Current	$3,600	1 %	$138
Heating	Current	$20,709	5.5 %	$797
Snow Removal				
Elevator	Current	$2,112	0.6 %	$81
Lawn				
Structural Reserve				
Janitor	Normalised	$10,400	2.8 %	$400
Maintenance	Normalised	$18,200	4.8 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$3,761	1 %	$145
Bell	Current	$634	0.2 %	$24
Total Expenses		**$130,663**	**34.7 %**	**$5,025**
Net Revenue		**$245,449**		**$9,440**

FINANCING

Maximum loan amount	$4,611,583	$4,280,745	$4,463,692
Financing CAP	5.06 %	4.87 %	5.22 %
Debt coverage ratio	1.1	1.1	1.1
Interest Rate	4.3 %	4.3 %	4.3 %
Amortization	50 Years	40 Years	45 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	$245,449	$245,449	$245,449
Annual Mortgage Cost	$234,883	$235,589	$236,094
Net cash after mortgage	$10,566	$9,860	$9,355

RETURN ON INVESTMENT

Down Payment	$1,338,417	$1,669,255	$1,486,308
Cash on cash return	0.8 %	0.6 %	0.6 %
Return on liquidity + capitalization	2.9 %	3.2 %	3.0 %
Total yearly return with appreciation of 2 %	11.81 %	10.34 %	11.02 %

CPU	GIM	NIM	CAP
228 800 $	15,4	24,2	4,1 %



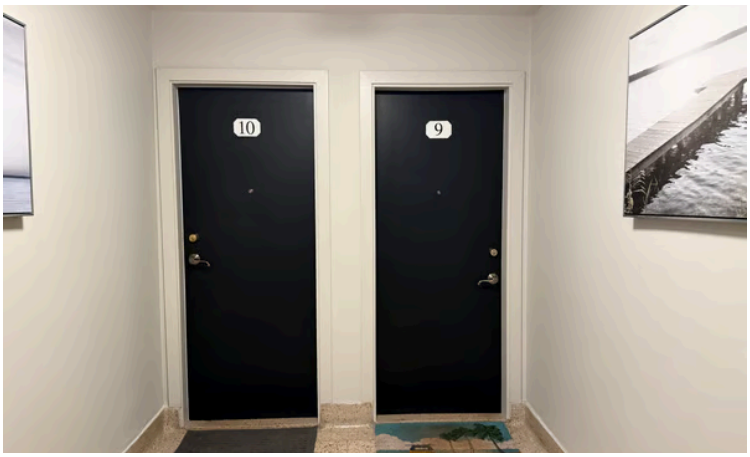


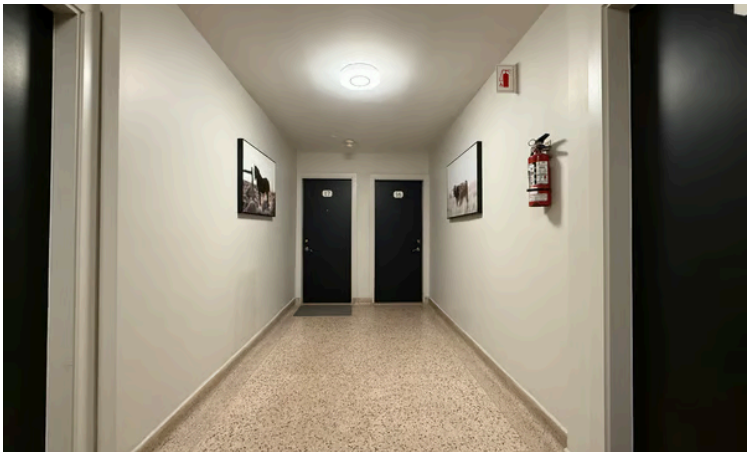
Mircom






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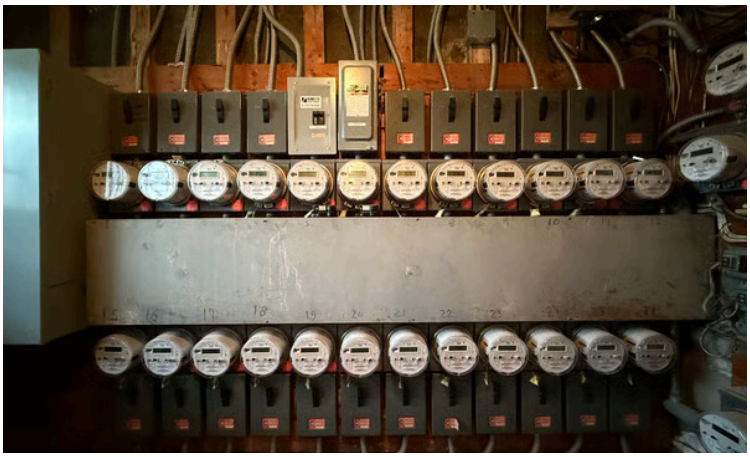


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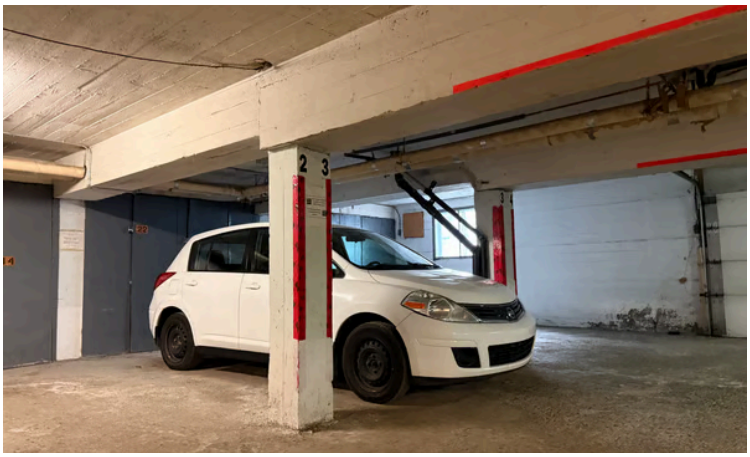


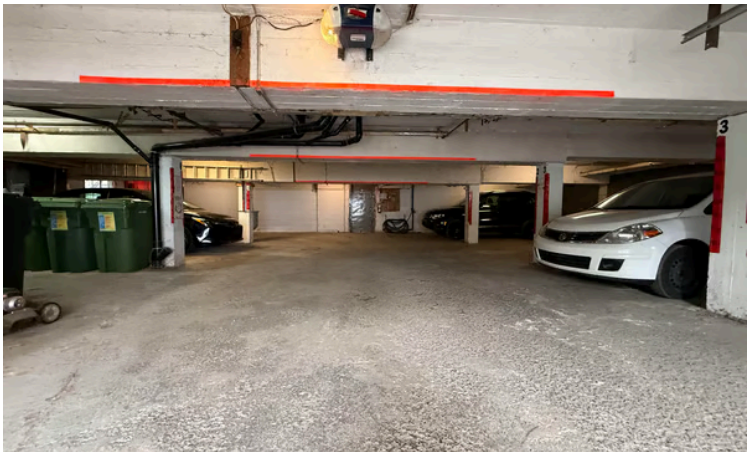










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