

408-416 CHASLES MONT-LAURIER

3 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Commercial triplex located in the heart of Mont-Laurier, at 408-416 Chasles Street, offering an excellent investment opportunity. Two residential units (a 3-bedroom and a 2-bedroom) are rented, unheated and not electricity included. The property also includes a versatile vacant commercial space, ideal for an office or professional services. This is a great business opportunity for an owner-occupant looking to establish their company while benefiting from additional rental income. Strategically located near Mont-Laurier Regional Hospital and Albiny-Paquette Boulevard, ensuring strong visibility and steady foot traffic for any type of professional service. The building is well maintained and occupied by stable tenants, allowing for simplified management. Offered at a competitive price of approximately \$131,666 per unit, this represents a prime investment opportunity.

HIGHLIGHTS

- ✓ Location, Location, Location!
- ✓ Potential to optimize both residential and commercial rents.
- ✓ Property well maintained by the same owner for over 30 years!

ASKING PRICE :

\$379,900

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof ($\pm$ 10 years)

Crawl space floor repair

Plumbing replacement (crawl space)

Water heaters (2010, 2022, 2024)

ADDITIONAL INFORMATION

1 vacant commercial unit, rental potential of \$900, 623 sq ft with 1 bathroom and basement storage.

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

Responsibility for appliances

Tenants

Number of units

3



Number of Parking Spaces

3

Hot Water System

Independent – 3 water heaters (2010, 2022, 2024)



Heating System

electric baseboards (residential)



408-416 Chasles, Mont-Laurier



BUILDING DESCRIPTION

General Information

Cadastral number 3 050 022

Total Municipal Assessment

Total Municipal Assessment \$ 224 400

Municipal Land Assessment \$ 67 900

Municipal Building Assessment \$ 156 500

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1930

Features

Plumbing ABS (Acrylonitrile Butadiene Styrene)

Condition of Roof + / - 10 years – good condition

Condition of Doors Good overall condition

Condition of Balconies Concrete and wood

Condition of Windows Good overall condition

Condition of Kitchens Average

Electrical Panels Circuit breakers

Exterior Siding Wood

Condition of Bathrooms Average

Floor Covering Laminate and ceramic

Electromechanical System

Fire System No

Building type

Laundry Room No

Washer/Dryer Inlet YES

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Owner

Parking

Type of Parking Exterior

Number of Parking Spaces 3

Area

Land Surface Area 3,551 sq ft



FEATURES

Plumbing

ABS (Acrylonitrile Butadiene Styrene)

Condition of Balconies

Concrete and wood

Heating System

electric baseboards (residential)

Condition of Kitchens

Average

Condition of Bathrooms

Average

Condition of Roof

+ / - 10 years - good condition

Concierge Agreement

No

Hot Water System

Independent - 3 water heaters (2010, 2022, 2024)

Electrical Panels

Circuit breakers

Environmental Report

No

Condition of Doors

Good overall condition

Intercom and Doorbell

No

Condition of Windows

Good overall condition

Exterior Siding

Wood

Floor Covering

Laminate and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$17,460	61.8 %	\$485
Affordable Res.			
Commercial	\$10,800	38.2 %	\$300
Lockers			
Parking			
Laundry			
Total Revenues	\$28,260		\$785
Vac. / Bad debt	\$848	3 %	\$24
EGR	\$27,412		\$761

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$1,234	4.5 %	\$411
Municipal Taxes	Current	\$4,949	18.1 %	\$1,650
School Taxes	Current	\$155	0.6 %	\$52
Insurance	Estimated	\$3,813	13.9 %	\$1,271
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$750	2.7 %	\$250
Maintenance	Normalised	\$2,100	7.7 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$274	1 %	\$91
Total Expenses		\$13,275	48.4 %	\$4,425
Net Revenue		\$14,138		\$4,713

FINANCING

	schl	conv
Maximum loan amount	\$200,682	\$168,804
Financing CAP	5.99 %	6.28 %
Debt coverage ratio	1.1	1.2
Interest Rate	5.0 %	5.0 %
Amortization	30 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$14,138	\$14,138
Annual Mortgage Cost	\$13,601	\$11,781
Net cash after mortgage	\$537	\$2,356

RETURN ON INVESTMENT

Down Payment	\$179,218	\$211,096
Cash on cash return	0.3 %	1.1 %
Return on liquidity + capitalization	2.1 %	2.8 %
Total yearly return with appreciation of 2 %	6.3 %	6.38 %

CPU
126 600 \$

GIM
13,4

NIM
26,9

CAP
3,7 %





