

4221- 4225 - 4235 NOTRE-DAME O SUD-OUEST

31 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

A high-quality, semi-commercial property generating high annual revenue, ideally located in southwest Montreal, just a 3-minute walk from the Place-Saint-Henri metro station. The location, in the heart of an established urban area, offers excellent accessibility and is perfectly suited for institutional use.

The building comprises 29 studio units and 2 commercial spaces, with diversified and fully stabilized income. All units are leased to Ressource d'hébergement l'Étape, an organization recognized by CMHC, ensuring continuous occupancy with no vacancies or bad debt, along with full property management.

The commercial spaces are occupied by established tenants, including Consignation (5-year lease renewal), as well as a community organization with a long-term lease in a space suited for event activities.

Built and largely renovated in 2012, the building features solid technical specifications: concrete structure, elevator, sprinkler system, and generator, meeting the standards of an institutional-grade asset.

HIGHLIGHTS

- ✓ 4 minutes from Atwater Market
- ✓ 2 minutes from the Lachine Canal
- ✓ 2 minutes from IGA and Jean Coutu
- ✓ 1 minute from cafés and restaurants (Café Saint Henri, Arthur's Nosh Bar)
- ✓ 2 minutes from Saint-Zotique Elementary School

ASKING PRICE :

\$9,300,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Major upgrades completed around 2010

Roof replaced (approx. 2010)

Electrical system updated

Plumbing updated

Windows and doors replaced

Kitchens and bathrooms renovated

Fire sprinkler system installed

ADDITIONAL INFORMATION

The property is sold without legal warranty of quality, at the buyer's own risks and perils.

Mortgage Assumption: Bank: Peakhill Capital Inc. | Balance: \$4,557,069.43 |
Rate: 4.25% | Term: June 1, 2029 | Monthly Payment: \$18,326.35 |

Responsibility for appliances

Tenant

Number of units

31

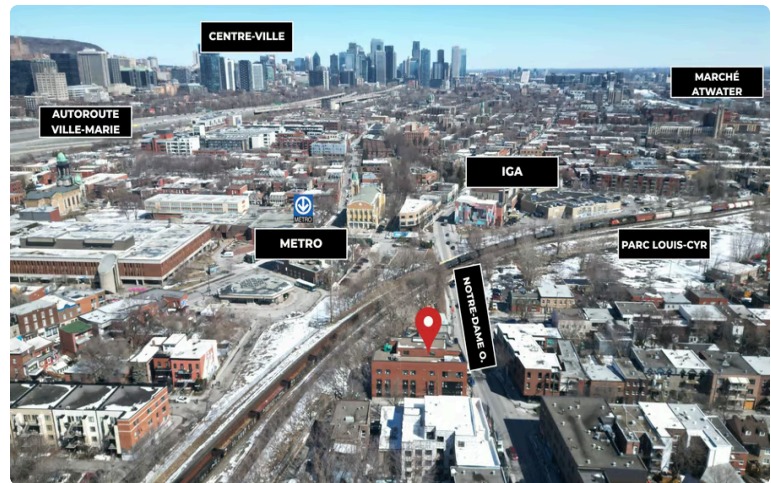


Number of Parking Spaces

1

Hot Water System

Central



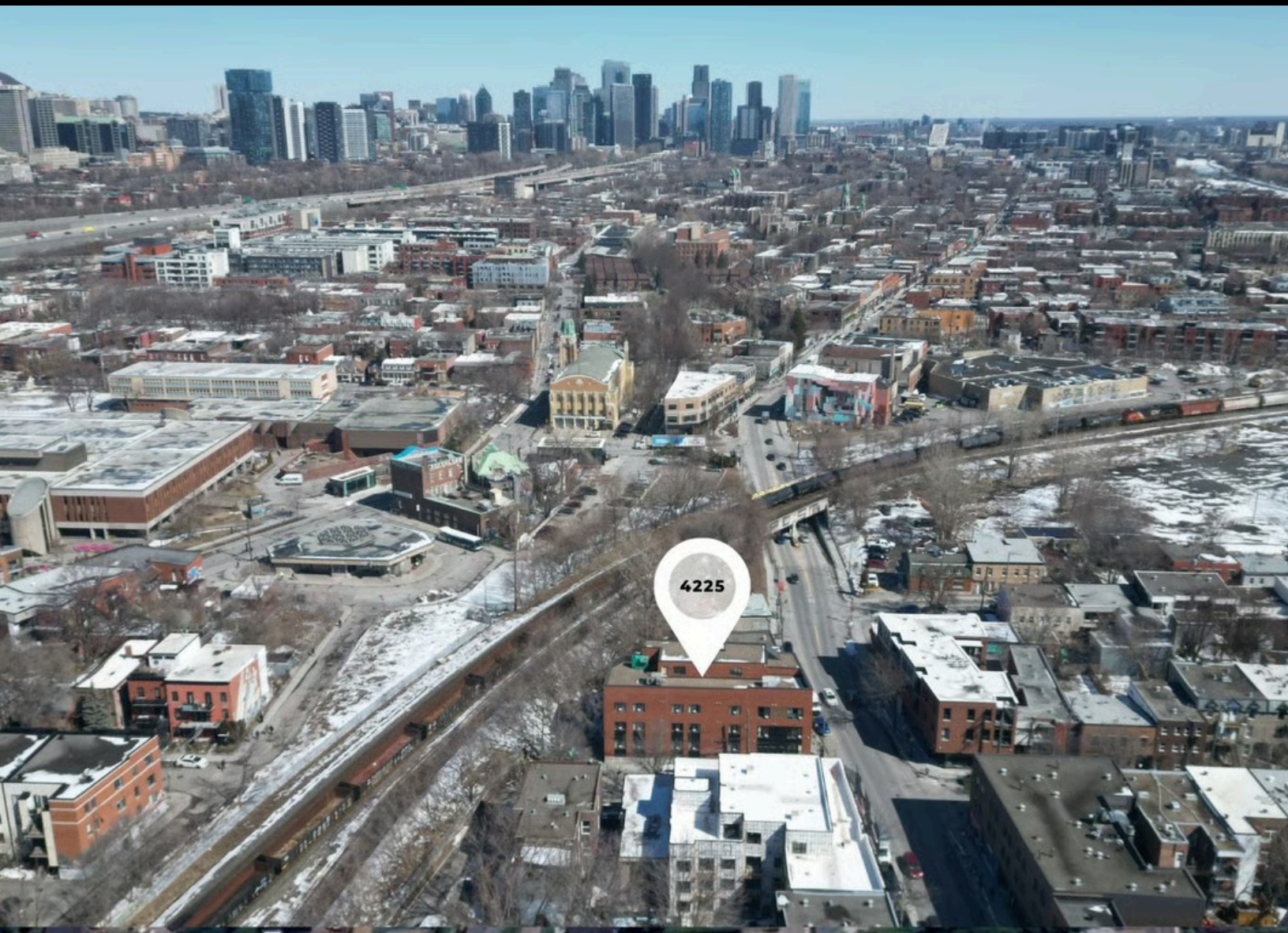
Heating System

Electrical baseboard





4221- 4225 - 4235 Notre-Dame O, Sud-Ouest



BUILDING DESCRIPTION

General Information

Cadastral number 1 573 771

Total Municipal Assessment

Total Municipal Assessment 5 200 000 \$

Municipal Land Assessment 718 100 \$

Municipal Building Assessment 4 481 900 \$

Construction

Number of Storeys 4

Type of Building Detached

Type of Construction Brick and steel

Year of Construction 2012

Features

Plumbing ABS

Condition of Roof Good condition (roof approx. 2010)

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition (approx. 2010)

Condition of Kitchens Good condition

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Good condition

Floor Covering Floating floor

Electromechanical System

Fire System Yes – sprinklers

Building type

Laundry Room Yes

Washer/Dryer Inlet Yes

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces 1

Area

Land Surface Area 7 027 Sq.ft



FEATURES

Plumbing

ABS

Condition of Balconies

Good condition

Heating System

Electrical baseboard

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

Good condition (roof approx. 2010)

Concierge Agreement

No

Hot Water System

Central

Electrical Panels

Breakers

Environmental Report

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Yes

Condition of Windows

Good condition (approx. 2010)

Exterior Siding

Brick

Floor Covering

Floating floor

REVENUE

	yearly	\$ / PI²
Residential		
Affordable Res.		
Commercial	\$110,473	\$297
Lockers		
Parking		
Laundry		
Ressource D'Hébergement L'Étape	\$403,333	\$1,084
Hydro / Énergir Recovery	\$46,229	\$124
General Recovery	\$51,590	\$139
Total Revenues	\$611,625	\$1,644
Vac. / Bad debt		
EGR	\$611,625	\$1,644

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$30,581	5 %	\$986
Municipal Taxes	Current	\$38,852	6.4 %	\$1,253
School Taxes	Current	\$4,199	0.7 %	\$135
Insurance	Estimated	\$21,438	3.5 %	\$692
Electricity	Current	\$37,649	6.2 %	\$1,214
Heating	Current	\$8,580	1.4 %	\$277
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$12,400	2 %	\$400
Maintenance	Normalised	\$21,700	3.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$6,116	1 %	\$197
Total Expenses		\$181,516	29.7 %	\$5,855
Net Revenue		\$430,109		\$13,874

FINANCING

	conv	Mortgage Assumption
Maximum loan amount	\$4,796,107	\$4,557,069
Financing CAP		
Debt coverage ratio		
Interest Rate	4.0 %	4.25 %
Amortization	25 Years	50 Years
Term	5 Years	5 Years

TREASURY

	conv	Mortgage Assumption
Net Revenue	\$430,109	\$430,109
Annual Mortgage Cost	\$351,300	\$219,912
Net cash after mortgage	\$78,809	\$210,197

RETURN ON INVESTMENT

Down Payment	\$4,503,893	\$4,742,931
Cash on cash return	1.7 %	4.4 %
Return on liquidity + capitalization	3.8 %	7.2 %

CPU
300 000 \$

GIM
15,2

NIM
21,6

CAP
4,6 %

