

505 70E AVENUE CHOMEDEY

6 UNITS

PMML

FOR SALE



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BUILDING TYPE

Brick and wood

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Income Property – 6-Unit Building in Chomedey. Located in the heart of Chomedey, this modern 6-plex offers spacious and bright 4½ units. The building is occupied by stable tenants and benefits from a strategic location close to services, schools, and public transportation, making it a sought-after investment opportunity in Laval.

HIGHLIGHTS

- ✓ Proximity : Highway, Cégep, Elementary school, High school, Daycare/CPE, Park, Bike path, Transport in common.
- ✓ Each apartment includes an exterior storage space and one parking space at the rear of the property.

ASKING PRICE :
\$1,600,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

- Lockers (6 aluminium replaced + doors) : 2020
- Soffites : 2020
- Steps and back walls : 2021

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants / Owner

Number of units

6



Number of Parking Spaces

6 spaces

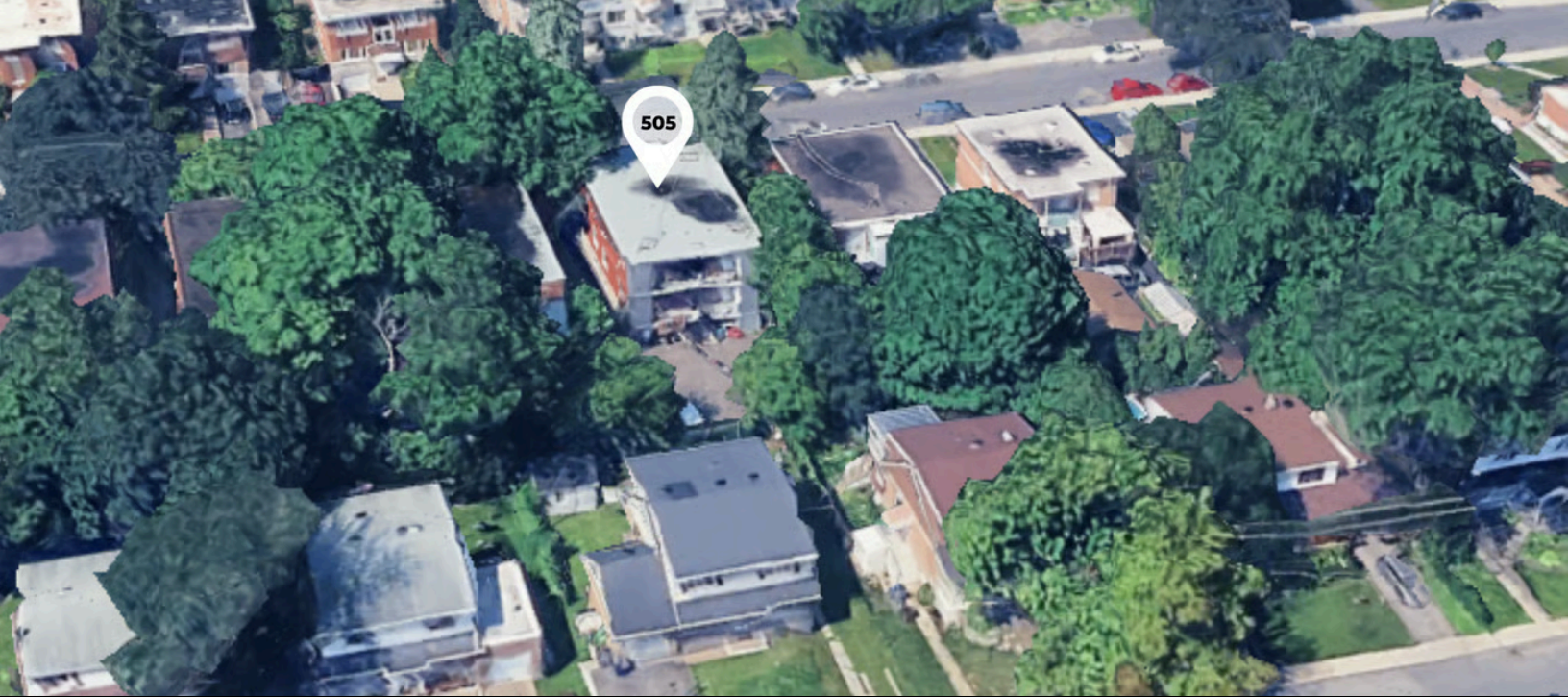
Hot Water System

Independent tanks

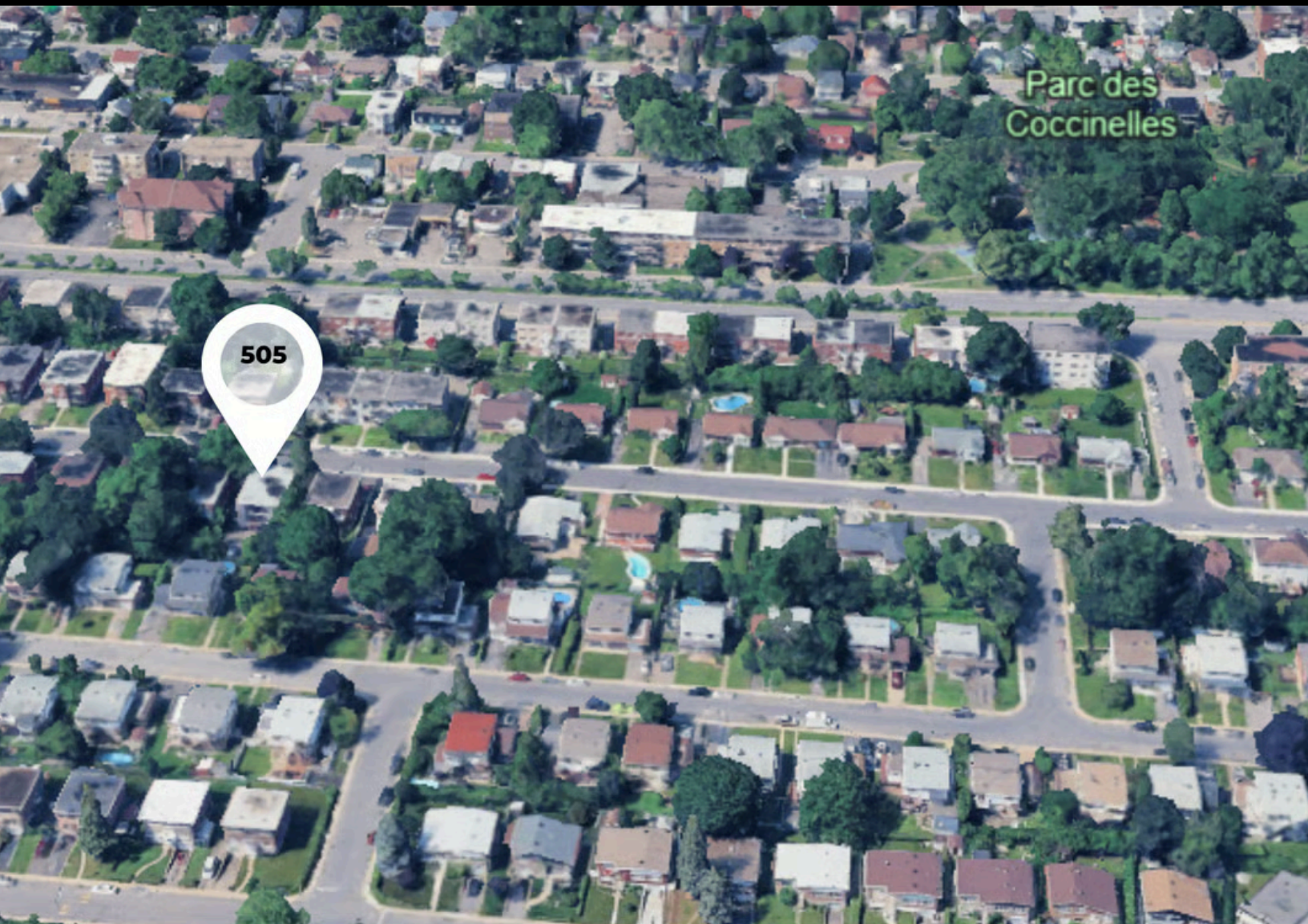


Heating System

Electrics baseboards



505 70e Avenue, Chomedey



BUILDING DESCRIPTION

General Information

Cadastral number 1 638 011

Total Municipal Assessment

Total Municipal Assessment \$ 889 100

Municipal Land Assessment \$ 265 500

Municipal Building Assessment \$ 623 600

Construction

Number of Storeys 2

Type of Building Brick and wood

Type of Construction Isolated

Year of Construction 1956

Features

Plumbing Abs / Pex

Condition of Roof Elastomeric membrane (2020)

Condition of Doors 2018 / Portes lockers renovated (2020)

Condition of Balconies Wrought iron

Condition of Windows Aluminium / PVC / Sliding (2021)

Condition of Kitchens Melamine cabinets / 2025

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Melamine cabinets / 2025

Floor Covering Ceramic / Soft ground covers

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants / Owner

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 6 spaces

Area

Land Surface Area 5 650 sq.ft



FEATURES

Plumbing

Abs / Pex

Condition of Balconies

Wrought iron

Heating System

Electrics baseboards

Condition of Kitchens

Melamine cabinets / 2025

Condition of Bathrooms

Melamine cabinets / 2025

Condition of Roof

Elastomeric membrane (2020)

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

To be verified

Condition of Doors

2018 / Portes lockers renovated (2020)

Intercom and Doorbell

Yes

Condition of Windows

Aluminium / PVC / Sliding (2021)

Exterior Siding

Brick

Floor Covering

Ceramic / Soft ground covers

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$97,920	100 %	\$1,360
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$97,920		\$1,360
Vac. / Bad debt	\$2,938	3 %	\$41
EGR	\$94,982		\$1,319

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,274	4.5 %	\$712
Municipal Taxes	Current	\$8,625	9.1 %	\$1,438
School Taxes	Current	\$613	0.6 %	\$102
Insurance	Current	\$4,348	4.6 %	\$725
Electricity				
Heating				
Snow Removal	Current	\$1,363	1.4 %	\$227
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.6 %	\$250
Maintenance	Normalised	\$4,200	4.4 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$950	1 %	\$158
Total Expenses		\$25,873	27.2 %	\$4,312
Net Revenue		\$69,109		\$11,518

FINANCING

	schl	conv
Maximum loan amount	\$1,277,562	\$961,255
Financing CAP	4.60 %	5.39 %
Debt coverage ratio	1.1	1.2
Interest Rate	3.9 %	3.5 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$69,109	\$69,109
Annual Mortgage Cost	\$67,929	\$57,591
Net cash after mortgage	\$1,181	\$11,518

RETURN ON INVESTMENT

Down Payment	\$322,438	\$638,745
Cash on cash return	0.4 %	1.8 %
Return on liquidity + capitalization	4.9 %	5.7 %
Return on liquidity + cap. + appreciation	14.9 %	10.7 %

CPU
266 700 \$

GIM
16,3

NIM
23,2

CAP
4,3 %



