

**54 JUMONVILLE
HULL**
8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

8 fully renovated units, high-end materials, over €700,000 invested in renovations. Comprising seven large 4.5-room apartments of approximately 850 sq ft and one large 3.5-room apartment of approximately 750 sq ft. Gross income of \$153,024. Mortgage Assumption, down payment \$595,221 (23.3%) as of September 2026. Major renovations include: custom kitchen (quartz countertops), ceramic bathrooms (glass shower doors), walk-in closet (built-in storage), hardwood and ceramic flooring, mechanical, plumbing and electrical work, insulation and soundproofing, etc. Exceptional location near Hull, its shops and services. Don't miss this rare opportunity!

HIGHLIGHTS

- ✓ FINANCING |
- ✓ Mortgage Assumption,
- ✓ Down Payment \$595,221 (23.3%) as of September 2026,
- ✓ POTENTIAL OPTIMIZATION
- ✓ Addition of private rear terraces & heat pumps

ASKING PRICE :
\$2,549,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

8 fully renovated units;
Custom kitchens with quartz countertops,
Ceramic bathrooms with glass shower doors,
Insulation & soundproofing,
Plumbing & electrical work;
Mechanical systems (range hoods & bathroom fans),
Walk-in closets and built-in storage,
Vinyl, hardwood, and ceramic flooring.

ADDITIONAL INFORMATION

PROXIMITY

CEGEP, Elementary school,

High school, Daycare/CPE,

Golf, Hospital, Park, Cycling path,

Public transport, University

Road access: highway 5, highway 50

Local shops: grocery stores, pharmacies etc

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

Responsibility for appliances

Owner

Number of units

8



Number of Parking Spaces

8 spaces

Hot Water System

Electric water heater



Heating System

Electric baseboards



54 Jumonville, Hull



BUILDING DESCRIPTION

General Information

Cadastral number 1 089 256

Total Municipal Assessment

Total Municipal Assessment 1 284 300 \$

Municipal Land Assessment 306 500 \$

Municipal Building Assessment 977 800 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1970

Features

Plumbing Copper

Condition of Roof 2019

Condition of Doors Renovated

Condition of Balconies Balconies with white railings

Condition of Windows PVC

Condition of Kitchens Renovated

Electrical Panels Crcuit breakers

Exterior Siding White brick

Condition of Bathrooms Renovated

Floor Covering 2 x vinyl, 4 x hardwood

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 31

Number of Units 7 x 4,5 + 1 x 3,5

Washer/Dryer Inlet Yes

Appliance Responsibility Owner

Heating Responsibility Tenants

Hot Water Responsibility Owner

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

Parking

Type of Parking Exterior

Number of Parking Spaces 8 spaces

Area

Land Surface Area 5 997 sf²



FEATURES

Fenced

No

Condition of Roof

2019

Concierge Agreement

Yes (stairwells cleaned every 2 weeks)

Hot Water System

Electric water heater

Electrical Panels

Circuit breakers

Condition of Bathrooms

Renovated

Internet and Telecom

Wifiplex

Condition of Doors

Renovated

Intercom and Doorbell

Alarme GS

Condition of Windows

PVC

Exterior Siding

White brick

Environmental Report

To be verified

Plumbing

Copper

Condition of Balconies

Balconies with white railings

Heating System

Electric baseboards

Condition of Kitchens

Renovated

Distance from fire station and hydrant

To be verified

Floor Covering

2 x vinyl, 4 x hardwood

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$149,760	100 %	\$1,560
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$149,760		\$1,560
Vac. / Bad debt	\$4,493	3 %	\$47
EGR	\$145,267		\$1,513

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,537	4.5 %	\$817
Municipal Taxes	Current	\$13,307	9.2 %	\$1,663
School Taxes	Current	\$995	0.7 %	\$124
Insurance	Current	\$10,142	7 %	\$1,268
Electricity				
Heating				
Snow Removal	Current	\$977	0.7 %	\$122
Elevator				
Lawn	Current	\$862	0.6 %	\$108
Structural Reserve				
Janitor	Normalised	\$2,000	1.4 %	\$250
Maintenance	Normalised	\$5,600	3.9 %	\$700
Appliances				
WiFi	Current	\$1,884	1.3 %	\$236
Heat Pump				
CHMC: Other Costs	Normalised	\$1,453	1 %	\$182
Alarme GS	Current	\$786	0.5 %	\$98
Total Expenses		\$44,543	30.7 %	\$5,568
Net Revenue		\$100,725		\$12,591

FINANCING

Maximum loan amount	\$1,953,779	\$1,782,119
Financing CAP		4.80 %
Debt coverage ratio		1.1
Interest Rate	4.31 %	4.2 %
Amortization	50 Years	40 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$100,725	\$100,725
Annual Mortgage Cost	\$81,887	\$96,656
Net cash after mortgage	\$18,838	\$4,068

RETURN ON INVESTMENT

Down Payment	\$595,221	\$766,881
Cash on cash return	3.2 %	0.5 %
Return on liquidity + capitalization	7.6 %	3.0 %
Total yearly return with appreciation of 2 %	16.13 %	9.61 %

CPU
318 600 \$

GIM
17

NIM
25,3

CAP
4 %











