

**555-559 SAINT-JEAN / 209-211 SAINT-
MARCEL
DRUMMONDVILLE**

18 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Semi-detached mixed-use building built in 1951, located at a double address: 555-559 rue Saint-Jean and 209-211 rue Saint-Marcel, in Drummondville. The building comprises 14 residential units (1 x 3½ and 13 x 2½) as well as 4 commercial spaces. The exterior cladding is brick and wood. Heating and hot water are covered by the landlord, and the stove and refrigerator are included in each unit. An on-site laundry facility is available.

HIGHLIGHTS

Mixed-use 18-unit building in the heart of Drummondville, combining 14 residential units and 4 occupied commercial spaces generating stable income. On-site laundry, a feature valued by tenants. Heating and hot water covered by the landlord, allowing direct control over energy expenses.

ASKING PRICE :

\$1,299,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The units are being renovated gradually, as tenants move out.

Major exterior renovations were completed in 2023, totaling \$350,000.

The exterior combines aluminum siding (wood-grain finish) and brick for a look that is both modern and timeless.

ADDITIONAL INFORMATION

Cadastre number 3,084,466. Lot of approximately 7,967 sq. ft., building of 13,852 sq. ft. Commercial spaces occupied by an African grocery store, a mobility scooter repair shop, a music store, and the office of a disability association in Drummondville.

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

Responsibility for appliances

Owner-occupied — stove and refrigerator included / Check the lease agreement

Number of units

18



Number of Parking Spaces

0

Hot Water System

Central Tank / To Be Checked

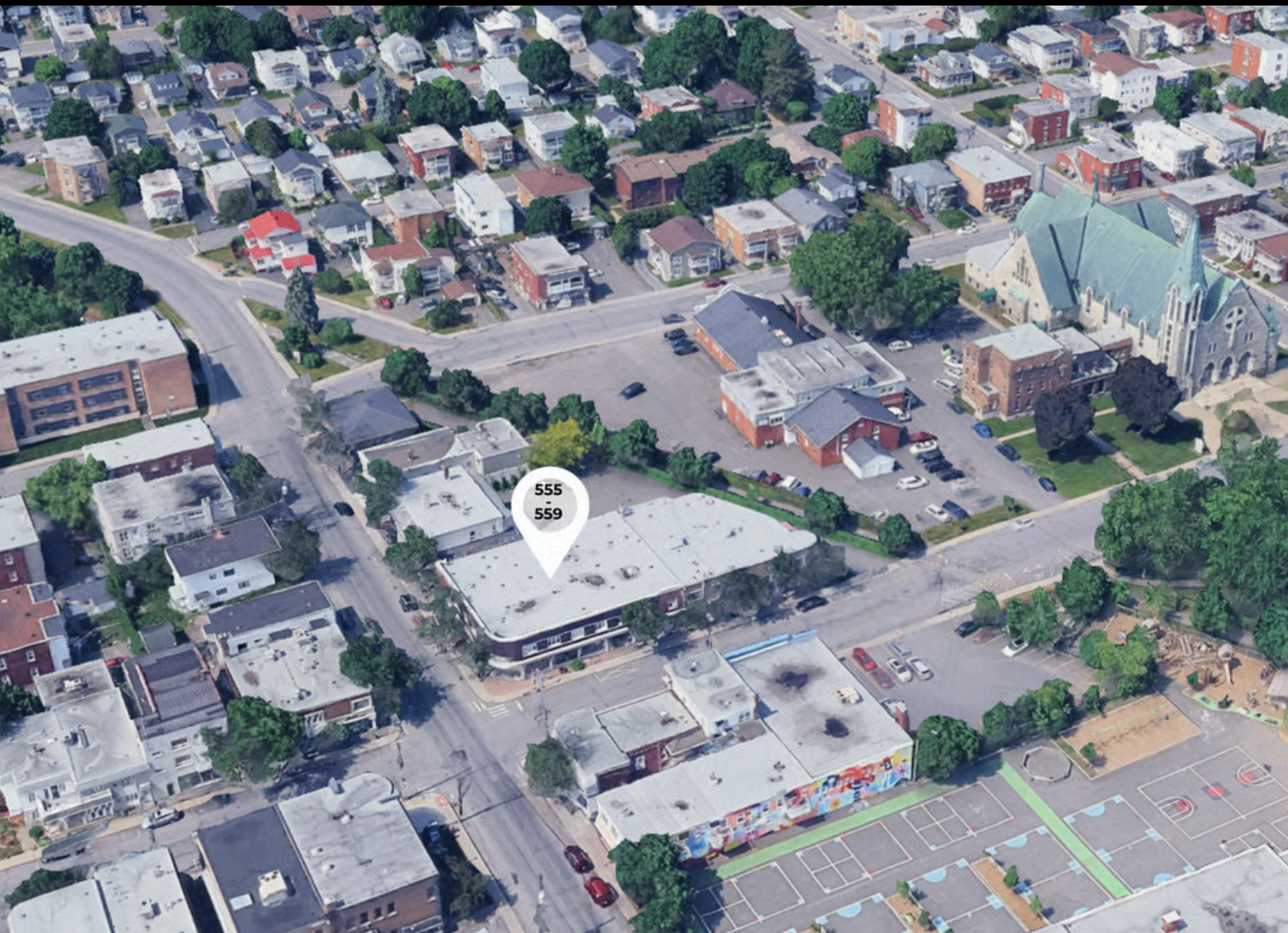


Heating System

Electric baseboard heaters



555-559 Saint-Jean / 209-211 Saint-Marcel, Drummondville



BUILDING DESCRIPTION

General Information

Cadastral number 3 084 466

Total Municipal Assessment

Total Municipal Assessment \$ 951 400

Municipal Land Assessment \$ 99 900

Municipal Building Assessment \$ 851 500

Construction

Number of Storeys 2

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1951

Features

Plumbing ABS / PEX / Cope

Condition of Roof Asphalt and gravel + elastomeric membrane(2018)

Condition of Doors Good condition / Standard

Condition of Balconies Good condition / Standard

Condition of Windows Good condition / Standard

Condition of Kitchens Good condition / Standard

Electrical Panels Circuit breakers

Exterior Siding Brick and wood

Condition of Bathrooms Good condition / Standard

Floor Covering Floating / Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room Yes

Number of Rooms 29

Number of Units 1 x 3.5 + 13 x 2,5 + 4 locaux commerciaux

Washer/Dryer Inlet No

Appliance Responsibility Owner-occupied – stove and refrigerator included / Check the lease agreement

Heating Responsibility Owner / To be verified in the leases

Hot Water Responsibility Landlord / Tenant / To be verified in the leases

Parking

Type of Parking Exterior

Number of Parking Spaces 0

Area

Land Surface Area 7 967 sq. ft



FEATURES

Fenced

No

Condition of Roof

Asphalt and gravel + elastomeric membrane(2018)

Concierge Agreement

No

Hot Water System

Central Tank / To Be Checked

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good condition / Standard

Internet and Telecom

Yes

Condition of Doors

Good condition / Standard

Intercom and Doorbell

Doorbell

Condition of Windows

Good condition / Standard

Exterior Siding

Brick and wood

Environmental Report

Update needed

Plumbing

ABS / PEX / Cope

Condition of Balconies

Good condition / Standard

Heating System

Electric baseboard heaters

Condition of Kitchens

Good condition / Standard

Distance from fire station and hydrant

Less than 500 feet

Floor Covering

Floating / Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$86,604	67.3 %	\$401
Affordable Res.			
Commercial	\$42,072	32.7 %	\$195
Lockers			
Parking			
Laundry			
Total Revenues	\$128,676		\$596
Vac. / Bad debt	\$3,860	3 %	\$18
EGR	\$124,816		\$578

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,241	5 %	\$347
Municipal Taxes	Current	\$19,142	15.3 %	\$1,063
School Taxes	Current	\$732	0.6 %	\$41
Insurance	Current	\$7,465	6 %	\$415
Electricity	Estimated	\$15,500	12.4 %	\$861
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$7,200	5.8 %	\$400
Maintenance	Current	\$5,650	4.5 %	\$314
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,248	1 %	\$69
Total Expenses		\$63,178	50.6 %	\$3,510
Net Revenue		\$61,638		\$3,424

FINANCING

Maximum loan amount	\$706,526
Financing CAP	6.54 %
Debt coverage ratio	1.25
Interest Rate	5.0 %
Amortization	25 Years
Term	5 Years

TREASURY

Net Revenue	\$61,638
Annual Mortgage Cost	\$49,310
Net cash after mortgage	\$12,327

RETURN ON INVESTMENT

Down Payment	\$592,474
Cash on cash return	2.1 %
Return on liquidity + capitalization	4.6 %
Total yearly return with appreciation of 2 %	8.94 %

CPU
72 200 \$

GIM
10,1

NIM
21,1

CAP
4,8 %

