

567 - 579 SAINT-JEAN DRUMMONDVILLE

8 UNITS

PMML

FOR SALE



Justin Picard

Real Estate Agent

📞 514-794-3234

✉️ justin.picard@pmml.ca



PMML.CA



BUILDING TYPE

Row house

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Here's a mixed-use building located at 567-579 Saint-Jean Street in Drummondville, comprising 5 residential units and 3 commercial spaces. The 3-story row building, built in 1945, sits on a 10,325 sq. ft. lot. The commercial ground floor and the units on the 2nd and 3rd floors form a well-established mixed-use asset, right in the heart of a central area close to all services.

HIGHLIGHTS

Mixed-use building with 8 units comprising 5 residential units and 3 commercial spaces, offering diversified income. Living area of approximately 9,139 sq. ft. Current rental income of \$7,408.64/month according to the April 27, 2026 rent roll. Asphalt parking, balconies, and wall-mounted A/C round out this well-located building, close to all amenities.

ASKING PRICE :

\$1,100,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Soprema roof largely redone in 2020. Two commercial spaces renovated over the years. Unit F was fully renovated, and unit B partially renovated. Flooring in several units was replaced, and wall-mounted A/C units were added in two units, for improved tenant comfort. Renovations in progress: \$40,000 for residential doors and windows, \$60,000 for rear exterior siding and various maintenance work, as well as a front balcony.

ADDITIONAL INFORMATION

Zone C-0064. Flat lot, irregular in shape. Three businesses occupy the ground floor: a restaurant, a barbershop, and a convenience store, ensuring steady foot traffic.

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

Responsibility for appliances

Landlord / Tenant

Number of units

8



Number of Parking Spaces

13

Hot Water System

Independent tanks

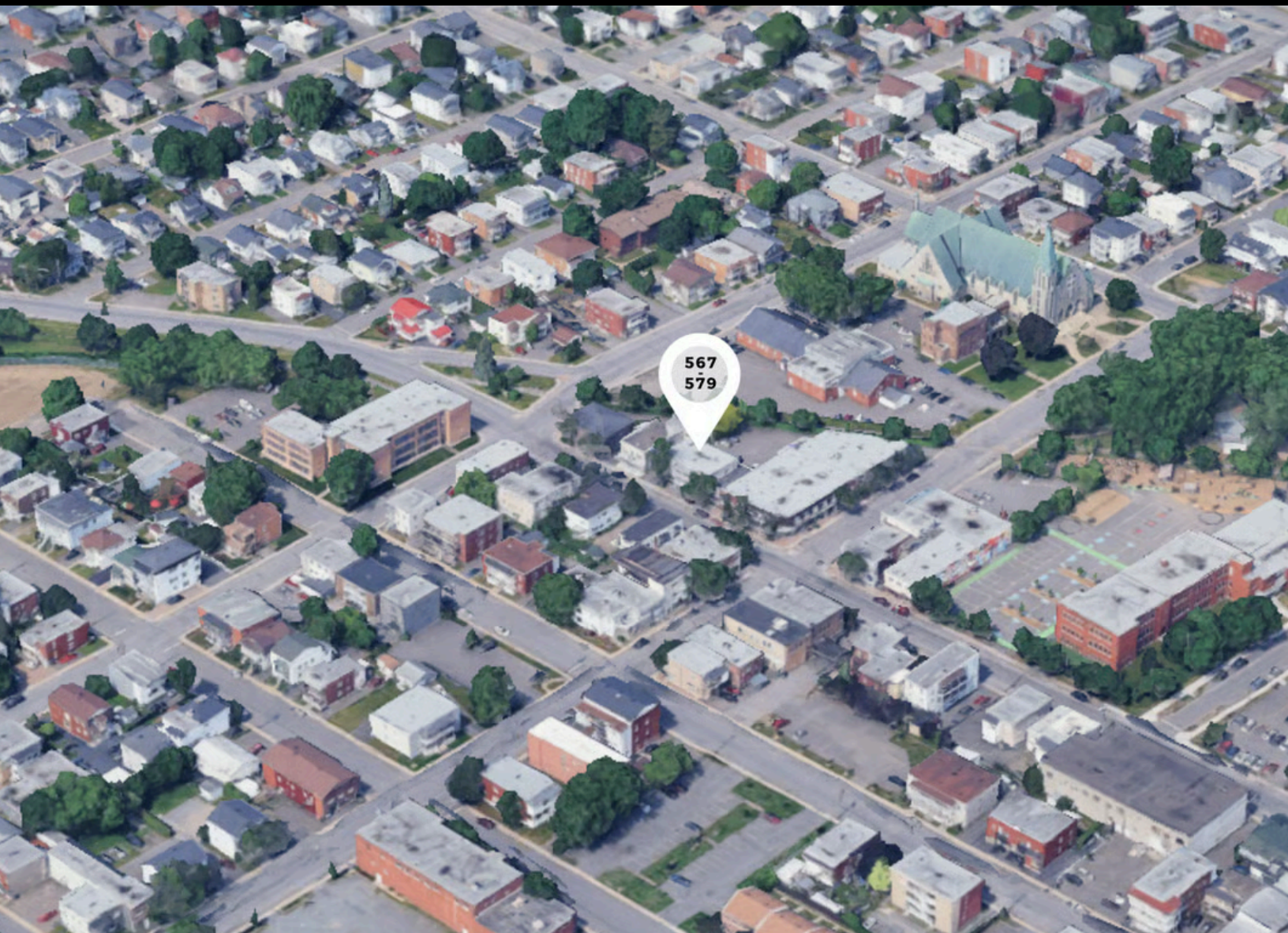


Heating System

Electric baseboard heaters, heat pumps



567 - 579 Saint-Jean, Drummondville



BUILDING DESCRIPTION

General Information

Cadastral number 3084465

Total Municipal Assessment

Total Municipal Assessment 589 800 \$

Municipal Land Assessment 129 500 \$

Municipal Building Assessment 460 300 \$

Construction

Number of Storeys 3

Type of Building Row house

Type of Construction Brick and wood

Year of Construction 1945

Features

Plumbing Copper and ABS.

Condition of Roof Elastomeric membrane/Soprema (2020 et 2026), asphalt shingles and steel

Condition of Doors Glass and steel doors

Condition of Balconies Front balconies and galleries present; fiberglass and wood

Condition of Windows PVC sash and awning windows as well as aluminum commercial storefronts

Condition of Kitchens Standard melamine cabinets. Two units renovated in 2026

Electrical Panels Electrical breakers

Exterior Siding Brick and vinyl/CanExel

Condition of Bathrooms One bathroom per unit and one powder room per commercial space

Floor Covering Floating wood, parquet, and linoleum in the units. Linoleum tiles and some un-covered

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 18

Number of Units 3 x 4.5 + 2 x 3.5 + 3 Comm

Washer/Dryer Inlet Yes, in the units

Appliance Responsibility Landlord / Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Outdoor

Number of Parking Spaces 13

Area

Land Surface Area 10 325 sq ft



FEATURES

Fenced

Partially

Condition of Roof

Elastomeric membrane/Soprema (2020 et 2026), asphalt shingles and steel

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Electrical breakers

Condition of Bathrooms

One bathroom per unit and one powder room per commercial space

Internet and Telecom

Yes

Condition of Doors

Glass and steel doors

Intercom and Doorbell

Non

Condition of Windows

PVC sash and awning windows as well as aluminum commercial storefronts

Exterior Siding

Brick and vinyl/CanExel

Environmental Report

Update to be done

Plumbing

Copper and ABS.

Condition of Balconies

Front balconies and galleries present; fiberglass and wood

Heating System

Electric baseboard heaters, heat pumps

Condition of Kitchens

Standard melamine cabinets. Two units renovated in 2026

Distance from fire station and hydrant

Less than 500 feet

Floor Covering

Floating wood, parquet, and linoleum in the units. Linoleum tiles and some un-covered surfaces in the commercial spaces.

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$47,520	44.4 %	\$495
Affordable Res.			
Commercial	\$41,376	38.7 %	\$431
Lockers	\$1,520	1.4 %	\$16
Parking			
Laundry			
Récupération Taxes	\$5,662	5.3 %	\$59
Potentiel	\$10,926	10.2 %	\$114
Total Revenues	\$107,004		\$1,115
Vac. / Bad debt	\$3,210	3 %	\$33
EGR	\$103,794		\$1,081

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,671	4.5 %	\$584
Municipal Taxes	Current	\$10,279	9.9 %	\$1,285
School Taxes	Current	\$446	0.4 %	\$56
Insurance	Current	\$4,829	4.7 %	\$604
Electricity	Current	\$530	0.5 %	\$66
Heating				
Snow Removal	Current	\$1,623	1.6 %	\$203
Elevator				
Lawn				
Structural Reserve	Current	\$1,874	1.8 %	\$234
Janitor	Current	\$1,402	1.4 %	\$175
Maintenance	Current	\$3,960	3.8 %	\$495
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,038	1 %	\$130
Total Expenses		\$30,652	29.5 %	\$3,831
Net Revenue		\$73,142		\$9,143

FINANCING

Maximum loan amount	\$825,000
Financing CAP	6.28 %
Debt coverage ratio	1.2
Interest Rate	5.0 %
Amortization	25 Years
Term	5 Years

TREASURY

Net Revenue	\$73,142
Annual Mortgage Cost	\$57,579
Net cash after mortgage	\$15,563

RETURN ON INVESTMENT

Down Payment	\$275,000
Cash on cash return	5.7 %
Return on liquidity + capitalization	11.9 %
Total yearly return with appreciation of 2 %	19.89 %

CPU
137 500 \$

GIM
10,3

NIM
15

CAP
6,7 %



