

570 NOTRE-DAME LAVALTRIE

24 UNITS

PMML

FOR SALE



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BUILDING TYPE

Isolated

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Residential building constructed in 2025, consisting of 24 units spread over 3 floors, built of brick and wood. The building is insulated and offers a modern design that meets current market standards. Each unit is equipped with a washer/dryer hookup, with kitchens and bathrooms built during construction.

Heating is provided by electric baseboard heaters, with independent hot water tanks. Tenants are responsible for heating, hot water, and appliances, contributing to an optimized operating structure. The floors are floating and ceramic.

The building has 49 parking spaces, including outdoor and indoor spaces, as well as an intercom and fire alarm system. The roof, balconies, doors, and windows date from 2025, ensuring uniformity and consistency with the year of construction.

HIGHLIGHTS

- ✓ The sale must include the assumption of the existing mortgage loan by the buyer (see additional information for details).
- ✓ Located in a residential area of Lavaltrie, the building benefits from a growing environment supported by the municipality's residential expansion. It faces a major thoroughfare in the city, Boulevard Notre-Dame, offering direct access to shops, services, and main traffic routes. The property features a significant number of parking spaces, totaling 49 spaces, including both outdoor and indoor parking. The area is sought after for its quality of life, residential character, and municipal initiatives aimed at improving infrastructure and living environments.

ASKING PRICE :

\$8,325,000

ADDITIONAL INFORMATION

Mortgage Assumption with Desjardins:

Interest rate: 3.43% until 04/16/2030.

Monthly payment: \$25,389.00

Remaining balance: \$7,280,129.00

Amortization: 600 months.

Buildings held in co-ownership

Common lots: 6,288,760 and 6,554,338

A snow removal contract has been awarded in the amount of \$7185 as well as a lawn maintenance contract in the amount of \$2485. Additional information may be provided by the listing broker following the acceptance of an offer to purchase.

Responsibility for appliances

Tenants

Number of units

24



Number of Parking Spaces

49 spaces

Hot Water System

Independent tanks



Heating System

Electric baseboards



570 Notre-Dame, Lavaltrie



BUILDING DESCRIPTION

General Information

Cadastral number 6 554 345

Total Municipal Assessment

Total Municipal Assessment 5 856 000\$

Municipal Land Assessment 1 067 100 \$

Municipal Building Assessment 4 788 900\$

Construction

Number of Storeys 3

Type of Building Isolated

Type of Construction Brick and wood

Year of Construction 2025

Features

Plumbing Plastic / PEX

Condition of Roof Asphalt shingles (2025)

Condition of Doors Construction 2025

Condition of Balconies Construction 2025

Condition of Windows Construction 2025

Condition of Kitchens Construction 2025

Electrical Panels Circuit breakers

Exterior Siding Brick, fiber cement, and steel

Condition of Bathrooms Construction 2025

Floor Covering Floating and ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Units 12 x 5.5 + 6 x 4.5 + 6 X 3.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior / Interior

Number of Parking Spaces 49 spaces

Area

Land Surface Area 41,227 sq.ft



FEATURES

Plumbing

Plastic / PEX

Condition of Balconies

Construction 2025

Heating System

Electric baseboards

Condition of Kitchens

Construction 2025

Condition of Bathrooms

Construction 2025

Condition of Roof

Asphalt shingles (2025)

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Update to be done

Condition of Doors

Construction 2025

Intercom and Doorbell

Yes

Condition of Windows

Construction 2025

Exterior Siding

Brick, fiber cement, and steel

Floor Covering

Floating and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$482,580	100 %	\$1,676
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$482,580		\$1,676
Vac. / Bad debt	\$14,477	3 %	\$50
EGR	\$468,103		\$1,625

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$23,405	5 %	\$975
Municipal Taxes	Current	\$59,487	12.7 %	\$2,479
School Taxes	Current	\$4,797	1 %	\$200
Insurance	Current	\$7,260	1.6 %	\$303
Electricity	Current	\$6,788	1.5 %	\$283
Heating				
Snow Removal	Current	\$7,186	1.5 %	\$299
Elevator				
Lawn	Current	\$2,185	0.5 %	\$91
Structural Reserve				
Janitor	Normalised	\$9,600	2.1 %	\$400
Maintenance	Normalised	\$16,800	3.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$4,681	1 %	\$195
Internet	Current	\$8,278	1.8 %	\$345
Garbage	Current	\$18,135	3.9 %	\$756
Alarm Central	Current	\$787	0.2 %	\$33
Total Expenses		\$169,389	36.2 %	\$7,058
Net Revenue		\$298,713		\$12,446

FINANCING

	schl	
Maximum loan amount	\$4,887,277	\$7,280,129
Financing CAP	5.20 %	
Debt coverage ratio	1.3	
Interest Rate	3.6 %	3.43 %
Amortization	40 Years	50 Years
Term	5 Years	5 Years

TREASURY

	schl	
Net Revenue	\$298,713	\$298,713
Annual Mortgage Cost	\$244,540	\$304,668
Net cash after mortgage	\$54,174	

RETURN ON INVESTMENT

Down Payment	\$3,437,723	\$1,044,871
Cash on cash return	1.6 %	-0.6 %
Return on liquidity + capitalization	3.3 %	6.9 %
Total yearly return with appreciation of 2 %	8.15 %	22.88 %

CPU
346 900 \$

GIM
17,3

NIM
27,9

CAP
3,6 %





