FOR SALE

583 - 587 SAINT JEAN | DRUMMONDVILLE

PMML

6 UNITS





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BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Here's a mixed-use building located at 583-587B Saint-Jean Street in Drummondville, comprising 5 residential units and 1 commercial space. The detached 2-story building, built in 1940, sits on two lots totaling 8,417 sq. ft. An asphalt outdoor parking lot, accessible from Notre-Dame Street, completes this well-located mixed-use asset, combining residential and commercial income.

HIGHLIGHTS

Well-maintained mixed-use building with 5 residential units and 1 commercial space. Current rental income of $5,220/month according to the April 27, 2026 rent roll. Main Soprema roof redone in 2025. Several units are furnished, a great asset for short or mid-term rentals. Commercial space of approximately 1,300 sq. ft., including the basement, offering strong leasing potential.

ASKING PRICE :

$999,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Main Soprema roof redone in 2025. About a third of the windows replaced in 2025. Kitchen cabinets and paint at 583 redone in March 2026. Bathroom and flooring at 587-A redone in 2026. A well-maintained building over the years, offering peace of mind to the buyer.

ADDITIONAL INFORMATION

Zone C-0064. The 2025 location certificate indicates a non-compliant rear setback, as well as some apparent encroachments involving neighboring fences, hedges, garage, and eaves. Lot 3,482,149 is mainly used for parking and fronts onto Notre-Dame Street. No environmental study has been provided to date.

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

Responsibility for appliances
Landlord / Tenant

Number of units
6



Number of Parking Spaces
8

Hot Water System
Hot water tanks





Heating System
Electric baseboards



583 - 587 Saint Jean, Drummondville



BUILDING DESCRIPTION

General Information

Cadastral number	3084462, 3482149

Total Municipal Assessment

Total Municipal Assessment	507 500 $
Municipal Land Assessment	100 300 $
Municipal Building Assessment	407 200 $

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1940

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	No
Number of Rooms	18
Number of Units	1 x 5.5 + 1 x 4.5 + 3 x 3.5 + 1 Commercial
Washer/Dryer Inlet	In each unit
Appliance Responsibility	Landlord / Tenant
Heating Responsibility	Landlord / Tenant
Hot Water Responsibility	Landlord / Tenant

Several units are furnished. 587 is also air-conditioned. Presence of a wall-mounted air conditioner, specialized ventilation for the former spa room, and a central vacuum. 583 and 587 currently share an electrical meter, which could be separated according to the seller.

Parking

Type of Parking	Outdoor asphalt
Number of Parking Spaces	8

Area

Land Surface Area	8 417 pi²







FEATURES

Fenced

Partially

Condition of Roof

Main Soprema membrane roof redone in 2025

Concierge Agreement

No

Hot Water System

Hot water tanks

Electrical Panels

Electrical breakers

Condition of Bathrooms

Bathroom of 587-A redone in 2026

Internet and Telecom

Yes

Condition of Doors

Glass, steel, and patio doors.

Intercom and Doorbell

Yes

Condition of Windows

Windows in PVC, aluminum, vinyl, and wood

Exterior Siding

Brick, stone, and CanExel

Environmental Report

Update to be done

Plumbing

Copper and ABS

Condition of Balconies

Balconies and galleries mainly made of fiberglass, steel, and wood.

Heating System

Electric baseboards

Condition of Kitchens

Melamine and wood cabinets

Distance from fire station and hydrant

Fire hydrant available in the area

Floor Covering

Ceramic, porcelain, linoleum, floating wood, hardwood, and carpet.

REVENUE

	yearly	% / GR	RPU (m)
Residential	$46,080	70.8 %	$640
Affordable Res.			
Commercial	$16,560	25.5 %	$230
Lockers			
Parking			
Laundry			
Récuperation Taxes	$2,409	3.7 %	$33
Total Revenues	**$65,049**		**$903**
Vac. / Bad debt	$1,951	3 %	$27
EGR	**$63,098**		**$876**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$2,839	4.5 %	$473
Municipal Taxes	Current	$7,358	11.7 %	$1,226
School Taxes	Current	$381	0.6 %	$64
Insurance	Current	$3,395	5.4 %	$566
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,500	2.4 %	$250
Maintenance	Normalised	$4,200	6.7 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$631	1 %	$105
Total Expenses		**$20,304**	**32.2 %**	**$3,384**
Net Revenue		**$42,793**		**$7,132**

FINANCING

Maximum loan amount	$661,232	$672,535	$699,011	$720,101
Financing CAP	5.50 %	5.41 %	5.82 %	5.65 %
Debt coverage ratio	1.19	1.17	1.17	1.17
Interest Rate	4.6 %	4.6 %	4.6 %	4.6 %
Amortization	40 Years	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years	5 Years

TREASURY

Net Revenue	$42,793	$42,793	$42,793	$42,793
Annual Mortgage Cost	$38,203	$38,632	$38,715	$38,516
Net cash after mortgage	$4,590	$4,161	$4,079	$4,277

RETURN ON INVESTMENT

Down Payment	$337,768	$326,465	$299,989	$278,899
Cash on cash return	1.4 %	1.3 %	1.4 %	1.5 %
Return on liquidity + capitalization	3.2 %	3.2 %	3.1 %	3.0 %
Total yearly return with appreciation	of 3 % 12.1 %	of 2 % 9.35 %	of 2 % 9.72 %	of 2 % 10.15 %

CPU	GIM	NIM	CAP
166 500 $	15,4	23,3	4,3 %

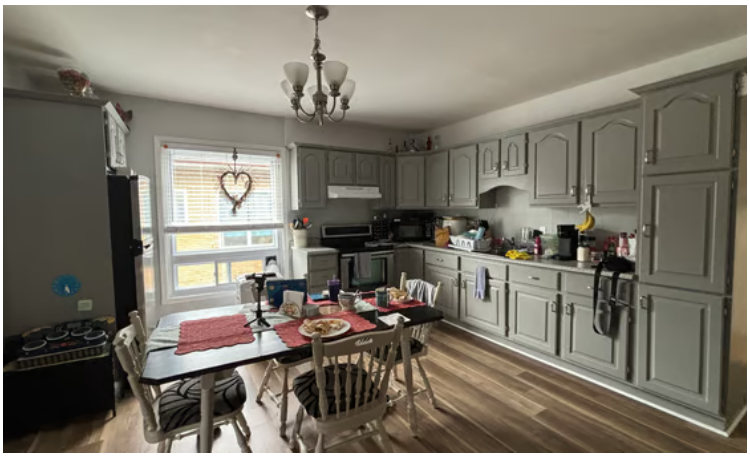



















Delicious
FAST FOOD
in Town
Fast Food








Tacos















