

**5891 - 5901 BOURQUE
ROCK FOREST/SAINT-ELIE**

6 UNITS

PMML

FOR SALE



Alyson Marceau

Team Jessika Lahaie

VP

Real Estate Broker

📞 450-521-6898



alyson.marceau@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

An income property consisting of three buildings with a total of 6 residential units, in addition to several storage spaces in the basement. Several units have been renovated in recent years. Located directly on Bourque Boulevard in the Rock Forest neighborhood of Sherbrooke, the property enjoys a strategic location near shops, services, and major thoroughfares. Zoning designation C0947 permits various commercial uses as well as certain heavy commercial and light industrial uses, offering attractive potential for a future conversion or repositioning project, subject to verification with the City. A versatile property combining current income with long-term potential.

HIGHLIGHTS

- ✓ Heat pumps in all units + basement, except Unit #5897.
- ✓ Plumbing work carried out in the building.
- ✓ Storage spaces: 3 measuring 6 x 6 and 3 measuring 6 x 12, one of which is currently rented for \$200/month.
- ✓ Basement accessible through a separate exterior entrance
- ✓ Ceiling height of more than 6 feet
- ✓ Additional storage space currently vacant, with restricted access due to the presence of electrical panels.
- ✓ A 2008 certificate of location is on file. It reveals a right-of-way for access to a well for water supply purposes, a right-of-way in favour of Southern Canada Power, a reciprocal view servitude, as well as apparent encroachments involving a metal shed and a patio onto neighbouring lots.
- ✓ The property benefits from acquired rights.

ASKING PRICE :

\$870,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Unit #5897: Complete renovation of the kitchen and bathroom, new laminate flooring, replacement of the water supply lines and hot water tank, as well as two exterior doors and two second-floor windows.

Unit #5899: Kitchen renovation and bathroom improvements, new laminate flooring, work performed on the subfloor plywood and floor joists, replacement of the water supply lines and hot water tank, two new exterior doors, rebuilt exterior staircase, and kitchen plumbing redone following a plumbing failure.

Unit #5901: Following water damage caused by a plumbing failure originating from Unit #5899, most of the unit was restored through an insurance claim: the kitchen and bathroom were completely redone, walls and bathroom insulation were replaced, new flooring was installed throughout the unit, and plumbing work was completed. The hot water tank and exterior door were also replaced.

Basement / Storage: Concrete slab poured, water and sewer systems as well as the water pump redone, heating installed, and storage areas fitted out with partitions and doors.

ADDITIONAL INFORMATION

Rock Forest shopping area (Plaza de l'Ouest, Super C, IGA, Jean Coutu/Uniprix pharmacies, banks, restaurants): ~3 to 4 km;

Access to Highway 410 (toward A-10, A-55, the University of Sherbrooke, and CHUS): ~3.5 km (about 3 to 4 minutes).

Access to Highway 10 (major route toward Montreal or Magog): ~6.5 km via A-410 or Route 112;

Route 112: Direct access (Bourque Boulevard itself is the section of Route 112 connecting Sherbrooke to Magog);

Rock Forest / Saint-Élie Industrial Park (light manufacturing workshops).

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

About 12 spaces

Hot Water System

Independent tanks

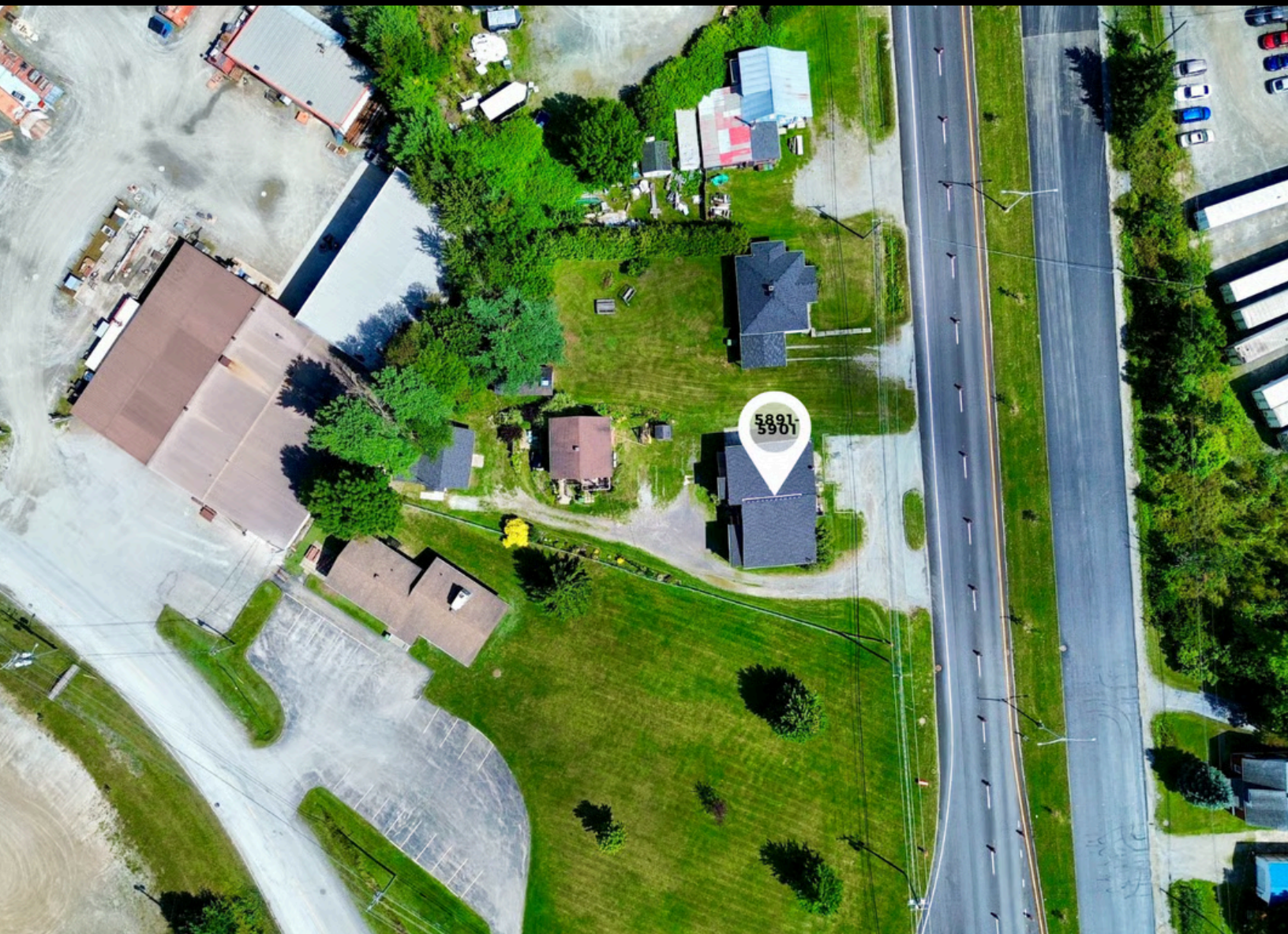


Heating System

Electric baseboard heaters and heat pumps –
#5897 without a heat pump



5891 - 5901 Bourque, Rock Forest/Saint-Elie



BUILDING DESCRIPTION

General Information

Cadastral number 3 882 820, 3 882 821, 3 882 822, 3 882 823

Total Municipal Assessment

Total Municipal Assessment 625 500 \$

Municipal Land Assessment 191 600 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1958

Poured concrete, Concrete floor slab

Features

Plumbing Copper, ABS – To be verified

Condition of Roof Asphalt shingles – sections/roofs replaced in 2014 and 2020

Condition of Doors Exterior doors replaced in 2025 for units #5897, #5899, and #5901

Condition of Balconies Good condition

Condition of Windows Some windows were replaced in 2025

Condition of Kitchens Good condition and renovated.

Electrical Panels Breakers

Exterior Siding Vinyl

Condition of Bathrooms Good condition and renovated.

Floor Covering Floating Floors and Other Floor Coverings

Electromechanical System

Fire System Smoke Alarms

Building type

Laundry Room No

Number of Rooms 25

Number of Units 1 x 6.5 + 1 x 5.5 + 2 x 4.5 et 2 x 3.5

Washer/Dryer Inlet Yes, in each unite

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Double-width or wider outdoor area, unpaved

Number of Parking Spaces About 12 spaces

Area

Land Surface Area 15 014 sq.ft



FEATURES

Fenced

Yes

Condition of Roof

Asphalt shingles – sections/roofs replaced in 2014 and 2020

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

No

Internet and Telecom

No

Condition of Doors

Exterior doors replaced in 2025 for units #5897, #5899, and #5901

Intercom and Doorbell

Separate entrances

Condition of Windows

Some windows were replaced in 2025

Exterior Siding

Vinyl

Floor Covering

Floating Floors and Other Floor Coverings

Plumbing

Copper, ABS - To be verified

Condition of Balconies

Good condition

Heating System

Electric baseboard heaters and heat pumps – #5897 without a heat pump

Condition of Kitchens

Good condition and renovated.

Condition of Bathrooms

Good condition and renovated.

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$69,840	96.7 %	\$970
Affordable Res.			
Commercial			
Lockers	\$2,400	3.3 %	\$33
Parking			
Laundry			
Total Revenues	\$72,240		\$1,003
Vac. / Bad debt	\$2,167	3 %	\$30
EGR	\$70,073		\$973

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,153	4.5 %	\$526
Municipal Taxes	Current	\$15,422	22 %	\$2,570
School Taxes	Current	\$423	0.6 %	\$71
Insurance	Current	\$3,485	5 %	\$581
Electricity	Current	\$2,400	3.4 %	\$400
Heating				
Snow Removal	Current			
Elevator				
Lawn	Current			
Structural Reserve				
Janitor	Normalised	\$1,500	2.1 %	\$250
Maintenance	Normalised	\$4,200	6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$701	1 %	\$117
Total Expenses		\$31,284	44.6 %	\$5,214
Net Revenue		\$38,789		\$6,465

FINANCING

Maximum loan amount	\$648,396	\$472,348
Financing CAP	5.08 %	6.16 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.6 %	4.8 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$38,789	\$38,789
Annual Mortgage Cost	\$37,551	\$32,324
Net cash after mortgage	\$1,238	\$6,465

RETURN ON INVESTMENT

Down Payment	\$221,604	\$397,652
Cash on cash return	0.6 %	1.6 %
Return on liquidity + capitalization	3.4 %	4.2 %
Total yearly return with appreciation of 2 %	11.22 %	8.54 %

CPU
145 000 \$

GIM
12

NIM
22,4

CAP
4,5 %

