

6 DU GLISSOIR GATINEAU

7 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A rare opportunity to acquire one of the few multi-unit apartment buildings in Gatineau, just minutes from Ottawa.

Desirable layout: 4 three-bedroom units and 3 two-bedroom units. All apartments are rented unheated and without electricity. Several renovations have been completed over the years, including the replacement of all windows and doors, and a new roof installed in 2020. Qualified with APH Select at 100 points! Don't miss out.

HIGHLIGHTS

- ✓ Excellent potential for revenue optimization thanks to opportunities to adjust rents across all units.
- ✓ The building is well-maintained and requires no major renovations, allowing for acquisition with limited capital expenditure.

ASKING PRICE :
\$1,695,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Partial sanitary drain on the front facade by 2025

Unit #7 fully renovated 2025–2026

Basement unit entrance redone with a slab and drain by 2025

ADDITIONAL INFORMATION

New heat pumps and (7) air conditioners 2025

Complete replacement of outdoor LED lighting 2025

Paving of the parking lot and new curbs 2025

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

Responsibility for appliances

Tenants

Number of units

7



Number of Parking Spaces

10

Hot Water System

Independent, Electric



Heating System

Electric baseboards



6 du Glissoir, Gatineau



BUILDING DESCRIPTION

General Information

Cadastral number 2 305 136

Total Municipal Assessment

Total Municipal Assessment 1 055 300 \$

Municipal Land Assessment 229 000 \$

Municipal Building Assessment 826 300 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and Wood

Year of Construction 1963

New Outdoor Stairs and Handrails for 2020

Features

Plumbing Cooper & ABS

Condition of Roof Membrane roof replaced in (2020)

Condition of Doors All the windows and doors were therefore replaced (100%) with new ones

Condition of Balconies Good condition

Condition of Windows New Windows 2025–2026

Condition of Kitchens Good Condition

Electrical Panels 7 100A electrical panels, 8 meters, and a new electrical service connection in 2025

Exterior Siding Brick

Condition of Bathrooms Good Condition

Floor Covering Floating and ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 70

Number of Units 4 x 5.5 + 3 x 4.5

Washer/Dryer Inlet In each apartment

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Owner

Water Heaters Replaced 2017–2026

Parking

Type of Parking Exterior

Number of Parking Spaces 10

Area

Land Surface Area 6 999 sq.ft



FEATURES

Fenced

New fence on the east side (2025)

Condition of Roof

Membrane roof replaced in (2020)

Concierge Agreement

N/A

Hot Water System

Independent, Electric

Electrical Panels

7 100A electrical panels, 8 meters, and a new electrical service connection in 2025

Environmental Report

Phase I (2026)

Internet and Telecom

Tenant

Condition of Doors

All the windows and doors were therefore replaced (100%) with new ones

Intercom and Doorbell

Steady ringing

Condition of Windows

New Windows 2025-2026

Exterior Siding

Brick

Floor Covering

Floating and ceramic

Plumbing

Cooper & ABS

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good Condition

Condition of Bathrooms

Good Condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$112,680	100 %	\$1,341
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$112,680		\$1,341
Vac. / Bad debt	\$3,380	3 %	\$40
EGR	\$109,300		\$1,301

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,918	4.5 %	\$703
Municipal Taxes	Current	\$11,040	10.1 %	\$1,577
School Taxes	Current	\$813	0.7 %	\$116
Insurance	Current	\$6,698	6.1 %	\$957
Electricity	Current	\$1,258	1.2 %	\$180
Heating				
Snow Removal	Current	\$621	0.6 %	\$89
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,750	1.6 %	\$250
Maintenance	Normalised	\$4,900	4.5 %	\$700
Appliances				
WiFi				
Heat Pump	Current	\$2,280	2.1 %	\$326
CHMC: Other Costs	Normalised	\$1,093	1 %	\$156
Total Expenses		\$35,371	32.4 %	\$5,053
Net Revenue		\$73,928		\$10,561

FINANCING

	schl	
Maximum loan amount	\$1,177,792	\$1,460,287
Financing CAP	5.34 %	4.81 %
Debt coverage ratio	1.1	1.1
Interest Rate	4.0 %	4.0 %
Amortization	30 Years	50 Years
Term	5 Years	5 Years

TREASURY

	schl	
Net Revenue	\$73,928	\$73,928
Annual Mortgage Cost	\$71,199	\$70,737
Net cash after mortgage	\$2,729	\$3,191

RETURN ON INVESTMENT

Down Payment	\$517,208	\$234,713
Cash on cash return	0.5 %	1.4 %
Return on liquidity + capitalization	4.8 %	5.6 %
Total yearly return with appreciation of 2 %	11.35 %	20.04 %

CPU
242 100 \$

GIM
15

NIM
22,9

CAP
4,4 %











