

66 116E AVENUE SAINT-JÉRÔME

24 UNITS

PMML

FOR SALE



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BUILDING TYPE

Isolated

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A magnificent 24-unit apartment building constructed in 2022. Option to purchase a single building or a group of three similar buildings. A high-quality property, built with care and meticulously maintained.

A 3 floors building with a wood and brick structure, offering ample parking space. Molok container system for communal waste. Managed by an experienced firm.

Strategic location: close to the bike path, schools, and all amenities, in a rapidly growing neighborhood.

HIGHLIGHTS

- ✓ High-quality construction by an experienced contractor
- ✓ Prime location
- ✓ Easy to rent
- ✓ Spacious living quarters
- ✓ Sustainable building materials
- ✓ Aluminum ramp
- ✓ 29 parking spaces
- ✓ Molok container

ASKING PRICE :

\$7,250,000

ADDITIONAL INFORMATION

Can be sold together with the other two 24-unit buildings

The revenues will be effective as of July 1, 2026, and subject to confirmation during due diligence.

Mortgage assumption:

Bank: Desjardins | Balance: \$4,380,039.26 | Rate: 4.0% | Term: December 8, 2027 | Monthly payment: \$17,150.40

Responsibility for appliances

Tenants

Number of units

24



Number of Parking Spaces

36

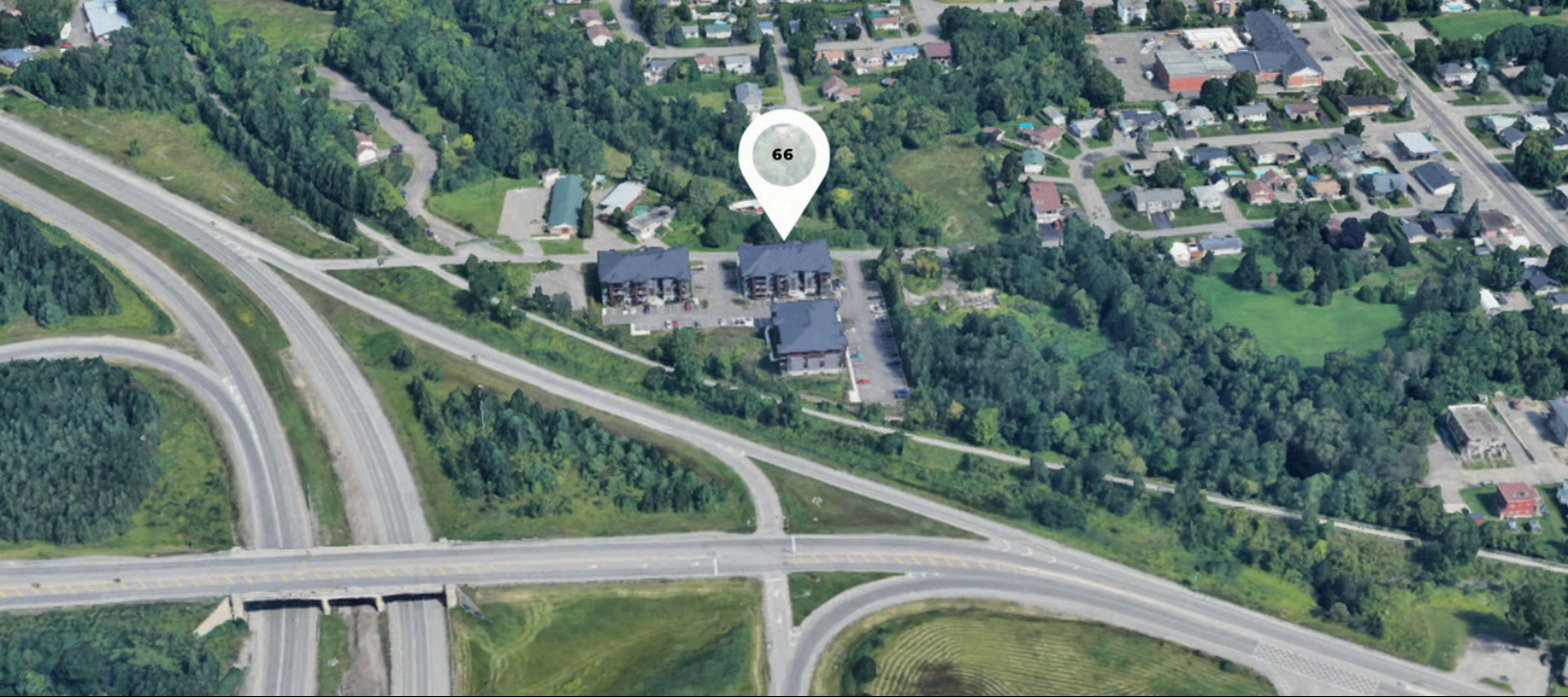
Hot Water System

40-gallon tank

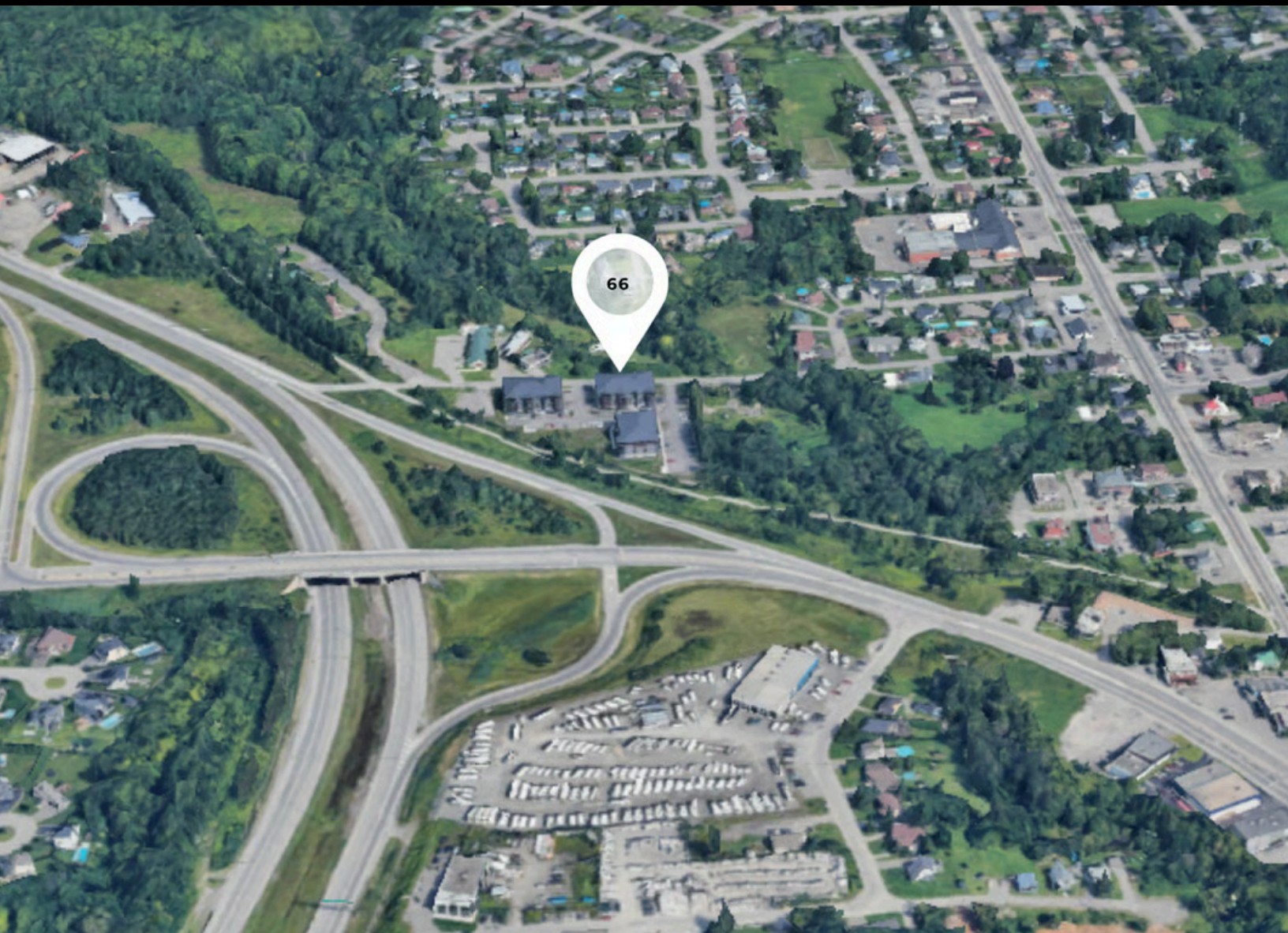


Heating System

Electric baseboard



66 116e Avenue, Saint-Jérôme



BUILDING DESCRIPTION

General Information

Cadastral number 6378464, PC6378462

Total Municipal Assessment

Total Municipal Assessment 6 437 800\$

Municipal Land Assessment 808 900\$

Municipal Building Assessment 5 628 900\$

Construction

Number of Storeys 3

Type of Building Isolated

Type of Construction Brick and Wood

Year of Construction 2022

Building type

Laundry Room N/A

Number of Units 24

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Sale with the legal quality guarantees

Parking

Type of Parking Exterior

Number of Parking Spaces 36

Area

Land Surface Area 100 449 sq.ft



FEATURES

Internet and Telecom

WifiPlex

Condition of Doors

Fire door

Intercom and Doorbell

Intercom

Condition of Windows

PVC

Exterior Siding

Decline in Wood-Grain Aluminum and Masonry

Floor Covering

Vinyl and ceramic

Plumbing

PEX/ABS

Condition of Balconies

Balconies with aluminum railings

Heating System

Electric baseboard

Condition of Kitchens

Contemporary design; quartz islands

Condition of Bathrooms

Separate shower and bathtub

Condition of Roof

Asphalt shingles

Concierge Agreement

Yes

Hot Water System

40-gallon tank

Electrical Panels

100 amps

Environmental Report

Environmental phases completed

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$431,100	100 %	\$1,497
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$431,100		\$1,497
Vac. / Bad debt	\$12,933	3 %	\$45
EGR	\$418,167		\$1,452

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$20,908	5 %	\$871
Municipal Taxes	Current	\$57,628	13.8 %	\$2,401
School Taxes	Current	\$4,275	1 %	\$178
Insurance	Current	\$7,907	1.9 %	\$329
Electricity	Current	\$2,533	0.6 %	\$106
Heating				
Snow Removal	Current	\$4,855	1.2 %	\$202
Elevator				
Lawn	Current	\$1,533	0.4 %	\$64
Structural Reserve				
Janitor	Normalised	\$9,600	2.3 %	\$400
Maintenance	Normalised	\$16,800	4 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$4,182	1 %	\$174
Total Expenses		\$130,221	31.1 %	\$5,426
Net Revenue		\$287,946		\$11,998

FINANCING

	schl	conv
Maximum loan amount	\$5,885,865	\$3,399,725
Financing CAP		6.35 %
Debt coverage ratio		1.25
Interest Rate	3.8 %	4.7 %
Amortization	50 Years	25 Years
Term	2 Years	2 Years

TREASURY

	schl	conv
Net Revenue	\$287,946	\$287,946
Annual Mortgage Cost	\$279,860	\$230,357
Net cash after mortgage	\$8,086	\$57,589

RETURN ON INVESTMENT

Down Payment	\$1,364,135	\$3,850,275
Cash on cash return	0.6 %	1.5 %
Return on liquidity + capitalization	3.8 %	3.4 %
Total yearly return with appreciation of 3 %	19.72 %	9.06 %

CPU
302 100 \$

GIM
16,8

NIM
25,2

CAP
4 %

