

73-73C DU PRINCE SOREL-TRACY

4 UNITS

PMML

FOR SALE



Isabelle Haché

Real Estate Broker

📞 514-968-5386

✉ isabelle.hache@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Two-story semi-commercial building featuring 1 commercial unit, 3 residential apartments (two 1-bedroom and one 2-bedrooms) and 1 detached garage. Meticulously maintained and updated, the property sits on a 10,905 sq. ft. lot and generates \$66,840 in annual income, averaging 1,403\$ / month / unit. The building faces Carré Royal Park in the heart of Sorel-Tracy. A turnkey opportunity combining profitability and a strategic location.

HIGHLIGHTS

Located in the heart of Sorel-Tracy's historic downtown, this area is exceptionally walkable. Within a few minutes' walk, you'll find numerous lively restaurants and pubs, the peaceful Carré Royal park, Regard-sur-le-Fleuve park, as well as a wealth of local amenities (public market, ferry, local shops, and banks).

ASKING PRICE :

\$930,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2024: Electrical system, electrical service entrances, main panels, and meters (x5). Plumbing overhaul. Masonry work, replacement of several doors and windows. Addition of 2 emergency staircases. Roof replacement, fence replacement, and driveway/parking area repaving. Installation of 4 wall-mounted heat pumps and 4 Thermolec heating systems.

2026: kitchen, bathroom, and flooring renovation (73C)

ADDITIONAL INFORMATION

Unit 73C: Conversion to commercial premises. Gross lease – Property and school taxes, building insurance (Owner). Utility costs (Tenant).

Listed in the Sorel-Tracy built heritage inventory (Maison Charles-Ignace-Gill).

Area subject to the PIIA. Divided garage – 2 entrances (rental opportunity).

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

Responsibility for appliances

Owner & Tenant

Number of units

4



Number of Parking Spaces

6 outdoor spaces + 1 garage space

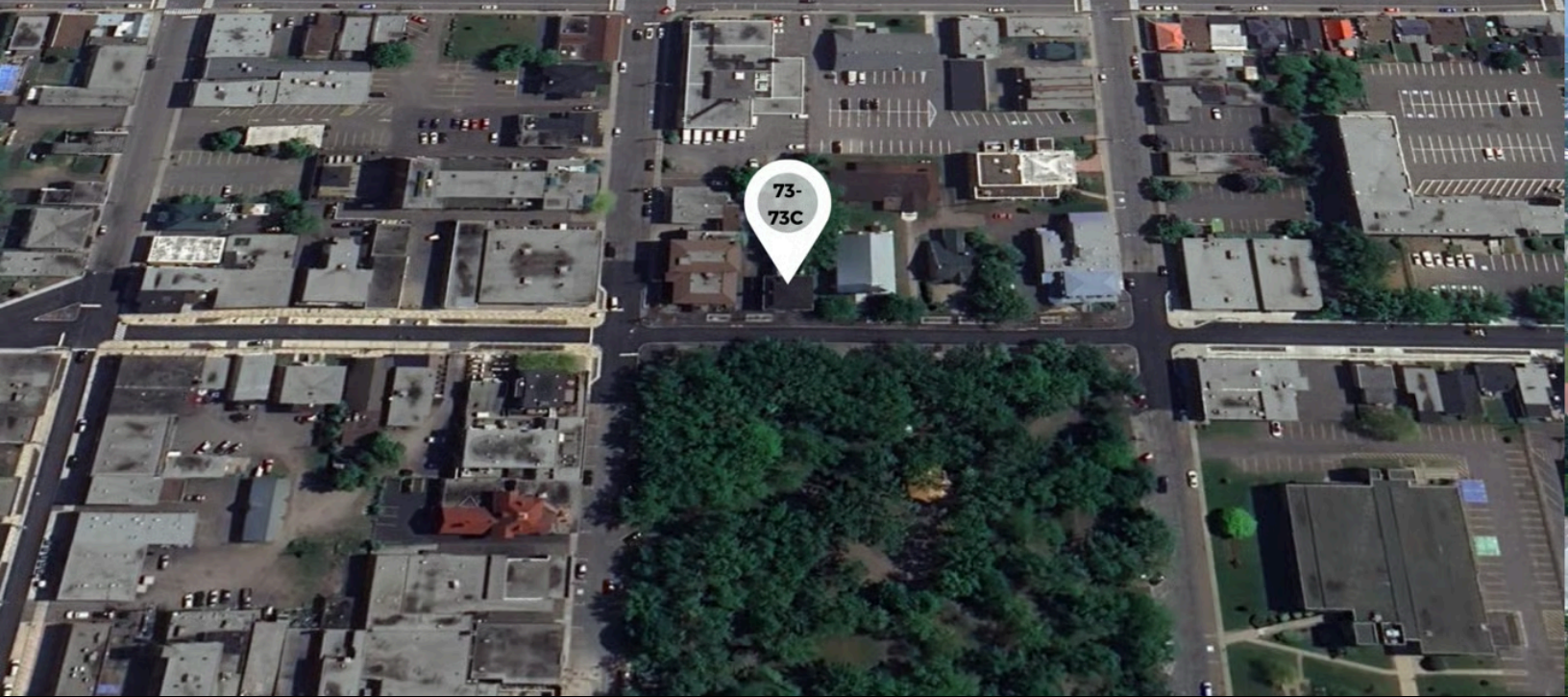
Hot Water System

Independent tanks

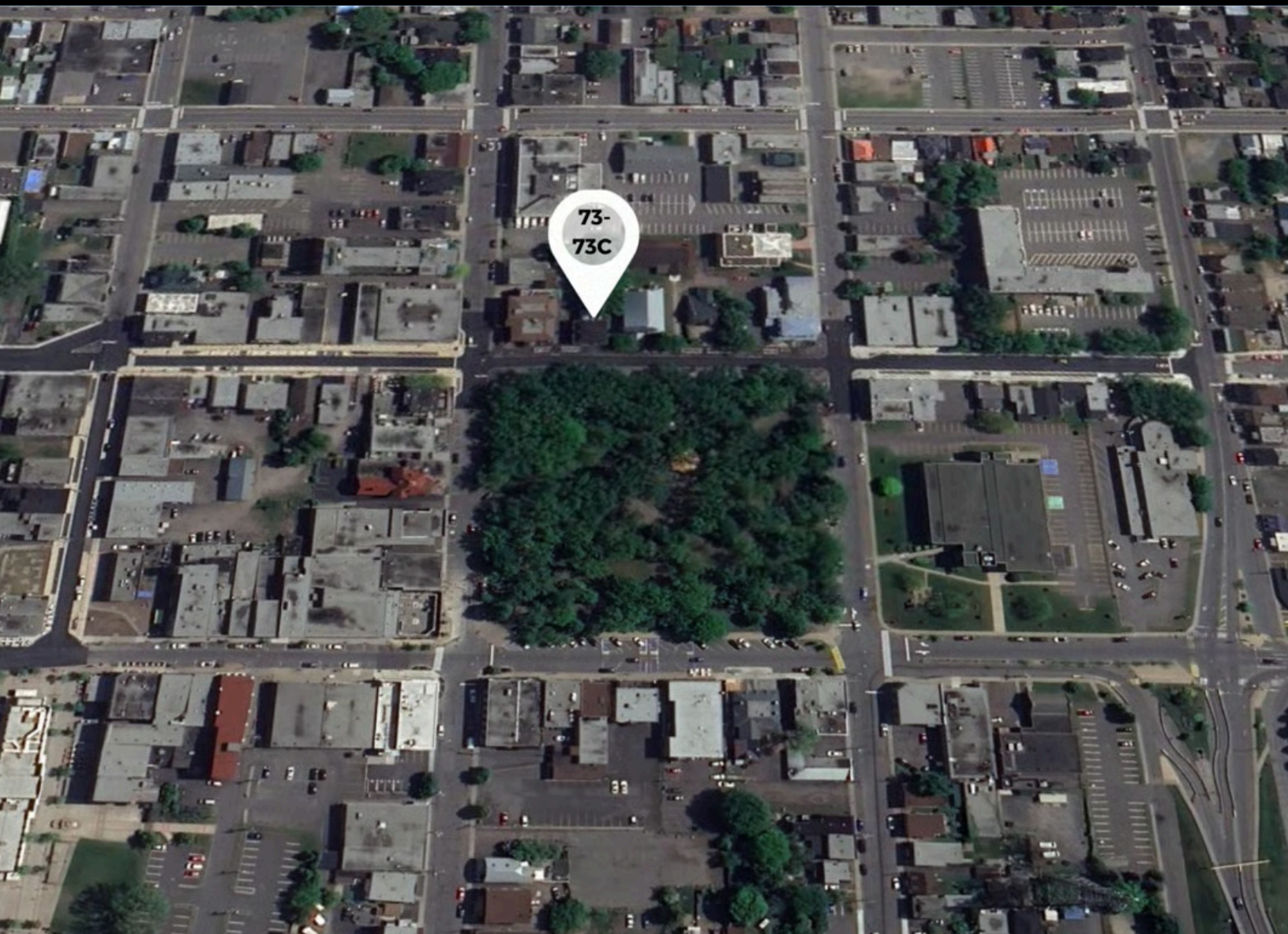


Heating System

Electric heating via a water-based system + heat pump



73-73C du Prince, Sorel-Tracy



BUILDING DESCRIPTION

General Information

Cadastral number 4 481 900

Total Municipal Assessment

Total Municipal Assessment \$ 457 000

Municipal Land Assessment \$ 131 400

Municipal Building Assessment \$ 325 600

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1875

Stone / concrete block / brick foundation

Features

Plumbing PEX and ABS

Condition of Roof Asphalt shingles (2024) and sheet metal section

Condition of Doors 2024

Condition of Balconies Average

Condition of Windows Good

Condition of Kitchens 3 renovated kitchens in 2024, 1 in 2026

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms 3 renovated bathrooms in 2024), 1 in 2026

Floor Covering Hardwood, ceramic, vinyl, epoxy

Electromechanical System

Fire System No

Building type

Laundry Room No

Number of Rooms To be verified

Number of Units 1 commercial space, 2x 3.5, 2x 4.5

Washer/Dryer Inlet Yes in each units

Appliance Responsibility Owner & Tenant

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Detached outdoor garage and outdoor shed

Parking

Type of Parking Exterior and Garage

Number of Parking Spaces 6 outdoor spaces + 1 garage space

Area

Land Surface Area 10 905 sq. ft



FEATURES

Fenced

Partly

Condition of Roof

Asphalt shingles (2024) and sheet metal section

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

3 renovated bathrooms in 2024), 1 in 2026

Internet and Telecom

Yes

Condition of Doors

2024

Intercom and Doorbell

No, Independent entrance

Condition of Windows

Good

Exterior Siding

Brick

Environmental Report

N/A

Plumbing

PEX and ABS

Condition of Balconies

Average

Heating System

Electric heating via a water-based system + heat pump

Condition of Kitchens

3 renovated kitchens in 2024, 1 in 2026

Distance from fire station and hydrant

du Prince / de l'autre côté de la rue

Floor Covering

Hardwood, ceramic, vinyl, epoxy

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$48,840	72.4 %	\$1,018
Affordable Res.			
Commercial	\$18,600	27.6 %	\$388
Lockers			
Parking			
Laundry			
Total Revenues	\$67,440		\$1,405
Vac. / Bad debt	\$2,023	3 %	\$42
EGR	\$65,417		\$1,363

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,944	4.5 %	\$736
Municipal Taxes	Current	\$5,493	8.4 %	\$1,373
School Taxes	Current	\$306	0.5 %	\$77
Insurance	Current	\$5,097	7.8 %	\$1,274
Electricity	Current	\$285	0.4 %	\$71
Heating				
Snow Removal	Current	\$546	0.8 %	\$137
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,000	1.5 %	\$250
Maintenance	Normalised	\$2,800	4.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$654	1 %	\$164
Total Expenses		\$19,125	29.2 %	\$4,781
Net Revenue		\$46,292		\$11,573

FINANCING

Maximum loan amount	\$744,000	\$530,623
Financing CAP	5.02 %	6.54 %
Debt coverage ratio	1.1	1.25
Interest Rate	4.0 %	5.0 %
Amortization	30 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$46,292	\$46,292
Annual Mortgage Cost	\$44,441	\$37,034
Net cash after mortgage	\$11,207	\$9,258

RETURN ON INVESTMENT

Down Payment	\$186,000	\$399,377
Cash on cash return	6.0 %	2.3 %
Return on liquidity + capitalization	13.4 %	5.1 %
Total yearly return with appreciation of 3.4 %	30.44 % of 2.61 %	11.16 %

CPU
232 500 \$

GIM
13,8

NIM
20,1

CAP
5 %





