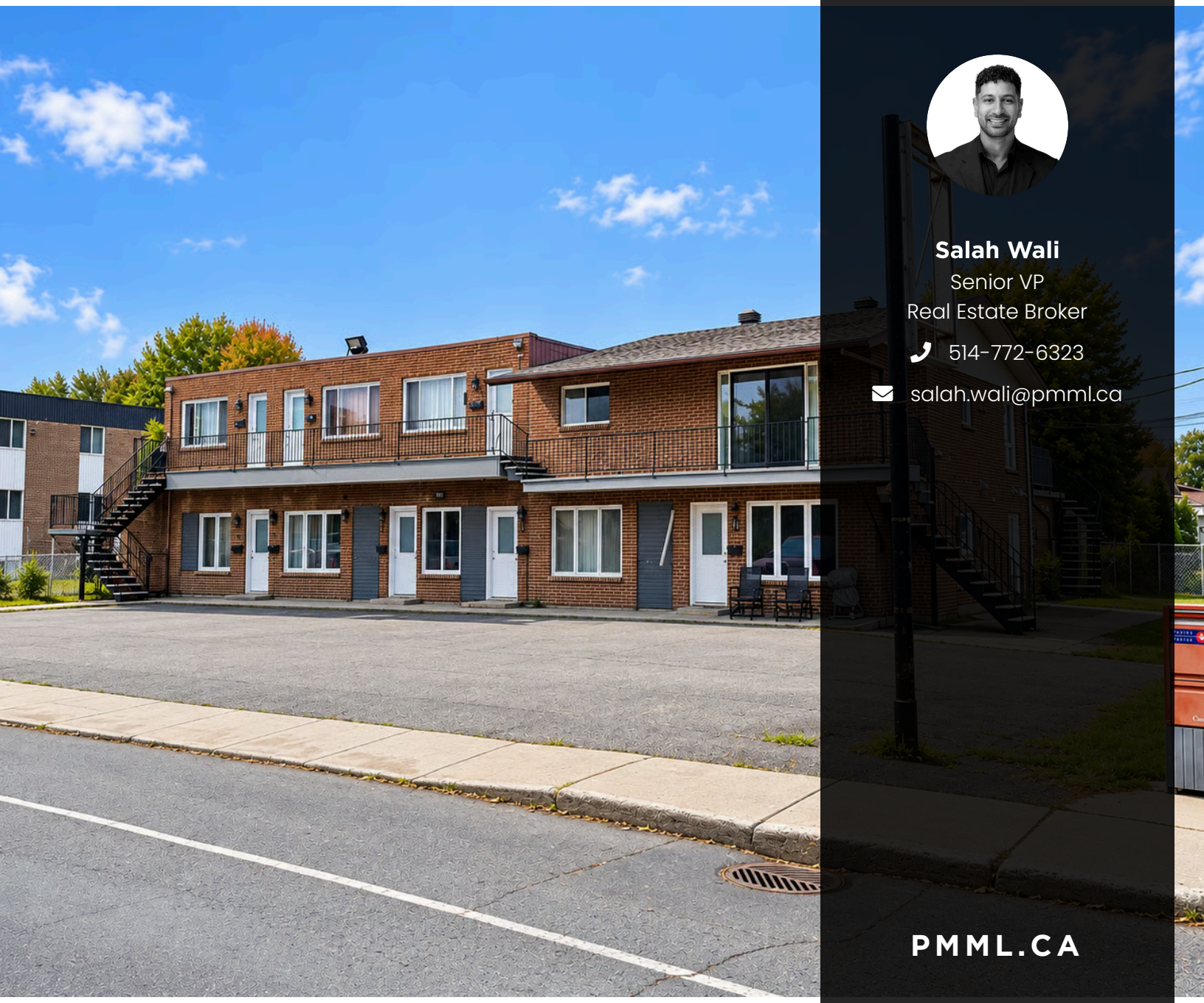
PMML

757 CADIEUX BEAUHARNOIS

9 UNITS

FOR SALE



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PMML.CA

Listing generated on: 2026-10-06 20:21

BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

9-unit residential property offering a diversified unit mix of 1 x 6½, 1 x 5½, 1 x 4½, and 6 x 3½ units.

The property has undergone several renovations over the years, including the ground floor, which was previously used for commercial purposes and was recently (2025-2026) converted into 4 x 3.5 units (permit available).

Strategically located near District Beauharnois, directly across from École des Patriotes-de-Beauharnois, with direct access to Highway 30 (A-30).

All energy costs are paid by the tenants.

HIGHLIGHTS

- Located near District Beauharnois with direct access to Highway 30 (A-30).
- The property has benefited from several renovations over the years.

ASKING PRICE :

$1,845,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Over $300,000 invested in the conversion of the property to 100% residential use.

New construction of units 101, 102, 103, and 104.

Parking areas and landscaping are currently being finalized.

Construction of a large storage shed at the rear of the property.

ADDITIONAL INFORMATION

The property assessment roll is subject to revision following the recent conversion from commercial to residential use.

The sale is made without any legal guarantee of quality and at the buyer's risk.

Responsibility for appliances
Tenants

Number of units
9



Number of Parking Spaces
14

Hot Water System
Independent tanks

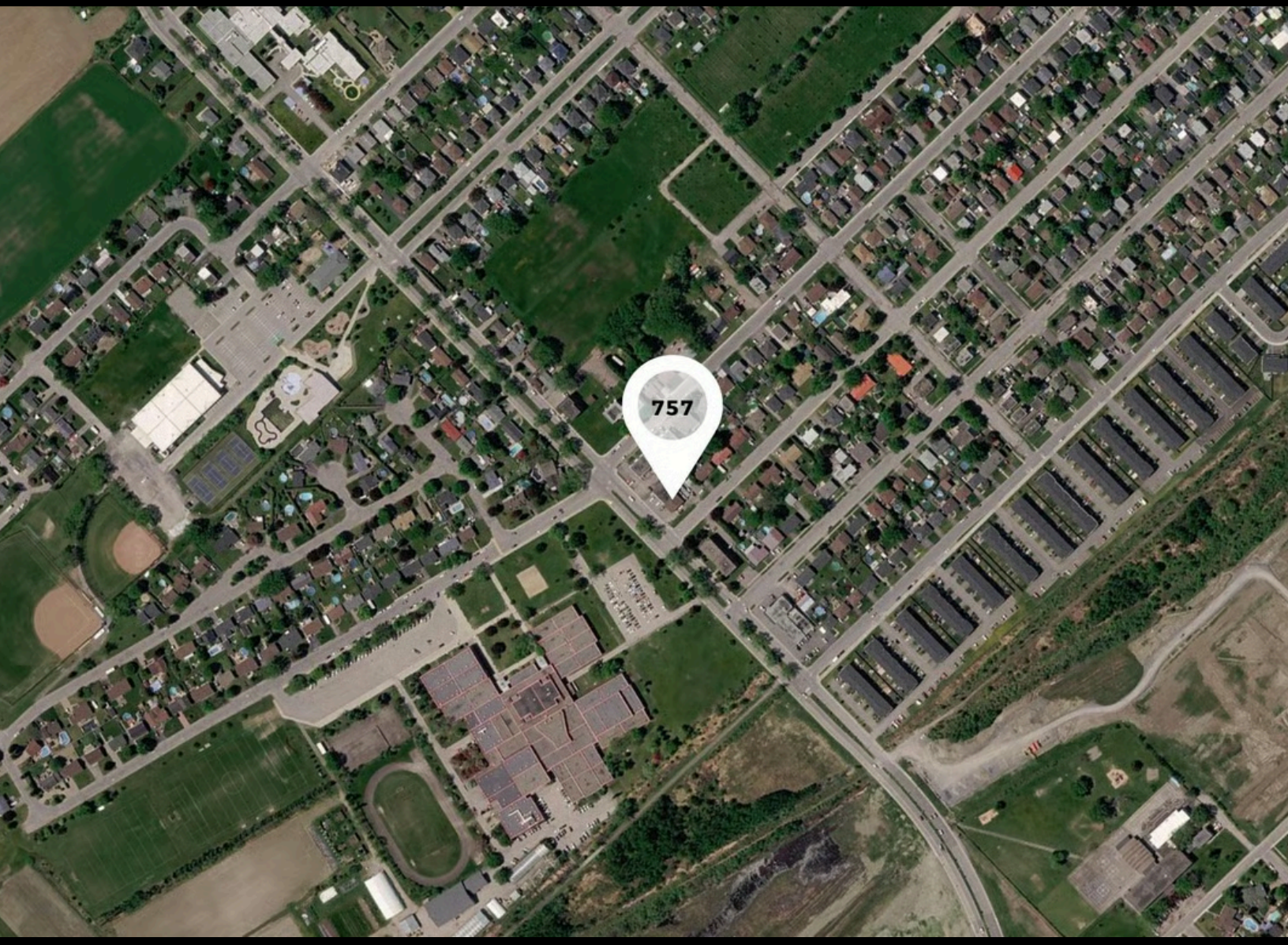




Heating System
Electric



757 Cadieux, Beauharnois



BUILDING DESCRIPTION

General Information

Cadastral number	3 862 801

Total Municipal Assessment

Total Municipal Assessment	$757 400
Municipal Land Assessment	$275 200
Municipal Building Assessment	$482 200

Construction

Number of Storeys	2
Type of Building	Attached
Type of Construction	Brick and wood
Year of Construction	1977 (to be verified)

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	No
Number of Rooms	1 x 6 ½, 1 x 5 ½, 1 x 4 ½ et 6 x 3 ½.
Number of Units	9
Washer/Dryer Inlet	Yes
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Exterior
Number of Parking Spaces	14

Area

Land Surface Area	14 500 sq. ft.







FEATURES

Plumbing

Copper & PEX

Condition of Balconies

Good condition

Heating System

Electric

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

Condition of Roof

2012 (elastomer membrane)

Concierge Agreement

Yes

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Coming up

Condition of Doors

Good condition

Intercom and Doorbell

No

Condition of Windows

Good condition

Exterior Siding

Brick, vinyl and aluminum

Floor Covering

Floating, ceramic (Hardwood in #759)

REVENUE

	yearly	% / GR	RPU (m)
Residential	$115,560	100 %	$1,070
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$115,560**		**$1,070**
Vac. / Bad debt	$2,311	2 %	$21
EGR	**$113,249**		**$1,049**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$5,096	4.5 %	$566
Municipal Taxes	Current	$13,395	11.8 %	$1,488
School Taxes	Current	$492	0.4 %	$55
Insurance	Current	$7,350	6.5 %	$817
Electricity	Estimated	$607	0.5 %	$67
Heating				
Snow Removal	Current	$1,322	1.2 %	$147
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$2,250	2 %	$250
Maintenance	Normalised	$6,300	5.6 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$1,132	1 %	$126
Total Expenses		**$37,945**	**33.5 %**	**$4,216**
Net Revenue		**$75,304**		**$8,367**

FINANCING

Maximum loan amount	$1,332,357	$1,390,868	$1,438,400
Financing CAP	4.80 %	5.14 %	4.97 %
Debt coverage ratio	1.1	1.1	1.1
Interest Rate	4.2 %	4.2 %	4.2 %
Amortization	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	$75,304	$75,304	$75,304
Annual Mortgage Cost	$72,286	$72,441	$72,069
Net cash after mortgage	$3,018	$2,863	$3,235

RETURN ON INVESTMENT

Down Payment	$512,643	$454,132	$406,600
Cash on cash return	0.6 %	0.6 %	0.8 %
Return on liquidity + capitalization	3.3 %	3.1 %	3.1 %
Total yearly return with appreciation of 2 %	10.51 %	11.26 %	12.13 %

CPU	GIM	NIM	CAP
205 000 $	16	24,5	4,1 %
































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