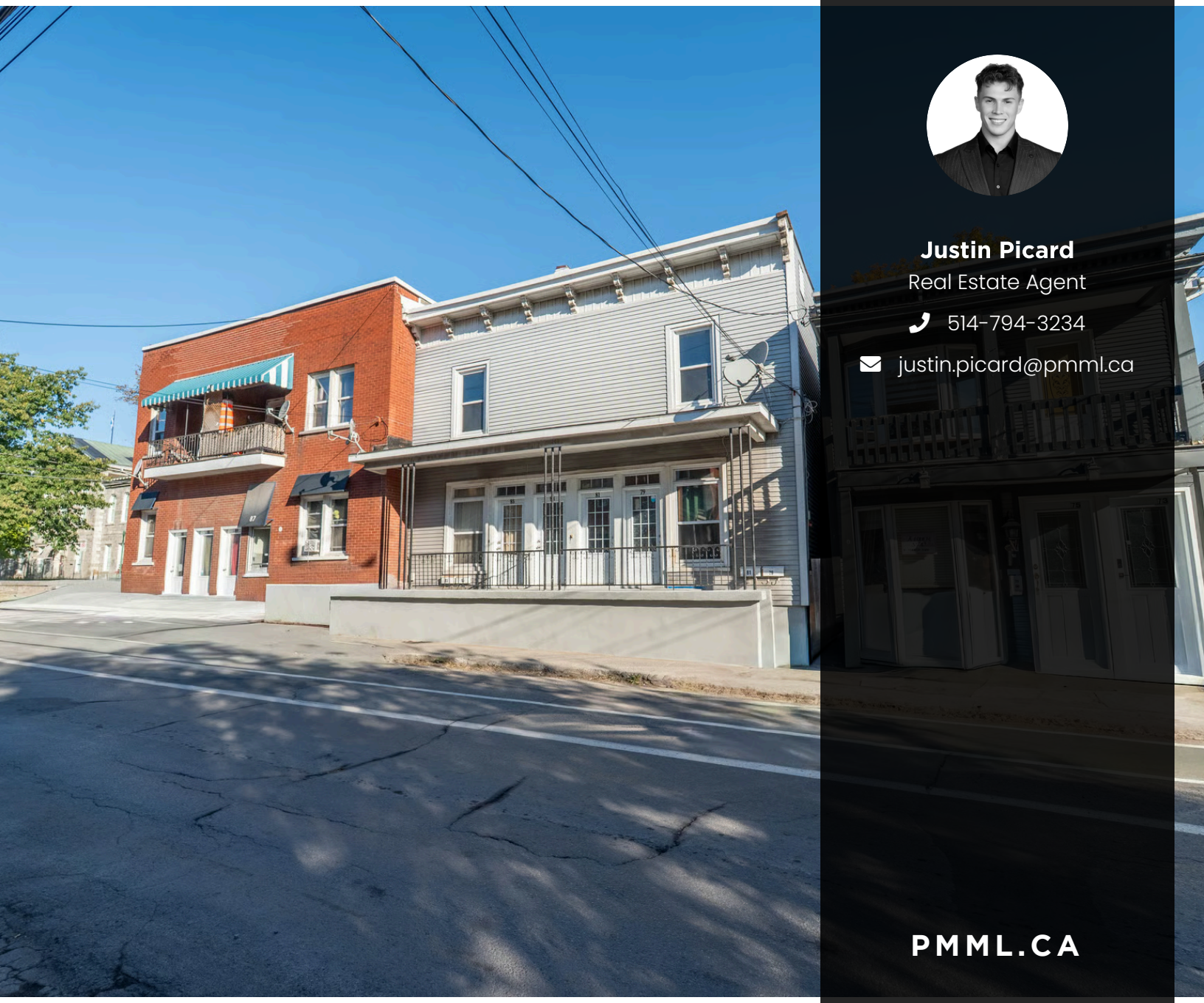
79 - 93 SAINT-CHARLES
SAINT-JEAN-SUR-RICHELIEU

10 UNITS

PMML

FOR SALE



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PMML.CA

Listing generated on: 2026-10-09 14:45

BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Brick and wood 10-unit building (2 lots), offering a varied unit mix from 1½ to 5½. Located in the heart of Vieux-Saint-Jean, steps from Richelieu Street, the Public Market and the Chambly Canal. Energy costs are paid by the tenants. Exterior work and two units renovated in 2026, 8 parking spaces, external management in place and gross revenues of $130,440: a solid asset, ready for its next owner. A building with character in the heart of downtown!

HIGHLIGHTS

- Richelieu Street, public square and Vieux-Saint-Jean Public Market approximately 0.3 km away
- Two elementary schools, Jardin-des-Écluses Park and the Chambly Canal less than 1 km away
- Cégep de Saint-Jean-sur-Richelieu approximately 2 km away and Hôpital du Haut-Richelieu approximately 3.5 km away
- IGA Extra supermarket approximately 1.5 km away
- Gouin Bridge approximately 0.7 km away
- Royal Military College Saint-Jean approximately 1 km away
- 8 paved outdoor parking spaces and washer-dryer hookups in the units

ASKING PRICE :

$1,945,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2026: Complete restoration of two units (1 Salaberry, 81 Saint-Charles Street)
2026: Bathroom and flooring renovation (87-102 Saint-Charles Street)
2026: New exterior siding (stucco and entrance of 1 Salaberry)
2024: Renovation of 83 Saint-Charles (refresh)
2019: Unit refresh (87-101 Saint-Charles Street)

ADDITIONAL INFORMATION

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

The owner pays for the electricity of the common areas and the basement.

The sale includes two lots (6 125 374 and 6 125 375), corresponding to 79-85 (4 units) and 87-93 (6 units) Saint-Charles Street.

1 de Salaberry Street is part of lot 6 125 374.

Responsibility for appliances
Tenants

Number of units
10



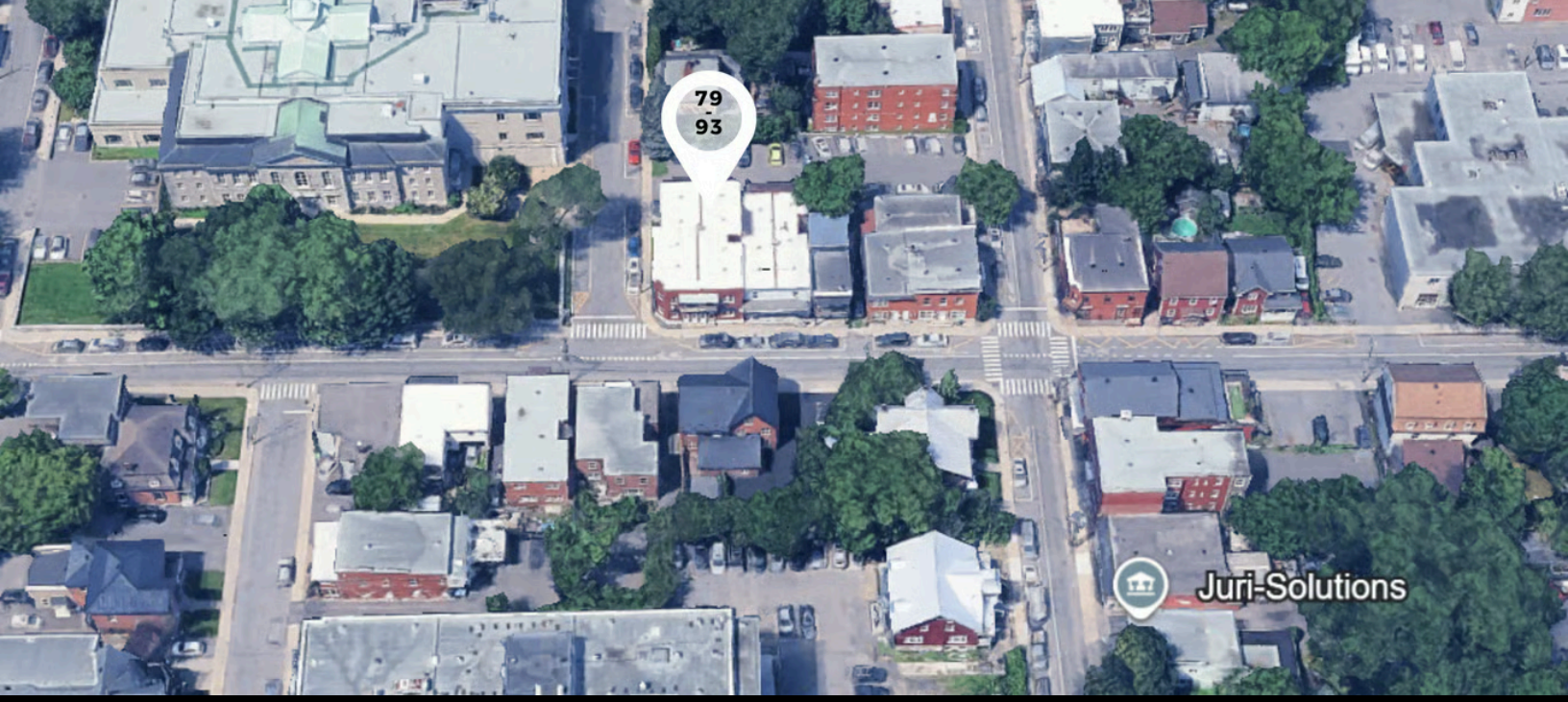
Number of Parking Spaces
8 spaces

Hot Water System
Independent tanks

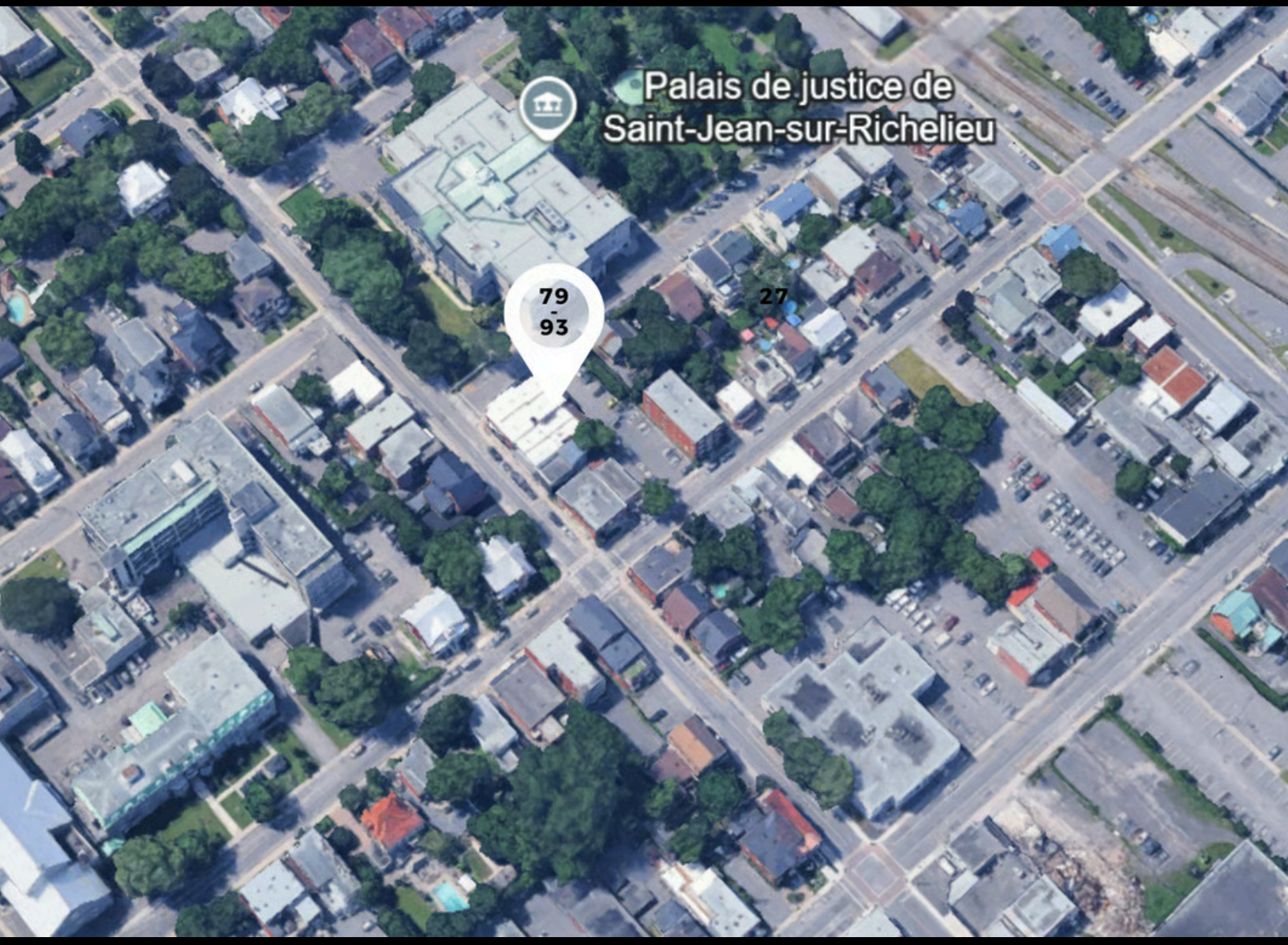




Heating System
Electric baseboards



79 - 93 Saint-Charles, Saint-Jean-sur-Richelieu



BUILDING DESCRIPTION

General Information

Cadastral number	6 125 374, 6 125 375

Total Municipal Assessment

Total Municipal Assessment	1 058 200 $
Municipal Land Assessment	293 000 $
Municipal Building Assessment	765 200 $

Construction

Number of Storeys	2
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1895

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	N/A
Number of Rooms	35
Number of Units	2 x 5.5 + 3 x 4.5 + 4 x 3 .5 + 1 x 1.5
Washer/Dryer Inlet	Laundry room, Hallway, etc.
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	Outdoor, asphalt
Number of Parking Spaces	8 spaces

Area

Land Surface Area	9 033 sq. ft.





FEATURES

Fenced

Yes, partially

Condition of Roof

White TPO membrane +/- 8 to 9 years old (To be verified)

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Electrical breakers

Condition of Bathrooms

Good condition / Standard

Internet and Telecom

Yes, internet

Condition of Doors

Good condition / Standard

Intercom and Doorbell

Yes, doorbell

Condition of Windows

Bois, PVC, Aluminium - Bon état

Exterior Siding

Fiber cement, Brick, Aluminum

Environmental Report

N/A

Plumbing

Copper, cast iron, ABS

Condition of Balconies

Wood - fiberglass and metal railings

Heating System

Electric baseboards

Condition of Kitchens

Good condition / Standard

Distance from fire station and hydrant

Nearby

Floor Covering

Ceramic and vinyl (clic)

REVENUE

	yearly	% / GR	RPU (m)
Residential	$130,440	100 %	$1,087
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$130,440**		**$1,087**
Vac. / Bad debt	$3,913	3 %	$33
EGR	**$126,527**		**$1,054**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$5,694	4.5 %	$569
Municipal Taxes	Current	$13,070	10.3 %	$1,307
School Taxes	Current	$708	0.6 %	$71
Insurance	Current	$8,371	6.6 %	$837
Electricity	Current	$1,886	1.5 %	$189
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$2,500	2 %	$250
Maintenance	Normalised	$7,000	5.5 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$1,265	1 %	$127
Total Expenses		**$40,494**	**32.0 %**	**$4,049**
Net Revenue		**$86,033**		**$8,603**

FINANCING

Maximum loan amount	$1,251,638	$1,479,211	$1,540,726	$1,590,211
Financing CAP	5.84 %	4.94 %	5.30 %	5.14 %
Debt coverage ratio	1.3	1.1	1.1	1.1
Interest Rate	4.4 %	4.4 %	4.4 %	4.4 %
Amortization	40 Years	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years	5 Years

TREASURY

Net Revenue	$86,033	$86,033	$86,033	$86,033
Annual Mortgage Cost	$70,295	$82,585	$82,761	$82,337
Net cash after mortgage	$15,738	$3,448	$3,271	$3,696

RETURN ON INVESTMENT

Down Payment	$693,362	$465,789	$404,274	$354,789
Cash on cash return	2.3 %	0.7 %	0.8 %	1.0 %
Return on liquidity + capitalization	4.1 %	3.9 %	3.8 %	3.7 %
Total yearly return with appreciation of 2.5 %	11.1 %	14.35 %	15.78 %	17.43 %

CPU	GIM	NIM	CAP
194 500 $	14,9	22,6	4,4 %



































