

**80 - 86 SAINTE-MARGUERITE/ 4351 -
4363 SAINT-AMBROISE
SUD-OUEST**

10 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Louis-et-Joseph-Richard multi-residential complex of 10 "Boomtown" style units. Completely rebuilt in 1988. Excellent condition inside and out. Very large landscaped (6554 sf) lot offering great potential. Energy costs are paid by the tenants. An iconic building in St-Henri, steps from the Lachine Canal. A 7-minute walk to Place-Saint-Henri metro station. Walk Score 98. Cap rate: 4.98%

HIGHLIGHTS

- ✓ Prime location, only 7 minutes from the "Place-Saint-Henri" subway station
- ✓ A few minutes from the Lachine Canal
- ✓ A few minutes from Atwater Market
- ✓ Completely rebuilt in 1988 (Plumbing, electricity and building elements).

ASKING PRICE :
\$3,250,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Plumbing, electricity, windows and doors changed (in 1988).

Restauration in 2007. More than 90 000\$ of work done. (Winner of the 2008 Heritage Merit Award)

Roofing of Sainte-Marguerite (2022).

Several projects carried out since 2021.

ADDITIONAL INFORMATION

The SELLER does not give any legal warranty of quality to the buyer, [...]. (see broker for complete clause)

Eligible for CMHC's APH Select program

Eligible for a grant for the restoration of buildings of heritage value (40%).

Total: 10 units

4 units: 80-86 Rue Sainte-Marguerite, Montréal, H4C 2W4

6 units: 4351-4363 Rue Saint-Ambroise, Montréal, H4C 2E5

Responsibility for appliances

Tenants

Number of units

10



Number of Parking Spaces

1

Hot Water System

Individual tanks



Heating System

Electrical baseboards



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BUILDING DESCRIPTION

General Information

Cadastral number 1 573 960

Total Municipal Assessment

Total Municipal Assessment 1 825 200 \$

Municipal Land Assessment 1 066 700 \$

Municipal Building Assessment 758 500 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Wood

Year of Construction Around 1890 (Original construction)

Completely rebuilt in 1988

Features

Plumbing Copper and pex

Condition of Roof 2008 (repairs in 2025) and 2022

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Breakers

Exterior Siding Wood

Condition of Bathrooms Good condition

Floor Covering Cherry wood

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 2 x 4.5 + 8 x 3.5

Number of Units 10

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

The sellers does not give legal warranty of quality (see realtor for complete clause).

Parking

Type of Parking Exterior

Number of Parking Spaces 1

Area

Land Surface Area 7 654 sf



FEATURES

Fenced

Yes

Condition of Roof

2008 (repairs in 2025) and 2022

Concierge Agreement

No

Hot Water System

Individual tanks

Electrical Panels

Breakers

Environmental Report

2008

Internet and Telecom

N/A

Condition of Doors

Good condition

Intercom and Doorbell

Doorbells

Condition of Windows

Good condition

Exterior Siding

Wood

Floor Covering

Cherry wood

Plumbing

Copper and pex

Condition of Balconies

Good condition

Heating System

Electrical baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$204,000	100 %	\$1,700
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$204,000		\$1,700
Vac. / Bad debt	\$6,120	3 %	\$51
EGR	\$197,880		\$1,649

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$8,905	4.5 %	\$890
Municipal Taxes	Current	\$11,460	5.8 %	\$1,146
School Taxes	Current	\$1,429	0.7 %	\$143
Insurance	Current	\$4,493	2.3 %	\$449
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,500	1.3 %	\$250
Maintenance	Normalised	\$7,000	3.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,979	1 %	\$198
Total Expenses		\$37,765	19.1 %	\$3,777
Net Revenue		\$160,115		\$16,011

FINANCING

Maximum loan amount	\$2,762,500
Financing CAP	4.67 %
Debt coverage ratio	1.1
Interest Rate	4.0 %
Amortization	40 Years
Term	5 Years

TREASURY

Net Revenue	\$160,115
Annual Mortgage Cost	\$146,353
Net cash after mortgage	\$13,761

RETURN ON INVESTMENT

Down Payment	\$487,500
Cash on cash return	2.8 %
Return on liquidity + capitalization	9.1 %
Return on liquidity + cap. + appreciation	22.4 %

CPU
325 000 \$

GIM
15,9

NIM
20,3

CAP
4,9 %





