

**82 - 90 DE LA REINE
BASSE-VILLE**

4 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

A real standout: this rare mixed-use building in the area features 4 units (2 residential units with 3½ rooms each + 2 commercial spaces) in the heart of Basse-Ville, a lively and rapidly developing neighborhood. A century-old building full of character, carefully renovated over 3 years (2021–2024): electrical system, bathrooms, updated plumbing, and more. Metal roof, central heat pump. Potential gross income of \$49,260/year. Opportunity to optimize expenses (electricity costs) for rapid appreciation. A great investment opportunity not to be missed.

HIGHLIGHTS

- ✓ A century-old home with character (1900), in the heart of the Lower Town
- ✓ Carefully renovated over 3 years (2021–2024)
- ✓ Central heat pump + electric baseboard heaters
- ✓ Potential for cost savings (electricity) → quick return on investment
- ✓ Metal roof, central heat pump, electric baseboard heaters

ASKING PRICE :

\$510,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Replacement of the 3 electrical panels and 3 meters (200A + 2 × 100A)
Complete renovation of the two bathrooms on the second floor (toilets, bathtubs, sinks, faucets)
Replacement of a large portion of the water supply plumbing
Replacement of the two rear porches on the ground floor (2024)

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

4



Number of Parking Spaces

0 (On-Street Parking)

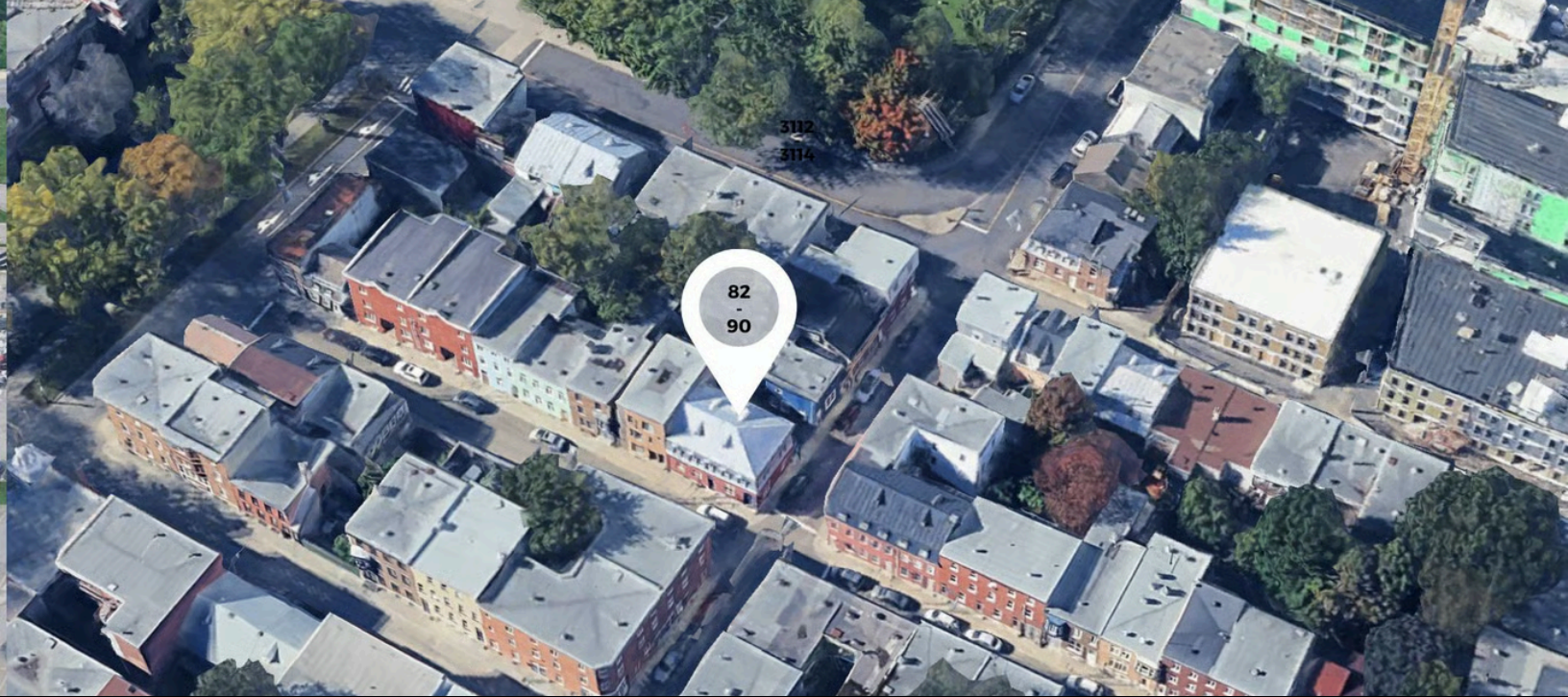
Hot Water System

Independent tanks

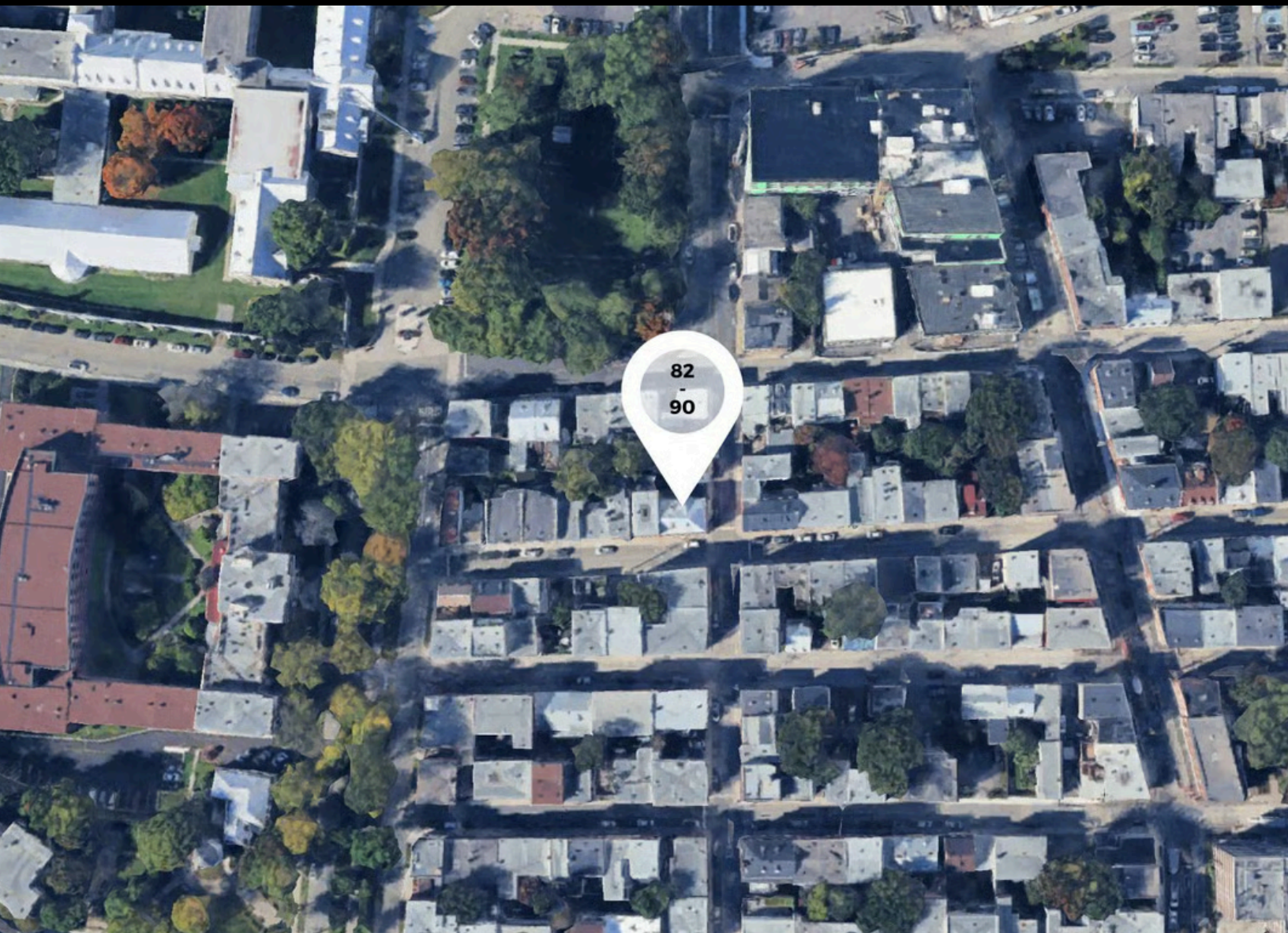


Heating System

Electric baseboard heaters



82 - 90 de la Reine, Basse-Ville



BUILDING DESCRIPTION

General Information

Cadastral number 2 625 971

Total Municipal Assessment

Total Municipal Assessment \$ 365 000

Municipal Land Assessment \$ 154 000

Municipal Building Assessment \$ 211 000

Construction

Number of Storeys 2

Type of Building In a row

Type of Construction Brick and wood

Year of Construction 1900

Individual hot water tanks for each unit
Townhouse — fewer surfaces exposed to the elements, reduced heat loss

Features

Plumbing 2022

Condition of Roof Sheet metal

Condition of Doors Wood | Partially Glazed

Condition of Balconies Wood

Condition of Windows Large, Casement

Condition of Kitchens Bamboo Countertops | 2022

Electrical Panels 3 meters: 200A + 2 × 100A

Exterior Siding Brick

Condition of Bathrooms Bamboo Countertops | 2022

Floor Covering Wood, Laminate Flooring, Vinyl

Electromechanical System

Fire System N/A

Building type

Laundry Room N/A

Number of Rooms 6 + 2 Commercial spaces

Number of Units 2 x 3.5 + 2 Commercial spaces

Washer/Dryer Inlet Yes, in each residential unit

Appliance Responsibility Tenants

Heating Responsibility Tenants: 2 x 3.5 | Owner : 2 commercial spaces

Hot Water Responsibility Tenants

Current use of the commercial space: Educational institution (music school) Under the permissive zoning regulations and subject to approval by the relevant authorities, conversion to an entirely residential use would be possible.

Parking

Type of Parking Exterior

Number of Parking Spaces 0 (On-Street Parking)

Area

Land Surface Area 1 432 sq. ft.



FEATURES

Fenced

Yes

Condition of Roof

Sheet metal

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

3 meters: 200A + 2 x 100A

Environmental Report

Update needed

Internet and Telecom

N/A

Condition of Doors

Wood | Partially Glazed

Intercom and Doorbell

N/A

Condition of Windows

Large, Casement

Exterior Siding

Brick

Floor Covering

Wood, Laminate Flooring, Vinyl

Plumbing

2022

Condition of Balconies

Wood

Heating System

Electric baseboard heaters

Condition of Kitchens

Bamboo Countertops | 2022

Condition of Bathrooms

Bamboo Countertops | 2022

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$21,540	39.9 %	\$449
Affordable Res.			
Commercial	\$32,400	60.1 %	\$675
Lockers			
Parking			
Laundry			
Total Revenues	\$53,940		\$1,124
Vac. / Bad debt			
EGR	\$53,940		\$1,124

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$2,427	4.5 %	\$607
Municipal Taxes	Current	\$9,692	18 %	\$2,423
School Taxes	Current	\$246	0.5 %	\$62
Insurance	Current	\$4,723	8.8 %	\$1,181
Electricity	Current	\$3,703	6.9 %	\$926
Heating				
Snow Removal	Current			
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,000	1.9 %	\$250
Maintenance	Normalised	\$2,800	5.2 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$539	1 %	\$135
Water Tax	Current	\$39	0.1 %	\$10
Total Expenses		\$25,170	46.7 %	\$6,292
Net Revenue		\$28,770		\$7,193

FINANCING

Maximum loan amount	\$349,465	\$333,033
Financing CAP	7.00 %	6.48 %
Debt coverage ratio	1.3	1.25
Interest Rate	4.9 %	4.9 %
Amortization	30 Years	25 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$28,770	\$28,770
Annual Mortgage Cost	\$23,408	\$23,016
Net cash after mortgage	\$5,362	\$5,754

RETURN ON INVESTMENT

Down Payment	\$160,535	\$176,967
Cash on cash return	3.3 %	3.3 %
Return on liquidity + capitalization	6.8 %	7.2 %
Total yearly return with appreciation of 2 %	13.18 %	12.98 %

CPU
127 500 \$

GIM
9,5

NIM
17,7

CAP
5,6 %



