

8260 BAILLAIRGÉ MERCIER (MONTRÉAL)

6 UNITS

PMML

FOR SALE



Amine Ménard

Team Amine Ménard

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BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Beautiful 6-unit asset consisting of 5 x 4.5 and 1 x 3.5 on 3 floors above ground with energy expenses paid by tenants. The building had foundations piles added in 2020 and has had expenses to ensure its good maintenance, some rooms have been notably renovated. The area has strong rental demand thanks to major roads and a metro station, so there's plenty of potential to exploit. The property also features two vacant units, ready to be leased by the future buyer.

HIGHLIGHTS

- ✓ Each unit has its own storage space.
- ✓ L.H.-Lafontaine Tunnel/Highway 25 is minutes from the property.
- ✓ Honoré-Beaugrand metro station also a few minutes away.

ASKING PRICE :
\$1,175,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Foundations pile redone on both side.
Wifi furnished.

ADDITIONAL INFORMATION

Pile stabilization work required, around \$20,000 + taxes (quote from February 2026).

The sale is made without legal warranty of quality to the risks and perils of the buyer.

Responsibility for appliances

Owner except apartment #2

Number of units

6



Number of Parking Spaces

8 Spaces

Hot Water System

Independent tank 6 x 40 gallons

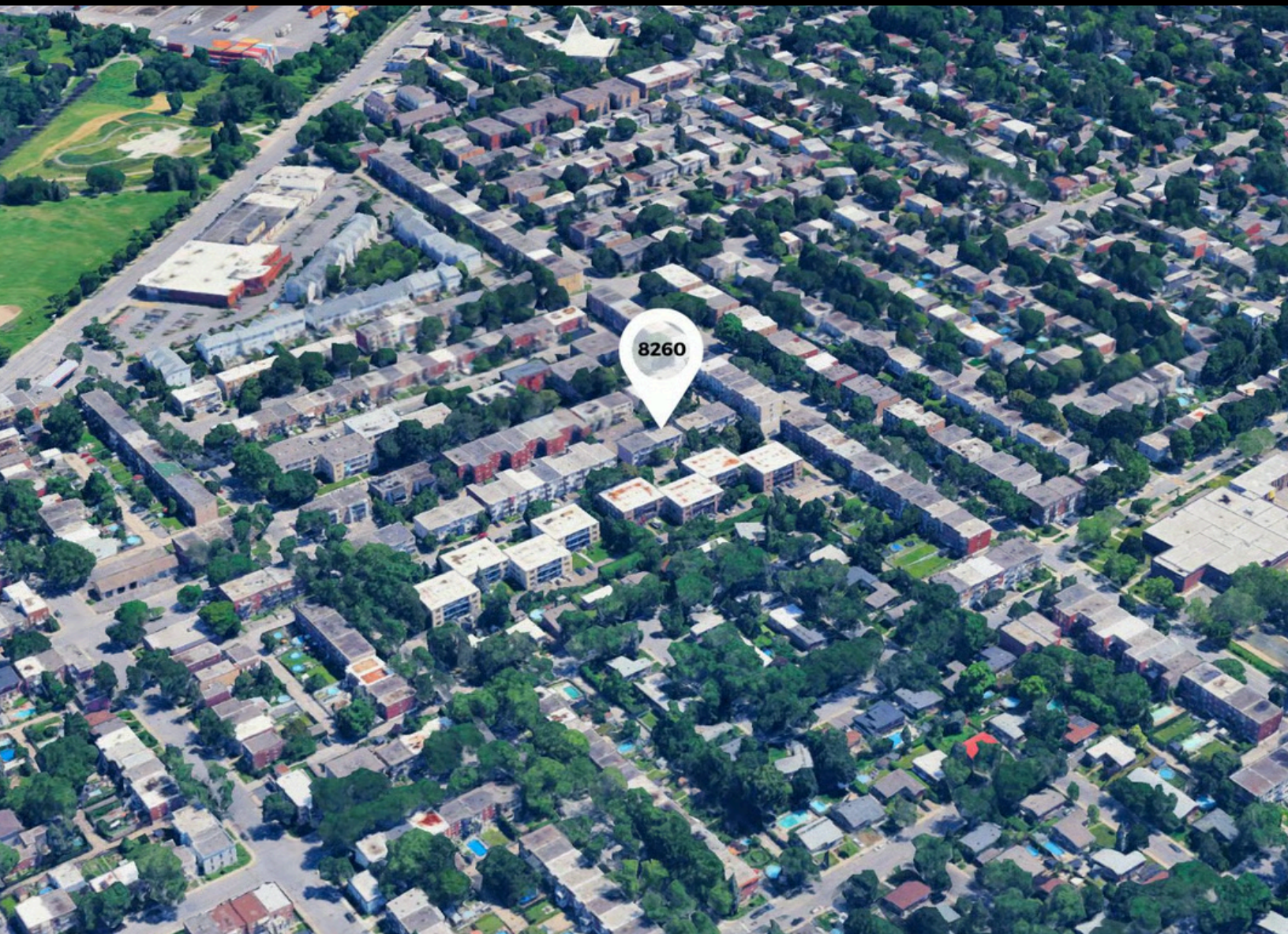


Heating System

Electric baseboards



8260 Baillairgé, Mercier (Montréal)



BUILDING DESCRIPTION

General Information

Cadastral number 2 243 239

Total Municipal Assessment

Total Municipal Assessment \$ 848 000

Municipal Land Assessment \$ 358 600

Municipal Building Assessment \$ 489 400

Construction

Number of Storeys 3

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 1965

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Washer/Dryer Inlet Yes, in each unit.

Appliance Responsibility Owner except apartment #2

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 8 Spaces

Area

Land Surface Area 4 679 sqft.



FEATURES

Plumbing

Copper/Pex

Condition of Balconies

Standard / To be changed

Heating System

Electric baseboards

Condition of Kitchens

Some renovations

Condition of Bathrooms

Some renovations

Condition of Roof

Tar and gravel 2016/2017

Concierge Agreement

Yes, verbal agreement with tenant of #5 - Cleaning of common areas for \$60

Hot Water System

Independent tank 6 x 40 gallons

Electrical Panels

Circuit breakers

Environmental Report

N/A

Condition of Doors

Aluminum glass / Steel

Intercom and Doorbell

N/A

Condition of Windows

Aluminum / To be redone

Exterior Siding

Brick

Floor Covering

Hardwood / ceramic / tile / floating

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$81,516	100 %	\$1,132
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$81,516		\$1,132
Vac. / Bad debt	\$3,464	4 %	\$48
EGR	\$78,052		\$1,084

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Real	\$3,122	4 %	\$520
Municipal Taxes	Current	\$5,510	7.1 %	\$918
School Taxes	Current	\$653	0.8 %	\$109
Insurance	Current	\$4,486	5.7 %	\$748
Electricity	Current	\$340	0.4 %	\$57
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.9 %	\$250
Maintenance	Normalised	\$4,200	5.4 %	\$700
Appliances	Current	\$1,200	1.5 %	\$200
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$781	1 %	\$130
Internet	Current	\$780	1 %	\$130
Total Expenses		\$22,572	28.9 %	\$3,762
Net Revenue		\$55,480		\$9,247

FINANCING

	schl	conv
Maximum loan amount	\$967,597	\$682,336
Financing CAP	4.87 %	6.10 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.3 %	4.7 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$55,480	\$55,480
Annual Mortgage Cost	\$53,686	\$46,233
Net cash after mortgage	\$1,794	\$9,247

RETURN ON INVESTMENT

Down Payment	\$207,403	\$492,664
Cash on cash return	0.9 %	1.9 %
Return on liquidity + capitalization	5.7 %	4.9 %
Total yearly return with appreciation of 2 %	17.01 %	9.65 %

CPU
195 800 \$

GIM
14,4

NIM
21,2

CAP
4,7 %



