

**8380 - 8388 LÉVESQUE EST  
SAINT-FRANÇOIS**

5 UNITS

**PMML**

**FOR SALE**



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**PMML.CA**



## BUILDING TYPE

Detached

## BUILDING CATEGORY

Mixed Uses

## PROPERTY DESCRIPTION

Property with 4 residential units, 10 parking spots and a vacant commercial unit (2,250 ft<sup>2</sup>) in Saint-François de Laval.

Located along the Plage-Chartrand in an area with limited availability of similar commercial spaces.

It includes two 4 ½ and two 3 ½ apartments, all well-maintained, each leased at 900 \$/month.

Good investment opportunity for an owner-occupant or an investor looking to maximize the property's income.

## HIGHLIGHTS

- ✓ Walk Score: 56/100
- ✓ Transit Score: 48/100
- ✓ Bike Score: 56/100

ASKING PRICE :

**\$749,000**

+ GST/PST ON THE COMMERCIAL PORTION

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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2026:

- A new roof (\$25,000)
- Interior renovation of unit 8384 (\$13,000)

2016-2019:

- Unit 8382: Living room and bathtub flooring renovated
- Unit 8384: Kitchen and bathroom floors redone
- Unit 8386: Kitchen and bathroom floors redone
- Unit 8388: Flooring, followed by bathroom and plumbing renovations
- Exterior: The rear balcony renovated

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## ADDITIONAL INFORMATION

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This sale is made without legal warranty of quality, at buyer's risk.

Gross income includes the potential income from the vacant commercial space.

## Responsibility for appliances

Tenants

## Number of units

5



## Number of Parking Spaces

10

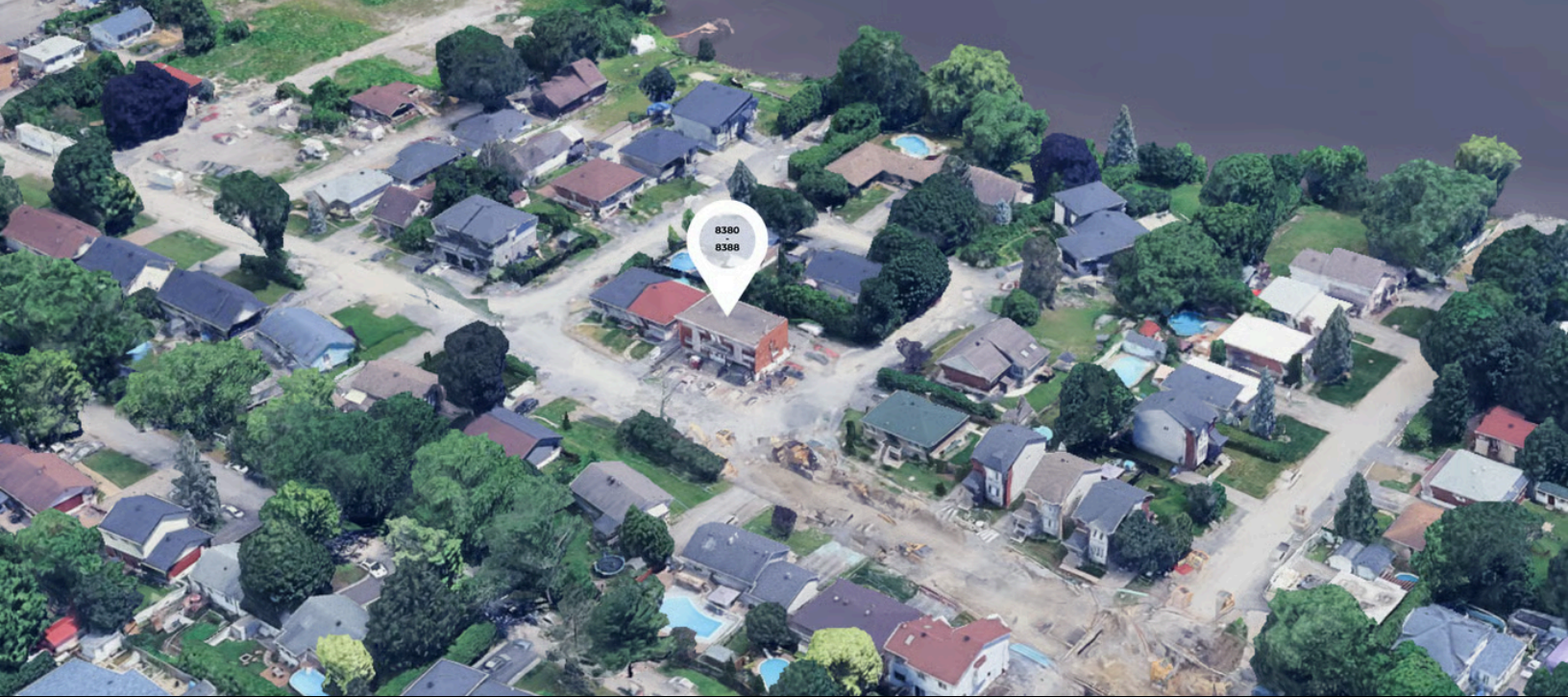
## Hot Water System

Independent tanks

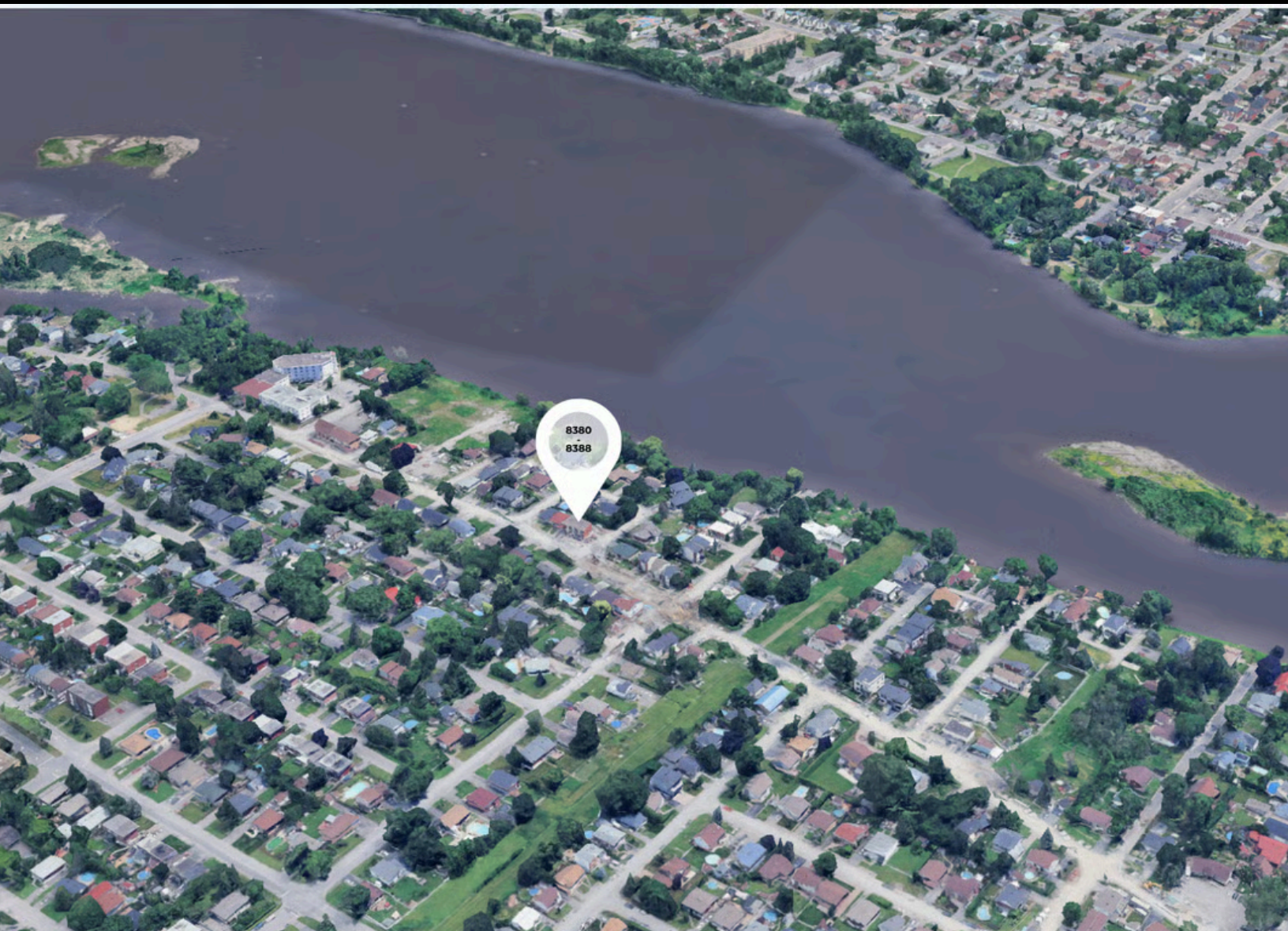


## Heating System

Baseboards for apartments, heating oil for businesses



8380 - 8388 Lévesque Est, Saint-François



# BUILDING DESCRIPTION

## General Information

|                  |           |
|------------------|-----------|
| Cadastral number | 1 613 251 |
|------------------|-----------|

## Total Municipal Assessment

|                            |            |
|----------------------------|------------|
| Total Municipal Assessment | 721 400 \$ |
|----------------------------|------------|

|                           |            |
|---------------------------|------------|
| Municipal Land Assessment | 166 200 \$ |
|---------------------------|------------|

|                               |            |
|-------------------------------|------------|
| Municipal Building Assessment | 555 200 \$ |
|-------------------------------|------------|

## Construction

|                   |   |
|-------------------|---|
| Number of Storeys | 2 |
|-------------------|---|

|                  |          |
|------------------|----------|
| Type of Building | Detached |
|------------------|----------|

|                      |                |
|----------------------|----------------|
| Type of Construction | Brick and wood |
|----------------------|----------------|

|                      |      |
|----------------------|------|
| Year of Construction | 1963 |
|----------------------|------|

## Features

|          |             |
|----------|-------------|
| Plumbing | Copper, Abs |
|----------|-------------|

|                   |                  |
|-------------------|------------------|
| Condition of Roof | New (April 2026) |
|-------------------|------------------|

|                    |                |
|--------------------|----------------|
| Condition of Doors | To be verified |
|--------------------|----------------|

|                        |                |
|------------------------|----------------|
| Condition of Balconies | To be verified |
|------------------------|----------------|

|                      |                |
|----------------------|----------------|
| Condition of Windows | To be verified |
|----------------------|----------------|

|                       |      |
|-----------------------|------|
| Condition of Kitchens | Good |
|-----------------------|------|

|                   |                  |
|-------------------|------------------|
| Electrical Panels | Circuit breakers |
|-------------------|------------------|

|                 |       |
|-----------------|-------|
| Exterior Siding | Brick |
|-----------------|-------|

|                        |      |
|------------------------|------|
| Condition of Bathrooms | Good |
|------------------------|------|

|                |                |
|----------------|----------------|
| Floor Covering | Good (Changed) |
|----------------|----------------|

## Electromechanical System

|             |    |
|-------------|----|
| Fire System | No |
|-------------|----|

## Building type

|              |     |
|--------------|-----|
| Laundry Room | N/A |
|--------------|-----|

|                 |    |
|-----------------|----|
| Number of Rooms | 17 |
|-----------------|----|

|                 |                              |
|-----------------|------------------------------|
| Number of Units | 2 x 4.5 + 2 x 3.5 + 1 x Com. |
|-----------------|------------------------------|

|                    |                |
|--------------------|----------------|
| Washer/Dryer Inlet | To be verified |
|--------------------|----------------|

|                          |         |
|--------------------------|---------|
| Appliance Responsibility | Tenants |
|--------------------------|---------|

|                        |         |
|------------------------|---------|
| Heating Responsibility | Tenants |
|------------------------|---------|

|                          |         |
|--------------------------|---------|
| Hot Water Responsibility | Tenants |
|--------------------------|---------|

## Parking

|                 |          |
|-----------------|----------|
| Type of Parking | Exterior |
|-----------------|----------|

|                          |    |
|--------------------------|----|
| Number of Parking Spaces | 10 |
|--------------------------|----|

## Area

|                   |               |
|-------------------|---------------|
| Land Surface Area | 6 782 sq. ft. |
|-------------------|---------------|



## FEATURES

### Fenced

N/A

### Condition of Roof

New (April 2026)

### Concierge Agreement

N/A

### Hot Water System

Independent tanks

### Electrical Panels

Circuit breakers

### Environmental Report

No

### Internet and Telecom

Yes (Internet)

### Condition of Doors

To be verified

### Intercom and Doorbell

Bell

### Condition of Windows

To be verified

### Exterior Siding

Brick

### Floor Covering

Good (Changed)

### Plumbing

Copper, Abs

### Condition of Balconies

To be verified

### Heating System

Baseboards for apartments,  
heating oil for businesses

### Condition of Kitchens

Good

### Condition of Bathrooms

Good

## REVENUE

|                       | yearly          | % / GR | RPU (m)        |
|-----------------------|-----------------|--------|----------------|
| Residential           | \$43,200        | 64.3 % | \$720          |
| Affordable Res.       |                 |        |                |
| Commercial            |                 |        |                |
| Lockers               |                 |        |                |
| Parking               |                 |        |                |
| Laundry               |                 |        |                |
| Potential Commercial  | \$24,000        | 35.7 % | \$400          |
| <b>Total Revenues</b> | <b>\$67,200</b> |        | <b>\$1,120</b> |
| Vac. / Bad debt       | \$2,016         | 3 %    | \$34           |
| <b>EGR</b>            | <b>\$65,184</b> |        | <b>\$1,086</b> |

## EXPENSES

|                       | Calc.      | yearly          | % OF EGR      | CPU (y)        |
|-----------------------|------------|-----------------|---------------|----------------|
| Administration        |            |                 |               |                |
| Municipal Taxes       | Current    | \$7,597         | 11.7 %        | \$1,519        |
| School Taxes          | Current    | \$932           | 1.4 %         | \$186          |
| Insurance             | Current    | \$4,278         | 6.6 %         | \$856          |
| Electricity           | Current    | \$437           | 0.7 %         | \$87           |
| Heating               |            |                 |               |                |
| Snow Removal          | Current    | \$900           | 1.4 %         | \$180          |
| Elevator              |            |                 |               |                |
| Lawn                  |            |                 |               |                |
| Structural Reserve    |            |                 |               |                |
| Janitor               | Estimated  | \$1,000         | 1.5 %         | \$200          |
| Maintenance           | Estimated  | \$2,800         | 4.3 %         | \$560          |
| Appliances            |            |                 |               |                |
| WiFi                  |            |                 |               |                |
| Heat Pump             |            |                 |               |                |
| CHMC: Other Costs     | Normalised | \$652           | 1 %           | \$130          |
| <b>Total Expenses</b> |            | <b>\$18,596</b> | <b>28.5 %</b> | <b>\$3,719</b> |
| <b>Net Revenue</b>    |            | <b>\$46,588</b> |               | <b>\$9,318</b> |

## FINANCING

|                     |           |
|---------------------|-----------|
| Maximum loan amount | \$545,539 |
| Financing CAP       | 6.40 %    |
| Debt coverage ratio | 1.2       |
| Interest Rate       | 5.2 %     |
| Amortization        | 25 Years  |
| Term                | 5 Years   |

## TREASURY

|                         |          |
|-------------------------|----------|
| Net Revenue             | \$46,588 |
| Annual Mortgage Cost    | \$38,823 |
| Net cash after mortgage | \$7,765  |

### RETURN ON INVESTMENT

|                                              |           |
|----------------------------------------------|-----------|
| Down Payment                                 | \$203,461 |
| Cash on cash return                          | 3.8 %     |
| Return on liquidity + capitalization         | 9.2 %     |
| Total yearly return with appreciation of 2 % | 16.59 %   |

CPU  
149 800 \$

GIM  
11,2

NIM  
16,1

CAP  
6,2 %





