

852 - 856 SAINT-JEAN LIMOILLOU

11 UNITS

PMML

FOR SALE



Maxim Devarennnes

Real Estate Broker

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PMML.CA



BUILDING TYPE

Attached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Semi-commercial building with 10 residential units and one commercial space, ideally located on one of Quebec City's most emblematic arteries. Benefiting from excellent visibility and a strategic location in the heart of the Saint-Jean-Baptiste district, the property offers a sought-after combination of residential and commercial income in an area where rental demand remains strong. A prime investment opportunity in a market known for its stability and strong appreciation potential.

HIGHLIGHTS

- ✓ Near Old Quebec, public transit, and numerous services
- ✓ Excellent visibility for the commercial space
- ✓ Possibility of expansion at the rear (To be confirmed with competent authorities)

ASKING PRICE :

\$2,680,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Rear facade (~2022)

ADDITIONAL INFORMATION

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

A snow removal contract is available in the file.

Responsibility for appliances

Tenants

Number of units

11

Number of Parking Spaces

9 parking spaces

Hot Water System

Independent tanks

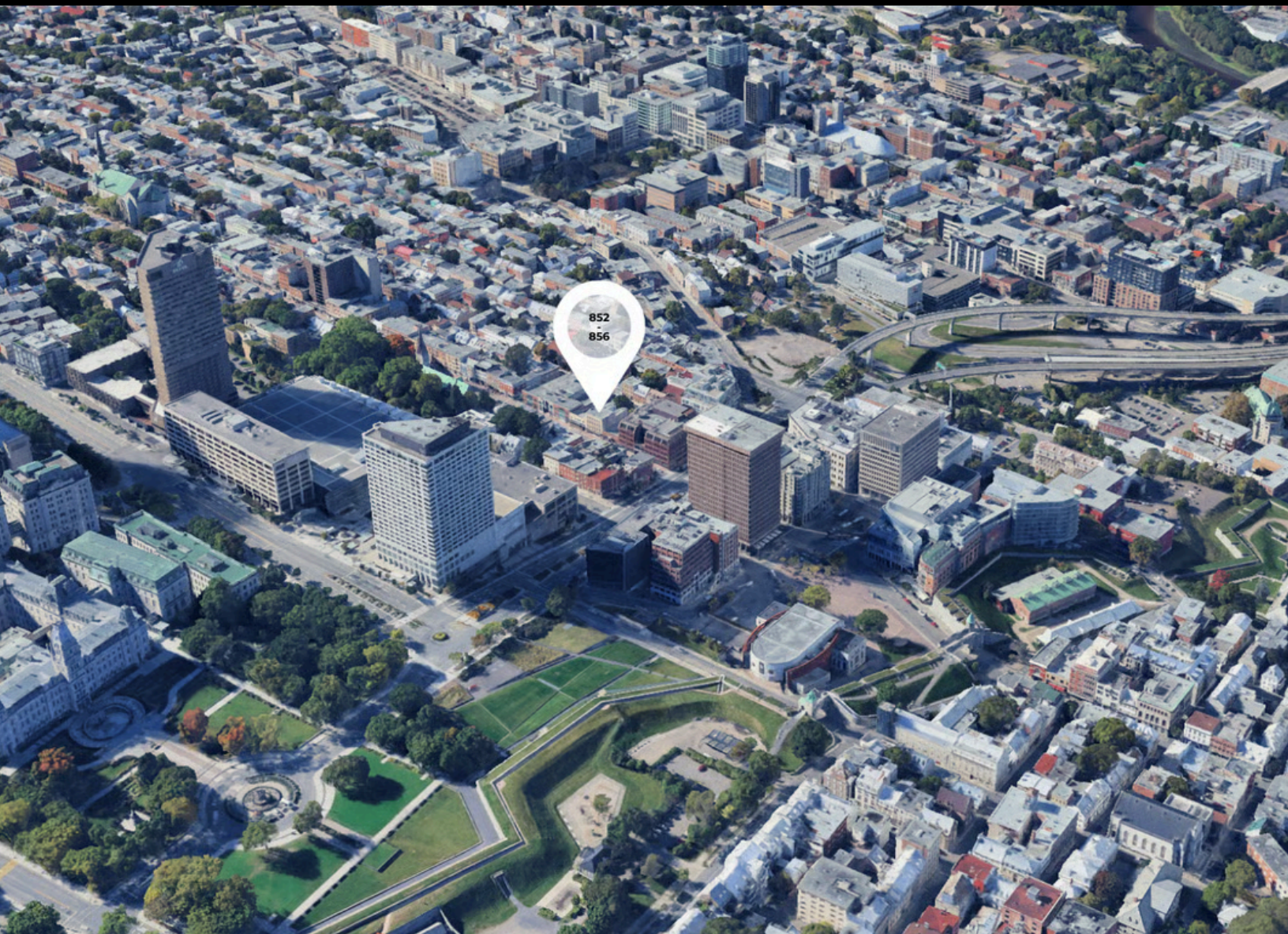
Heating System

Electric baseboards





852 - 856 Saint-Jean, Limoilou



BUILDING DESCRIPTION

General Information

Cadastral number 1 476 921

Total Municipal Assessment

Total Municipal Assessment 1 740 000 \$

Municipal Land Assessment 570 000 \$

Municipal Building Assessment 1 170 000 \$

Construction

Number of Storeys 4

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1890

Features

Plumbing Copper / Pex / Abs

Condition of Roof Good condition

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens Good condition

Electrical Panels Circuit breakers

Exterior Siding Steel, Aluminum, Brick

Condition of Bathrooms Good condition

Floor Covering Floating, Wood, Ceramic

Electromechanical System

Fire System Yes

Building type

Laundry Room Yes

Number of Rooms 10 x 3.5 + 1 x Comm.

Number of Units 11 units

Washer/Dryer Inlet Yes, in 5 units

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

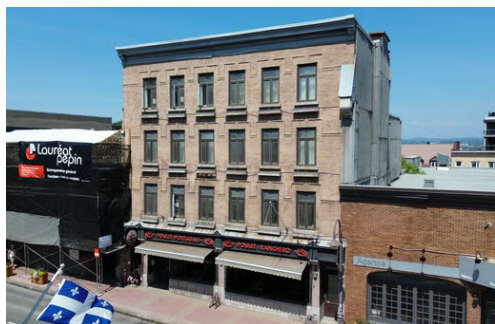
Parking

Type of Parking Outdoor, behind the building

Number of Parking Spaces 9 parking spaces

Area

Land Surface Area 5868 sq. ft.



FEATURES

Fenced

No

Condition of Roof

Good condition

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

No

Internet and Telecom

No

Condition of Doors

Good condition

Intercom and Doorbell

Doorbell

Condition of Windows

Good condition

Exterior Siding

Steel, Aluminum, Brick

Floor Covering

Floating, Wood, Ceramic

Plumbing

Copper / Pex / Abs

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	\$ / PI²
Residential	\$118,188	\$895
Affordable Res.		
Commercial	\$73,745	\$559
Lockers		
Parking	\$15,000	\$114
Laundry	\$1,400	\$11
Récupérations	\$31,077	\$235
Total Revenues	\$239,410	\$1,814
Vac. / Bad debt	\$11,970	\$91
EGR	\$227,439	\$1,723

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Real	\$11,372	5 %	\$1,034
Municipal Taxes	Current	\$40,140	17.6 %	\$3,649
School Taxes	Current	\$1,363	0.6 %	\$124
Insurance	Current	\$9,248	4.1 %	\$841
Electricity	Current	\$1,027	0.5 %	\$93
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Current	\$4,883	2.1 %	\$444
Maintenance	Current	\$9,860	4.3 %	\$896
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,274	1 %	\$207
Total Expenses		\$80,167	35.2 %	\$7,288
Net Revenue		\$147,272		\$13,388

FINANCING

Maximum loan amount	\$1,758,450
Financing CAP	6.28 %
Debt coverage ratio	1.2
Interest Rate	5.0 %
Amortization	25 Years
Term	5 Years

TREASURY

Net Revenue	\$147,272
Annual Mortgage Cost	\$122,727
Net cash after mortgage	\$24,545

RETURN ON INVESTMENT

Down Payment	\$921,550
Cash on cash return	2.7 %
Return on liquidity + capitalization	6.6 %
Total yearly return with appreciation of 2 %	12.44 %

CPU
243 600 \$

GIM
11,2

NIM
18,2

CAP
5,5 %



