

861 - 871 SAINT-PIERRE MONT-BELLEVUE

6 UNITS

PMML

FOR SALE



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VP

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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 6-unit apartment building located on Saint-Pierre Street in Sherbrooke, in the Mont-Bellevue neighborhood, near downtown. Consisting entirely of 4½-bedroom units, the property offers an excellent investment opportunity with one unit currently vacant—ideal for maximizing rental income or for an owner-occupant. Well-maintained, it benefits from a strategic location near services, schools, the University of Sherbrooke, and major roadways.

HIGHLIGHTS

- ✓ Several repairs and improvements have been carried out recently, including plumbing work, the refurbishment of certain bathtub alcoves, as well as electrical work in various areas of the building.
- ✓ The Cégep and the University of Sherbrooke are located about 4 to 5 km away.
- ✓ Utility room with storage space.

ASKING PRICE :
\$1,020,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Replacement of the structure, railings, and roofing of the walkways.

Replacement of two water heaters.

Partial plumbing repairs.

Renovation of the bathroom in unit 863.

Replacement of the flooring in unit 865.

ADDITIONAL INFORMATION

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

Encroachments according to the certificate of location: municipal sidewalk to the north, gravel driveway, concrete block, garbage container, shed, wooden deck, and fence to the south.

An encroachment by the neighboring property onto St-Pierre Street has been identified. However, the situation has already been addressed, and the necessary corrective measures are currently underway.

A shed is currently located partly on the property at 861-871 St-Pierre and partly on the neighboring property. Its full relocation onto the 861-871 St-Pierre property is planned in the near future in order to ensure its exclusive use and control.

Responsibility for appliances

Tenants

Number of units

6

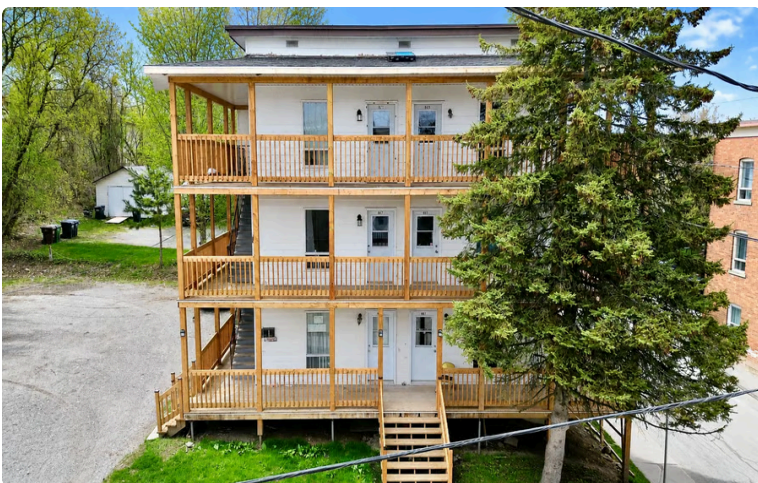


Number of Parking Spaces

Vast

Hot Water System

Centralized electric water heaters in the basement

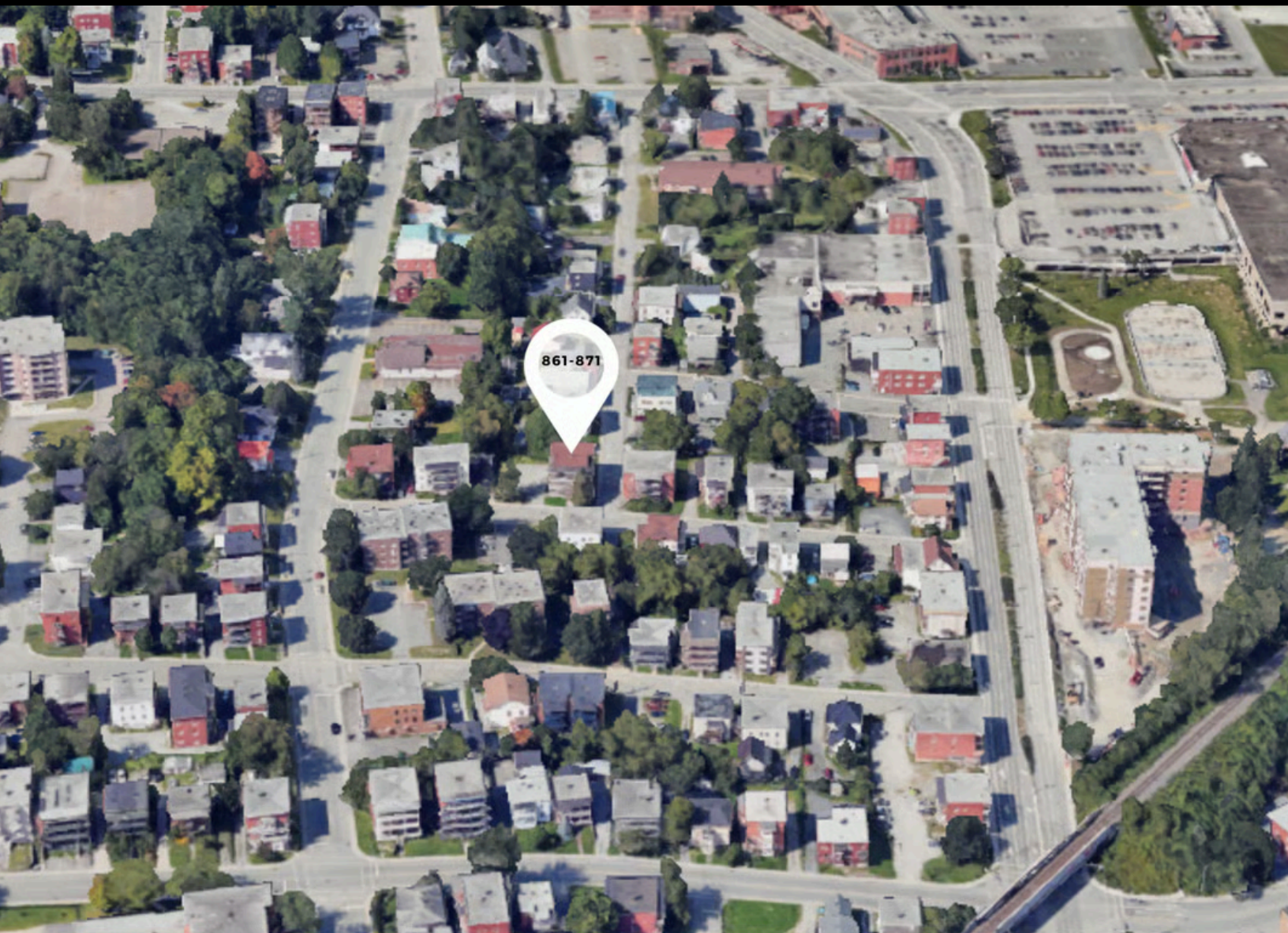


Heating System

Electric baseboards



861 - 871 Saint-Pierre, Mont-Bellevue



BUILDING DESCRIPTION

General Information

Cadastral number 1 031 027

Total Municipal Assessment

Total Municipal Assessment 584 000 \$

Municipal Land Assessment 139 000 \$

Municipal Building Assessment 445 000 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Wood

Year of Construction 1920

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 24

Number of Units 6 x 4.5

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants/Owner

Hot Water Responsibility Tenants/Owner

Images generated by artificial intelligence.

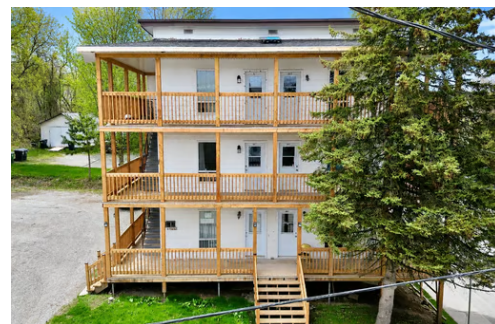
Parking

Type of Parking Exterior

Number of Parking Spaces Vast

Area

Land Surface Area 8,503 square feet



FEATURES

Internet and Telecom

No

Condition of Doors

Estimated age: over 25

Intercom and Doorbell

No

Condition of Windows

Estimated age: over 25

Exterior Siding

Aluminum siding

Floor Covering

Partial replacement in 2025 (floor of the 865)

Plumbing

Copper/ABS - To be verified

Condition of Balconies

Renovation of the Galleries in 2025

Heating System

Electric baseboards

Condition of Kitchens

6 kitchens in fair to good condition

Condition of Bathrooms

3 average-sized bathrooms, 3 in good condition, including 1 (863) renovated in 2025

Condition of Roof

Elastomer membrane

Concierge Agreement

No

Hot Water System

Centralized electric water heaters in the basement

Electrical Panels

Circuit breakers

Environmental Report

N/A

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$79,440	100 %	\$1,103
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$79,440		\$1,103
Vac. / Bad debt	\$2,383	3 %	\$33
EGR	\$77,057		\$1,070

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,468	4.5 %	\$578
Municipal Taxes	Current	\$7,583	9.8 %	\$1,264
School Taxes	Current	\$408	0.5 %	\$68
Insurance	Current	\$6,226	8.1 %	\$1,038
Electricity	Current	\$1,732	2.2 %	\$289
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.9 %	\$250
Maintenance	Normalised	\$4,200	5.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$771	1 %	\$128
Total Expenses		\$25,887	33.6 %	\$4,315
Net Revenue		\$51,170		\$8,528

FINANCING

	schl	conv
Maximum loan amount	\$867,000	\$629,324
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	\$51,170	\$51,170
Annual Mortgage Cost	\$48,109	\$42,641
Net cash after mortgage	\$3,060	\$8,528

RETURN ON INVESTMENT

Down Payment	\$153,000	\$390,676
Cash on cash return	2.0 %	2.2 %
Return on liquidity + capitalization	7.8 %	5.7 %
Total yearly return with appreciation of 2 %	21.18 %	10.9 %

CPU
170 000 \$

GIM
12,8

NIM
19,9

CAP
5 %





