

870-874 SAINT-FRANÇOIS TERREBONNE

3 UNITS

PMML

FOR SALE



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BUILDING TYPE

Isolated

BUILDING CATEGORY

Townhouse

PROPERTY DESCRIPTION

The St-Frank, 12 high-end rental townhouses. Bloc of 3 townhouses, 3 x 6.5, 3 stories, built in 2023, approximately 1,755 sq ft, 3 bedrooms, 2 bathrooms and 1 powder room, private garage and private backyard. A rare find highly sought after in the rental market. Turnkey with 5 appliances, high-speed internet and TV package, air conditioning, window blinds, and a landscaped and fenced yard. 9-foot ceilings on the 2nd floor and 8-foot ceilings in the basement and 3rd floor. Private, leafy street offering privacy and tranquility. Sought-after, family-friendly neighborhood. Strategically located on Montreal's North Shore, close to services, schools, shops, and major highways, ensuring strong rental demand. Gross annual income of \$103,236, fully occupied and rented. St-Frank represents a rare, stable, sustainable and secure real estate asset, combining long-term profitability and attractiveness!

HIGHLIGHTS

- ✓ Premium rental product promoting tenant retention
- ✓ Institutional asset quality suited to a long-term strategy
- ✓ Sustained rental demand in a growing market
- ✓ Distinctive asset standing out from traditional rental offerings
- ✓ Turnkey building minimizing management and unforeseen expenses
- ✓ Simplified management thanks to a homogeneous product
- ✓ Potential for optimizing income
- ✓ Acquisition flexibility adapted to different investor profiles:
 - ✓ • Acquisition of the entire project in lots of 12 units
 - ✓ • Acquisition of a block of 6 units
 - ✓ • Acquisition of a block of 3 units
- ✓ Flexible transaction structure = purchase of assets or shares
- ✓ Opportunity suitable for both institutional and private investors

ASKING PRICE :
\$2,062,500

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Block of 3 townhouses built in 2023.

The 12 townhouses were built in 2023.

No capital expenditure is anticipated.

ADDITIONAL INFORMATION

- Buildings held in co-ownership. Declaration of co-ownership not available.
- Common lot: 6379309
- Quick access to Highways 19, 25, 640 & 15
- Efficient connection to Montreal and Laval
- Close to major arteries facilitating travel
- Near all local shops and services
- Access to various schools and daycare services
- Family-friendly environment
- Quiet and sought-after living environment

Responsibility for appliances

Owner

Number of units

3



Number of Parking Spaces

6 spaces (3 indoor & 3 outdoor)

Hot Water System

Independent reservoirs

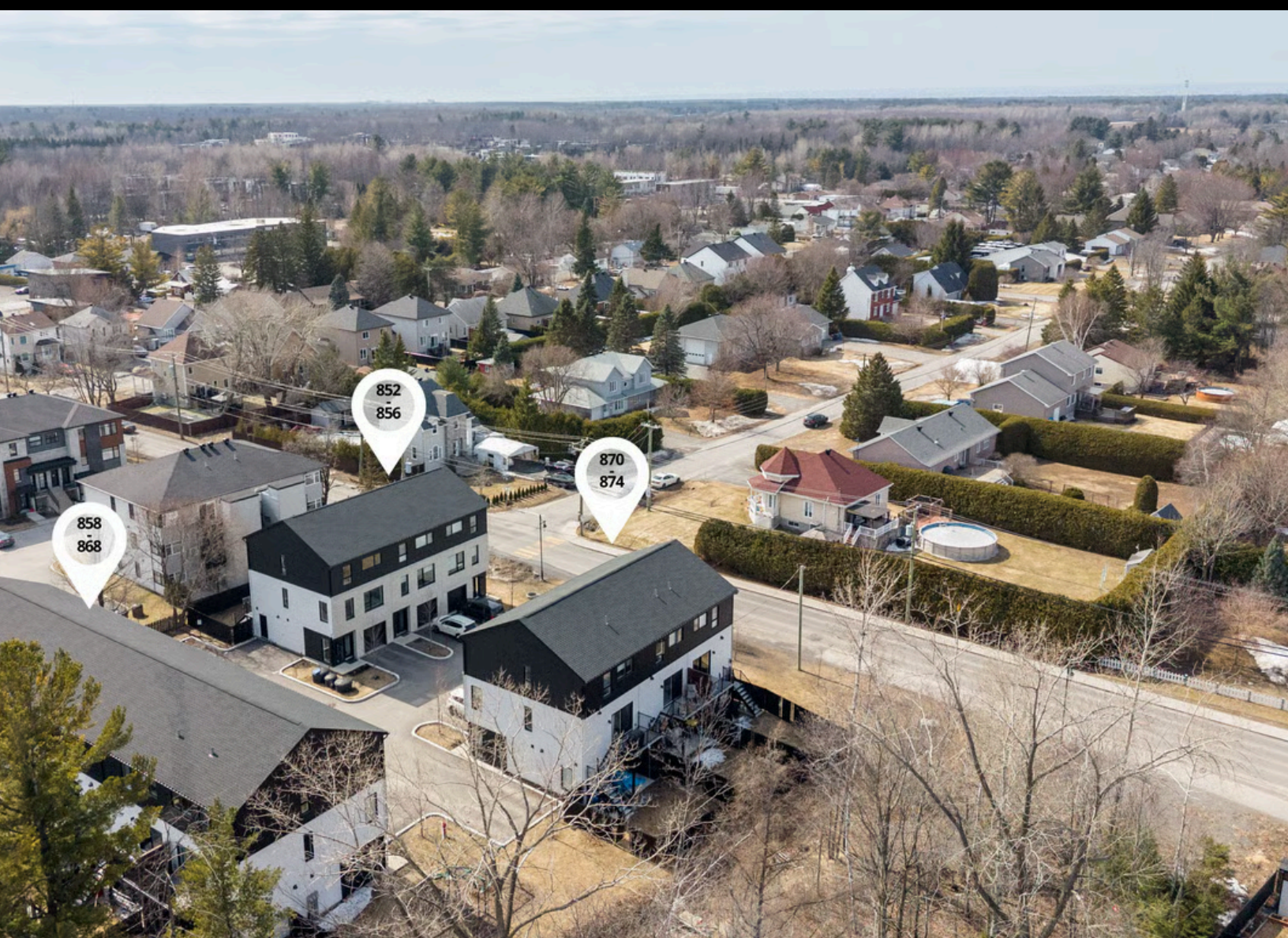


Heating System

Electric baseboard heaters | Air conditioning unit



870-874 Saint-François, Terrebonne



BUILDING DESCRIPTION

General Information

Cadastral number 6427827, 6379319, 6379320

Total Municipal Assessment

Total Municipal Assessment 5 232 600 (12 townhouses)

Municipal Land Assessment 562 400 (12 townhouses)

Municipal Building Assessment 4 670 200 (12 townhouses)

Construction

Number of Storeys 3

Type of Building Isolated

Type of Construction Brick and wood

Year of Construction 2023

AAA Clientele | No Cap ex required

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 6

Number of Units 3

Washer/Dryer Inlet Yes, in every unit

Appliance Responsibility Owner

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Acquisition flexibility : Acquisition of the entire project in lots of 12 units | Acquisition of a block of 6 units | Acquisition of a block of 3 unit

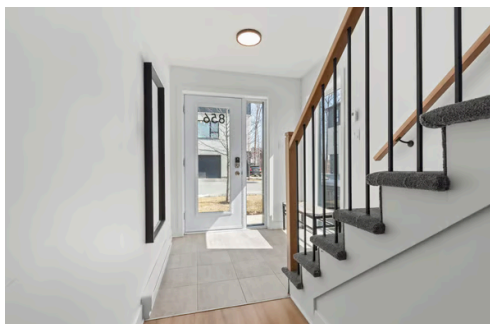
Parking

Type of Parking Exterior | Single garage with electric door

Number of Parking Spaces 6 spaces (3 indoor & 3 outdoor)

Area

Land Surface Area To be verified



FEATURES

Fenced

New | 2023 | Aluminium and concrete

Condition of Roof

Neuf | 2023

Concierge Agreement

Yes

Hot Water System

Independent reservoirs

Electrical Panels

Circuit Breakers

Environmental Report

N/A

Internet and Telecom

Yes | High-speed internet and TV package

Condition of Doors

Neuf | 2023

Intercom and Doorbell

Yes, doorbell

Condition of Windows

Neuf | 2023

Exterior Siding

Brick | Aluminum | Canoxel

Floor Covering

Vinyl | Ceramic

Plumbing

Abs | Pex

Condition of Balconies

New | 2023 | Blinds in main windows | Sliding & hinged

Heating System

Electric baseboard heaters | Air conditioning unit

Condition of Kitchens

New | 2023 | Quartz kitchen countertop | 9-foot ceiling on the 2nd floor

Condition of Bathrooms

New | 2023 | Quartz kitchen countertop | 9-foot ceiling on the 2nd floor

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$103,236	100 %	\$2,868
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$103,236		\$2,868
Vac. / Bad debt			
EGR	\$103,236		\$2,868

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$23,245	22.5 %	\$7,748
School Taxes	Current	\$874	0.8 %	\$291
Insurance	Current	\$4,028	3.9 %	\$1,343
Electricity				
Heating				
Snow Removal	Current	\$830	0.8 %	\$277
Lawn	Current	\$1,006	1 %	\$335
Total Expenses		\$29,983	29.0 %	\$9,994
Net Revenue		\$73,253		\$24,418

SOCIO-DEMOGRAPHIC DATA

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Total population :

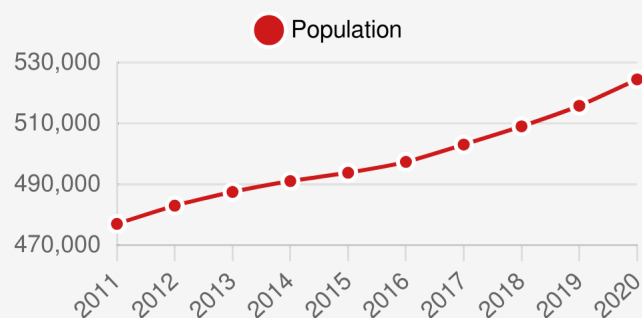
524,368 inhabitants

Average age of the population :

Region : **42.3 Years**

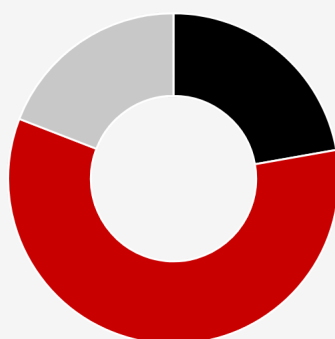
Province : **42.6 Years**

Population growth

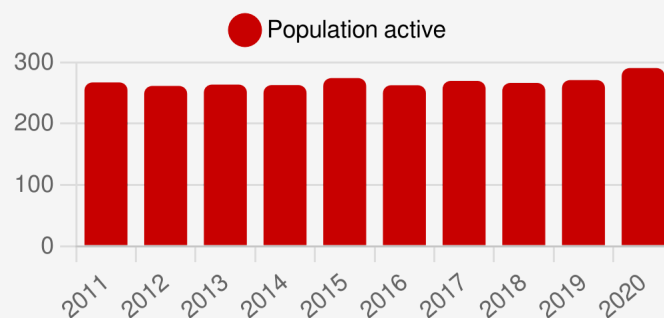


Age group proportion

● 0-19 Years ● 20-64 Years
● 65 Years and over



Active population



Economic indicators

Indicator	Region	Province
Employment rate	61.5 %	60.6 %
Unemployment rate	4.5 %	5.9 %
Disposable income per capita	29,710 \$ / Year	30,721 \$ / Year

