

8945 TISSERAND MIRABEL

12 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

**PROPERTY
DESCRIPTION**

12-unit apartment building constructed in 2021, comprising six 1-bedroom units (3½) and six 2-bedroom units (4½). It is part of a portfolio of three buildings totaling 36 rental units and 72 parking spaces. This recent construction requires minimal maintenance, offers excellent building quality, and generates stable income. Ideally located near amenities, Highways 50 and 15, and a bike path. A turnkey investment opportunity with strong long-term appreciation potential.

HIGHLIGHTS

Three detached 3-storey multifamily condominium buildings owned by a single owner. Each building includes 6 one-bedroom (3½) and 6 two-bedroom (4½) units. All units feature wall-mounted air conditioning and storage; units 102, 202, and 302 have storage accessible from their private balconies. The buildings are equipped with an irrigation system and semi-underground waste containers.

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2021 Construction

Parking lines painted Fall of 2025

ADDITIONAL INFORMATION

Designated under common lot 6,320,491 and private portions 6,320,492, 6,320,493, and 6,320,487. Active contracts include lawn maintenance (2026 – \$2,679), irrigation system maintenance (2026), and central alarm monitoring (2026–2027 – \$1,353). Viewings upon accepted offer only. Sold without legal warranty of quality, at the BUYER'S risk. Portfolio sale only.

Responsibility for appliances

Tenant

Number of units

12



Number of Parking Spaces

24 spaces

Hot Water System

Independant water tank in each unit



Heating System

Electric baseboards



8945 Tisserand, Mirabel



BUILDING DESCRIPTION

General Information

Cadastral number 6320493, 6320491

Total Municipal Assessment

Total Municipal Assessment \$ 2 784 700

Municipal Land Assessment \$ 469 900

Municipal Building Assessment \$ 2 314 800

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick & Wood

Year of Construction 2021

Poured concrete foundation. Semi-buried waste containers (2 pairs) for the 3 buildings. The buildings are equipped with an irrigation system.

Features

Plumbing ABS / PEX

Condition of Roof 2021 - Asphalt shingles

Condition of Doors 2021

Condition of Balconies 2021 - Fiber Glass / Glass railing

Condition of Windows 2021 - Crank windows

Condition of Kitchens 2021 - Quartz countertops

Electrical Panels Circuit breakers

Exterior Siding Brick, Stone, Metal and Vinyl

Condition of Bathrooms 2021 - Separate bath and shower

Floor Covering Vinyl, ceramic flooring in bathrooms and common entrances

Electromechanical System

Fire System Central fire system

Building type

Laundry Room N/A

Number of Rooms To be verified

Number of Units 6 x 3.5 et 6 x 4.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Air exchanger - Direct Air Wall-mounted air conditioner Private balcony

Parking

Type of Parking Exterior

Number of Parking Spaces 24 spaces

Area

Land Surface Area 18 880 square feet



FEATURES

Fenced

No

Condition of Roof

2021 - Asphalt shingles

Concierge Agreement

Yes

Hot Water System

Independant water tank in each unit

Electrical Panels

Circuit breakers

Environmental Report

Phase 1 - update required

Internet and Telecom

Yes - Bell & Videotron

Condition of Doors

2021

Intercom and Doorbell

Intercom device in each unit

Condition of Windows

2021 - Crank windows

Exterior Siding

Brick, Stone, Metal and Vinyl

Floor Covering

Vinyl, ceramic flooring in bathrooms and common entrances

Plumbing

ABS / PEX

Condition of Balconies

2021 - Fiber Glass / Glass railing

Heating System

Electric baseboards

Condition of Kitchens

2021 - Quartz countertops

Condition of Bathrooms

2021 - Separate bath and shower

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$194,220	100 %	\$1,349
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$194,220		\$1,349
Vac. / Bad debt	\$5,827	3 %	\$40
EGR	\$188,393		\$1,308

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$9,420	5 %	\$785
Municipal Taxes	Current	\$15,177	8.1 %	\$1,265
School Taxes	Current	\$1,925	1 %	\$160
Insurance	Current	\$4,516	2.4 %	\$376
Electricity	Current	\$777	0.4 %	\$65
Heating				
Snow Removal	Current	\$2,922	1.6 %	\$244
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$4,800	2.5 %	\$400
Maintenance	Normalised	\$8,400	4.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,884	1 %	\$157
Alarm Central				
Total Expenses		\$49,821	26.4 %	\$4,152
Net Revenue		\$138,573		\$11,548







