

9 LANCTOT SAINT-CONSTANT

8 UNITS

PMML

FOR SALE



Jérémy Martel

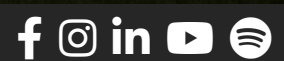
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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Turnkey 8-unit apartment building composed of 4x 4½ units and 4x 5½ units, very well maintained and located in Saint-Constant. The units also feature generously sized in-suite storage spaces. Several units have been renovated over the years, including kitchens and bathrooms, along with the addition of 3 heat pumps. The roof was redone with a TPO membrane, and the parking lot was recently asphalted. Offers excellent potential for optimization and revenue growth in the medium term.

HIGHLIGHTS

- ✓ 8 units
- ✓ Several renovated units (#1, #5 and #8)
- ✓ Heat pumps installed in renovated units
- ✓ TPO membrane roof (2021)
- ✓ Parking lot repaved (2024)
- ✓ Recent hot water tanks (2025)

ASKING PRICE :
\$2,125,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Unit #1 and #8: fully renovated + addition of heat pump + electrical panel (2024–2025)

Unit #5: fully renovated + addition of heat pump (2025)

Restoration of common areas (2026)

Replacement of recessed lighting in units and common areas (2026)

TPO roof (approx. 5 years old)

Replacement of 6 hot water tanks in 2025 – the remaining 2 are approximately 2 years old

ADDITIONAL INFORMATION

Primarily electric heating + heat pumps

Main electrical panel replaced (2018)

ABS / copper

Exterior: brick + aluminum

18 paved parking spaces

Each unit benefits from a well-sized storage space within the unit.

Responsibility for appliances

Tenant

Number of units

8



Number of Parking Spaces

18 spaces

Hot Water System

Independant water tank



Heating System

Baseboard / Heatpump



9 Lanctot, Saint-Constant



BUILDING DESCRIPTION

General Information

Cadastral number 2 178 123

Total Municipal Assessment

Total Municipal Assessment 1338 300 \$

Municipal Land Assessment 401 900 \$

Municipal Building Assessment 936 400 \$

Construction

Number of Storeys 3.5

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1987

Well-maintained building with strong optimization potential and several improvements already completed.

Features

Plumbing ABS / Copper

Condition of Roof 2021 TPO

Condition of Doors Good

Condition of Balconies Fiberglass and forged steel

Condition of Windows 10 years

Condition of Kitchens Unités #1, #8 et #5 renovated

Electrical Panels 2018 principal breaker panel

Exterior Siding Aluminium / brick

Condition of Bathrooms Unités #1, #8 et #5 renovated

Floor Covering Ceramic / Laminate

Electromechanical System

Fire System Smoke detector

Building type

Laundry Room N/A

Number of Rooms 36

Number of Units 8

Washer/Dryer Inlet Yes each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Sale without legal warranty, at the buyer's own risk

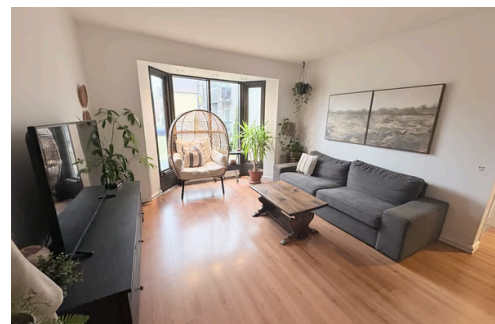
Parking

Type of Parking Asphalt 024

Number of Parking Spaces 18 spaces

Area

Land Surface Area 13 697 sqft



FEATURES

Fenced

Yes

Condition of Roof

2021 TPO

Concierge Agreement

Yes

Hot Water System

Independant water tank

Electrical Panels

2018 principal breaker panel

Environmental Report

Phase 1 to be ordered

Internet and Telecom

No

Condition of Doors

Good

Intercom and Doorbell

Doorbell

Condition of Windows

10 years

Exterior Siding

Aluminium / brick

Floor Covering

Ceramic / Laminate

Plumbing

ABS / Copper

Condition of Balconies

Fiberglass and forged steel

Heating System

Baseboard / Heatpump

Condition of Kitchens

Unités #1, #8 et #5 renovated

Condition of Bathrooms

Unités #1, #8 et #5 renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$119,472	100 %	\$1,245
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$119,472		\$1,245
Vac. / Bad debt	\$3,584	3 %	\$37
EGR	\$115,888		\$1,207

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,215	4.5 %	\$652
Municipal Taxes	Current	\$13,798	11.9 %	\$1,725
School Taxes	Current	\$963	0.8 %	\$120
Insurance	Current	\$4,000	3.5 %	\$500
Electricity	Current	\$541	0.5 %	\$68
Heating				
Snow Removal	Current	\$1,380	1.2 %	\$173
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	1.7 %	\$250
Maintenance	Normalised	\$5,600	4.8 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,159	1 %	\$145
Ordure	Current	\$1,683	1.5 %	\$210
Total Expenses		\$36,339	31.4 %	\$4,542
Net Revenue		\$79,549		\$9,944

FINANCING

Maximum loan amount	\$1,492,564	\$1,626,053
Financing CAP	4.53 %	4.65 %
Debt coverage ratio	1.1	1.1
Interest Rate	3.8 %	3.8 %
Amortization	40 Years	50 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$79,549	\$79,549
Annual Mortgage Cost	\$75,044	\$75,206
Net cash after mortgage	\$4,505	\$4,344

RETURN ON INVESTMENT

Down Payment	\$632,436	\$498,947
Cash on cash return	0.7 %	0.9 %
Return on liquidity + capitalization	3.4 %	3.2 %
Return on liquidity + cap. + appreciation	13.5 %	16.0 %

CPU
265 600 \$

GIM
17,8

NIM
26,7

CAP
3,7 %

