

909 DU LAC LONGUEUIL

9 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

PROPERTY DESCRIPTION

TRUE TURNKEY. Large detached 9-unit building (6 x 5½ and 3 x 3½), having undergone a major rehabilitation between 2023 and 2025. Over \$1,000,000 invested, including structural work, foundations, French drain, complete masonry restoration, and fully replaced plumbing and electrical systems. 8 out of 9 units have been renovated.

Strong income and minimal expenses, with energy costs assumed by the tenants. A rare, high-performing asset offering peace of mind and strong optimization potential.

Located in a highly sought-after family neighbourhood, steps from Parc Michel-Chartrand, in one of Longueuil's most desirable areas.

HIGHLIGHTS

- ✓ Major renovations completed per engineer's plans: \$1,000,000 invested between 2023 and 2025
- ✓ Several units with significant rent increase potential
- ✓ Available parking spaces offering immediate additional revenue
- ✓ No major CAPEX anticipated
- ✓ 3 wall-mounted heat pumps
- ✓ Utilities paid by tenants

ASKING PRICE :
\$3,120,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Major structural work (load-bearing wall, helical piers, reinforced concrete footings)

Electrical and plumbing fully replaced

New French drain, Storm drain, complete foundation waterproofing

Full masonry restoration - 4 façades

Units renovated

Balcony reinforcement and repairs (aluminum posts, welding, structure)

New basement windows and new 9-door storage shed

ADDITIONAL INFORMATION

A strategic location ensuring strong rental demand and continued property appreciation.

Steps from the Parc Michel-Chartrand with easy access to all nearby amenities, shopping centres, Hôpital Pierre-Boucher, and public transit.

Close to Highway 132 and the Jacques-Cartier Bridge.

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

Responsibility for appliances

Tenants - Except new washer-dryer combo
(Units #1 and #3)

Number of units

9



Number of Parking Spaces

14 to 16 parking space

Hot Water System

Independent tanks (basement)

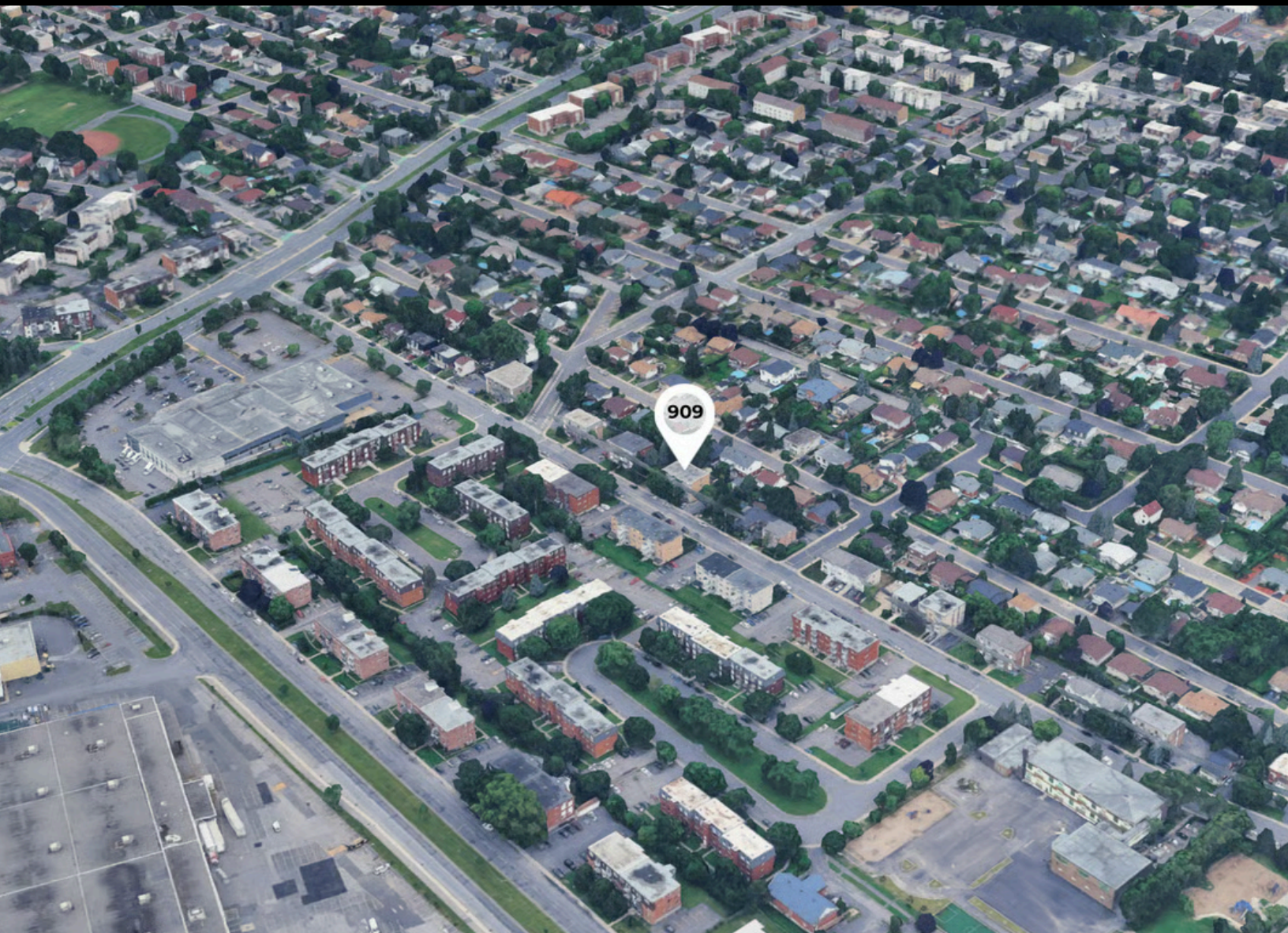


Heating System

Electric baseboards - 3 wall-mounted heat pumps



909 Du Lac, Longueuil



BUILDING DESCRIPTION

General Information

Cadastral number 2 007 162

Total Municipal Assessment

Total Municipal Assessment 1 478 600 \$

Municipal Land Assessment 487 700 \$

Municipal Building Assessment 990 900 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1973

Features

Plumbing ABS, PEX, and copper – Fully redone in 2023–2024

Condition of Roof To be verified

Condition of Doors Excellent condition

Condition of Balconies Balcony reinforcement and repairs (posts, structure, welding)

Condition of Windows New basement windows – others in excellent condition (PVC/aluminum)

Condition of Kitchens 7 of 9 renovated in 2024

Electrical Panels Breakers – 100AMP (2024–2025)

Exterior Siding Brick

Condition of Bathrooms 8 of 9 Renovated in 2024

Floor Covering Hardwood, Vinyl, laminate, and ceramic flooring

Electromechanical System

Fire System Complete overhaul of the fire alarm system in 2024

Building type

Laundry Room N/A

Number of Rooms 6 x 5½ et 3 x 3½

Number of Units 9

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants – Except new washer-dryer combo (Units #1 and #3)

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Outdoor

Number of Parking Spaces 14 to 16 parking space

Area

Land Surface Area 9998 sq ft



FEATURES

Plumbing

ABS, PEX, and copper - Fully redone in 2023-2024

Condition of Balconies

Balcony reinforcement and repairs (posts, structure, welding)

Heating System

Electric baseboards - 3 wall-mounted heat pumps

Condition of Kitchens

7 of 9 renovated in 2024

Condition of Bathrooms

8 of 9 Renovated in 2024

Condition of Roof

To be verified

Concierge Agreement

Yes - no formal contract

Hot Water System

Independent tanks (basement)

Electrical Panels

Breakers - 100AMP (2024-2025)

Environmental Report

No

Condition of Doors

Excellent condition

Intercom and Doorbell

Intercom

Condition of Windows

New basement windows - others in excellent condition (PVC/aluminum)

Exterior Siding

Brick

Floor Covering

Hardwood, Vinyl, laminate, and ceramic flooring

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$155,364	98.1 %	\$1,439
Affordable Res.			
Commercial			
Lockers			
Parking	\$3,000	1.9 %	\$28
Laundry			
Total Revenues	\$158,364		\$1,466
Vac. / Bad debt	\$4,751	3 %	\$44
EGR	\$153,613		\$1,422

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,913	4.5 %	\$768
Municipal Taxes	Current	\$10,830	7.1 %	\$1,203
School Taxes	Current	\$1,040	0.7 %	\$116
Insurance	Current	\$6,079	4 %	\$675
Electricity	Current	\$392	0.3 %	\$44
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,250	1.5 %	\$250
Maintenance	Normalised	\$6,300	4.1 %	\$700
Appliances	Current	\$120	0.1 %	\$13
WiFi				
Heat Pump	Current	\$570	0.4 %	\$63
CHMC: Other Costs	Normalised	\$1,536	1 %	\$171
Total Expenses		\$36,030	23.5 %	\$4,003
Net Revenue		\$117,584		\$13,065

FINANCING

Maximum loan amount	\$1,490,228	\$1,942,366	\$1,852,937
Financing CAP	5.92 %	5.15 %	5.39 %
Debt coverage ratio	1.25	1.3	1.3
Interest Rate	4.0 %	3.85 %	3.85 %
Amortization	25 Years	45 Years	40 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$117,584	\$117,584	\$117,584
Annual Mortgage Cost	\$94,067	\$96,255	\$95,481
Net cash after mortgage	\$23,517	\$21,328	\$22,103

RETURN ON INVESTMENT

Down Payment	\$1,629,772	\$1,177,634	\$1,267,063
Cash on cash return	1.4 %	1.8 %	1.7 %
Return on liquidity + capitalization	3.6 %	3.3 %	3.4 %
Total yearly return with appreciation of 2 %	7.46 %	8.61 %	8.34 %

CPU
346 700 \$

GIM
19,7

NIM
26,5

CAP
3,8 %

