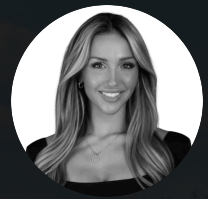


94-98 PRINCIPALE OUEST MAGOG

5 UNITS

PMML

FOR SALE



Alyson Marceau

Team Jessika Lahaie

VP

Real Estate Broker

📞 450-521-6898



alyson.marceau@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Located in a strategic and highly sought after area along Lake Memphremagog, on Principale Street, this semi commercial building features two commercial storefronts at the front as well as three residential units: a spacious 4½, a 3½, and a studio. Set on a lot of approximately 5,000 sq. ft., the property is situated in a dynamic zone that allows for mixed use development (commercial and residential). Two of the residential units, the 3½ and the 4½, are currently vacant at the sellers' discretion.

HIGHLIGHTS

- ✓ Two commercial units on the ground floor: one currently occupied without a formal lease (verbal agreement with monthly payments), and the second without a signed renewal, but also subject to a verbal agreement for the year 2026-2027.
- ✓ The 3½ and 4½ units are currently vacant and require renovations. The studio is rented, and its lease has been renewed for 2026-2027.
- ✓ Energy costs are the responsibility of the tenants.
- ✓ Prime location in the heart of a vibrant commercial area, surrounded by shops, restaurants, and local services.
- ✓ Easy access to Highways 10 and 55, providing convenient travel to Montreal and Sherbrooke.

ASKING PRICE :

\$575,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2008 – Insulation (walls / sections of the building)

2009 – Masonry work (front brick wall) and soffit and fascia work

2015 – Construction of a balcony (wood structure, fiberglass, aluminum railings, stairs) and excavation and land leveling work

2017 – Replacement of windows (PVC Low-E) and doors

2018 – Electrical work (service entrance, wiring and components, water heater, etc.)

2019 – Complete roof replacement (elastomeric membrane) and structural work (joists, rear wall, foundation / concrete blocks)

2019–2020 – Electrical work (grounding and adjustments)

2023–2024 – Replacement and addition of windows, exterior siding (steel / aluminum), balconies (aluminum railings)

2024 – Installation of two commercial entrance systems and installation of an additional steel door

ADDITIONAL INFORMATION

In 2018, following a fire in a neighboring building that spread due to strong winds, the property underwent several repairs, including general restoration and post-fire cleanup, an upgrade to the electrical service entrance, demolition and excavation work, as well as the replacement of a door.

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

Responsibility for appliances

Tenants

Number of units

5



Number of Parking Spaces

N/A

Hot Water System

Separate tanks

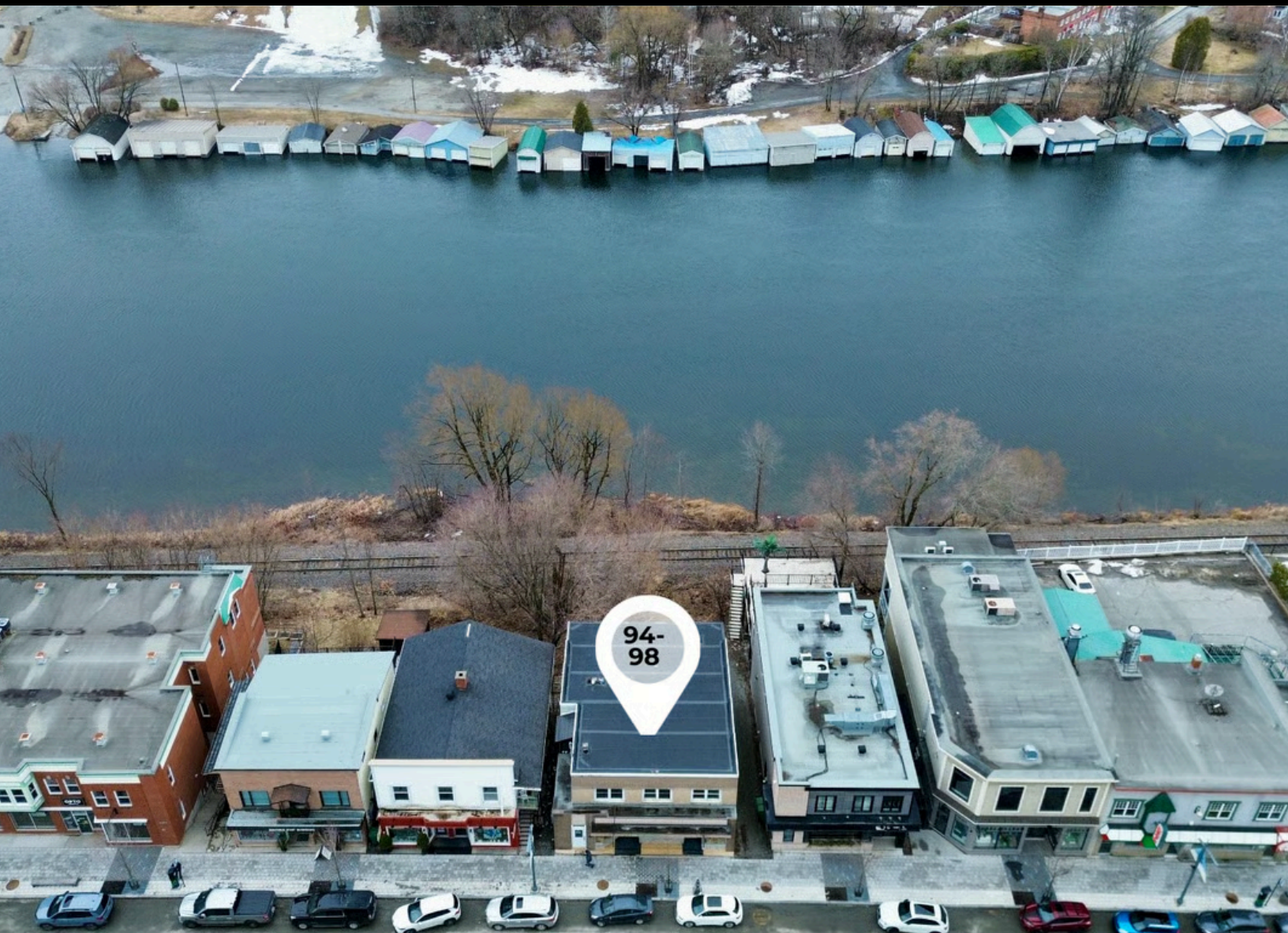


Heating System

Electric baseboards, furnace, and heat pumps



94-98 Principale Ouest, Magog



BUILDING DESCRIPTION

General Information

Cadastral number 3 141 292

Total Municipal Assessment

Total Municipal Assessment 443 600 \$

Municipal Land Assessment 197 600 \$

Municipal Building Assessment 246 000 \$

Construction

Number of Storeys 2

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1875

Features

Plumbing Copper, ABS, cast iron

Condition of Roof Elastomeric membrane – 2019

Condition of Doors Changed -2020

Condition of Balconies Good condition

Condition of Windows Changed -2020

Condition of Kitchens To be renovated

Electrical Panels Circuit breakers

Exterior Siding Asbestos

Condition of Bathrooms To be renovated

Floor Covering Hardwood and ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room None

Number of Units 2 commerces + 1 x 4½ + 1 x 3½, + 1 studio

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking On the street

Number of Parking Spaces N/A

Area

Land Surface Area 5,003 sq. ft.



FEATURES

Internet and Telecom

None

Condition of Doors

Changed -2020

Intercom and Doorbell

Independent entrances

Condition of Windows

Changed -2020

Exterior Siding

Asbestos

Floor Covering

Hardwood and ceramic

Plumbing

Copper, ABS, cast iron

Condition of Balconies

Good condition

Heating System

Electric baseboards, furnace, and heat pumps

Condition of Kitchens

To be renovated

Condition of Bathrooms

To be renovated

Condition of Roof

Elastomeric membrane - 2019

Concierge Agreement

None

Hot Water System

Separate tanks

Electrical Panels

Circuit breakers

Environmental Report

None

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$23,724	42.8 %	\$395
Affordable Res.			
Commercial	\$31,704	57.2 %	\$528
Lockers			
Parking			
Laundry			
Total Revenues	\$55,428		\$924
Vac. / Bad debt	\$1,663	3 %	\$28
EGR	\$53,765		\$896

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Current	\$2,155	4 %	\$431
Municipal Taxes	Current	\$8,205	15.3 %	\$1,641
School Taxes	Current	\$300	0.6 %	\$60
Insurance	Current	\$7,753	14.4 %	\$1,551
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	2.3 %	\$250
Maintenance	Normalised	\$3,500	6.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$538	1 %	\$108
Total Expenses		\$23,701	44.1 %	\$4,740
Net Revenue		\$30,064		\$6,013







