FOR SALE

PMML

264 - 268 SAINT-FRANCIS | CHÂTEAUGUAY

80 UNITS





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BUILDING TYPE

Detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

An 80-unit real estate portfolio distributed across three buildings constructed in 1998. The mix of unit sizes (3½, 4½, and 5½) attracts a diverse tenant base. The portfolio comprises 36 x 5½, 20 x 4½, and 24 x 3½ units, with all energy costs borne by the tenants. Outdoor parking is available (100 spaces). This is a superb opportunity with undeniable potential, offering a combination of immediate yield and long-term growth.

HIGHLIGHTS

- Very well-maintained buildings with several renovations carried out over time.
- Strategic location: Situated close to Montreal and major roadways, including the A-30, Routes 132 and 138, and Saint-Jean-Baptiste, Saint-Francis, and Industriel boulevards.
- Excellent opportunity for optimization and future value creation.

ASKING PRICE :

$16,850,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

French drain and foundation waterproofing,
Landscaping to correct grading, window wells,
Water heaters replaced in 2025

ADDITIONAL INFORMATION

Close to all amenities (grocery stores, restaurants, shopping centers, parks, schools).

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

In-ground outdoor pool on a lot of several thousand square feet (current added value and long-term redevelopment potential—to be verified with municipal authorities).



264 - 268 Saint-Francis, Châteauguay



BUILDING DESCRIPTION

General Information

Cadastral number	4 277 986, 4 277 987, 4 277 995

Total Municipal Assessment

Total Municipal Assessment	9 900 300 $
Municipal Land Assessment	2 283 600 $
Municipal Building Assessment	7 616 700 $

Construction

Number of Storeys	3
Type of Building	Detached
Type of Construction	Brick and wood
Year of Construction	1998

Electromechanical System

Fire System	Certified alarm system; last annual inspection: January 2026

Building type

Laundry Room	N/A
Number of Units	36 x 5.5 + 20 x 4.5 + 24 x 3.5
Washer/Dryer Inlet	Yes, in each unit
Appliance Responsibility	Tenant
Heating Responsibility	Tenant
Hot Water Responsibility	Tenant

Outdoor storage space Recycling bin Waste and organic waste bin (fee applies)

Parking

Type of Parking	Exterior
Number of Parking Spaces	100 spots





FEATURES

Plumbing
Pex, ABS, fittings

Condition of Balconies
Concrete semi-basement balconies

Heating System
Electric baseboards

Condition of Kitchens
Renovation of a few kitchens

Condition of Bathrooms
Good condition

Condition of Roof
2013 (264-266-268 Saint-Francis)

Concierge Agreement
To be verified

Hot Water System
Independent tanks

Electrical Panels
Circuit breakers (100 amps)

Environmental Report
Update to be done

Condition of Doors
Patio door renovation nearly complete

Intercom and Doorbell
Doorbell and intercom

Condition of Windows
Window renovation nearly complete

Exterior Siding
Brick

Floor Covering
Floating, wood and ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	$1,007,472	100 %	$1,049
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$1,007,472**		**$1,049**
Vac. / Bad debt	$30,224	3 %	$31
EGR	**$977,248**		**$1,018**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$48,862	5 %	$611
Municipal Taxes	Actual	$163,999	16.8 %	$2,050
School Taxes	Actual	$7,220	0.7 %	$90
Insurance	Actual	$26,555	2.7 %	$332
Electricity	Actual	$4,750	0.5 %	$59
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$32,000	3.3 %	$400
Maintenance	Normalised	$56,000	5.7 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$9,772	1 %	$122
Total Expenses		**$349,159**	**35.7 %**	**$4,364**
Net Revenue		**$628,089**		**$7,851**

FINANCING

Maximum loan amount	$12,512,340	$11,971,420
Financing CAP	4.77 %	4.98 %
Debt coverage ratio	1.1	1.1
Interest Rate	3.95 %	4.0 %
Amortization	50 Years	45 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	$628,089	$628,089
Annual Mortgage Cost	$601,115	$604,223
Net cash after mortgage	$26,974	$23,866

RETURN ON INVESTMENT

Down Payment	$4,337,660	$4,878,580
Cash on cash return	0.6 %	0.5 %
Return on liquidity + capitalization	2.6 %	2.6 %
Total yearly return with appreciation of 3.63 %	16.72 %	15.15 %

CPU	GIM	NIM	CAP
210 600 $	16,7	26,8	3,7 %