

8925 - 8965 DU TISSERAND MIRABEL

36 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

PROPERTY DESCRIPTION

Portfolio of three multifamily residential buildings constructed in 2021, totaling 36 rental units and 72 parking spaces. The portfolio includes 18 one-bedroom units (3½) and 18 two-bedroom units (4½). This recent construction requires minimal maintenance, offers excellent building quality, and generates stable rental income. Ideally located near amenities and major highways. 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.

ASKING PRICE :
\$10,235,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2021 Construction

Parking lines painted Fall of 2025

ADDITIONAL INFORMATION

Possibility of a share deal.

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 – \$504), and central alarm monitoring (2026–2027 – \$1,353). Viewings upon accepted offer only. Portfolio sale only.



8925 - 8965 du Tisserand, Mirabel



BUILDING DESCRIPTION

General Information

Cadastral number 6320492 et autres

Total Municipal Assessment

Total Municipal Assessment \$ 8 354 100

Municipal Land Assessment \$ 1 409 700

Municipal Building Assessment \$ 6 944 400

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 Units 36 in total - 18 x 3.5 et 18 x 4.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

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

Parking

Type of Parking Exterior

Number of Parking Spaces 72 spaces + 5 visitors



FEATURES

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

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

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$580,860	100 %	\$1,345
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$580,860		\$1,345
Vac. / Bad debt	\$17,426	3 %	\$40
EGR	\$563,434		\$1,304

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$28,172	5 %	\$783
Municipal Taxes	Current	\$45,527	8.1 %	\$1,265
School Taxes	Current	\$6,807	1.2 %	\$189
Insurance	Current	\$13,790	2.4 %	\$383
Electricity	Current	\$2,212	0.4 %	\$61
Heating				
Snow Removal	Current	\$8,766	1.6 %	\$244
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$14,400	2.6 %	\$400
Maintenance	Normalised	\$25,200	4.5 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$5,634	1 %	\$157
Alarm Central				
Total Expenses		\$150,508	26.7 %	\$4,181
Net Revenue		\$412,926		\$11,470

FINANCING

Maximum loan amount	\$7,521,717	\$6,364,529
Financing CAP	4.67 %	5.51 %
Debt coverage ratio	1.1	1.3
Interest Rate	4.0 %	4.0 %
Amortization	40 Years	40 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$412,926	\$412,926
Annual Mortgage Cost	\$396,265	\$337,281
Net cash after mortgage	\$16,660	\$75,645

RETURN ON INVESTMENT

Down Payment	\$2,713,283	\$3,870,471
Cash on cash return	0.6 %	2.0 %
Return on liquidity + capitalization	3.7 %	3.8 %
Total yearly return with appreciation of 5.69 %	25.13 %	18.82 %

CPU
284 300 \$

GIM
17,6

NIM
24,8

CAP
4 %