

300 - 302 SAINT-JACQUES LACHINE

AREA : 3,056 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Exceptional mixed-use investment opportunity in the heart of Lachine. Features a spacious, updated residential apartment and a long-established daycare on the main floor providing stable commercial income. Ideal for investors or owner-occupants looking to offset ownership costs with reliable revenue while benefiting from future rental upside in a highly desirable Montréal neighbourhood.

HIGHLIGHTS

- ✓ Long-established daycare tenant providing stable commercial rental income.
- ✓ Spacious, updated residential apartment with owner-occupant or rental potential.
- ✓ Mixed-use property offering diversified income and long-term investment value.
- ✓ Prime Lachine location close to major highways, public transit, shops, services, and the Lachine Canal.

ASKING PRICE :

\$1,400,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

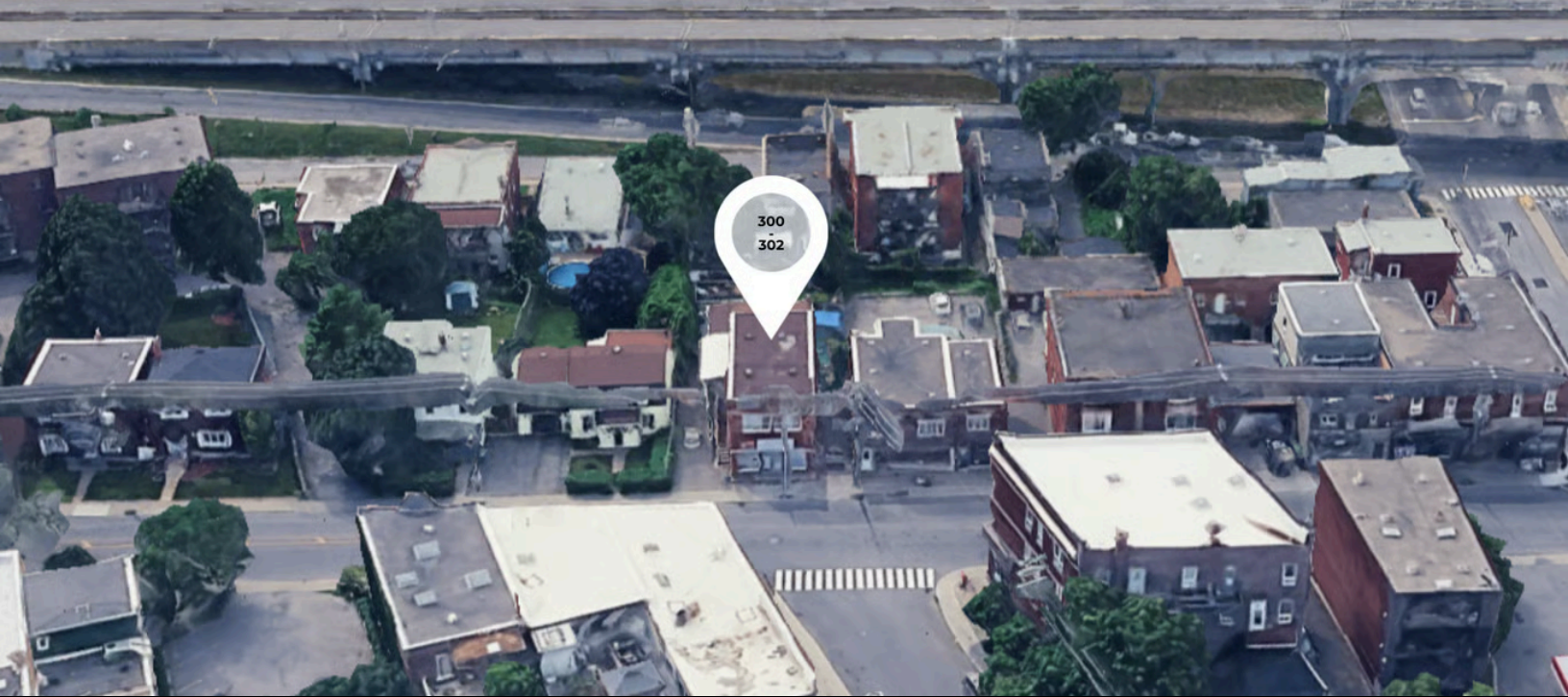
Unit 300 Local has been converted to a daycare suitable for children in accordance with all government regulations, and codes

Unit 302: Kitchen and bathrooms have been updated. Apartment is ready for occupancy by new owner or for lease at market rates.

ADDITIONAL INFORMATION

Available large three bedroom two bathroom apartment for a potential owner occupant.

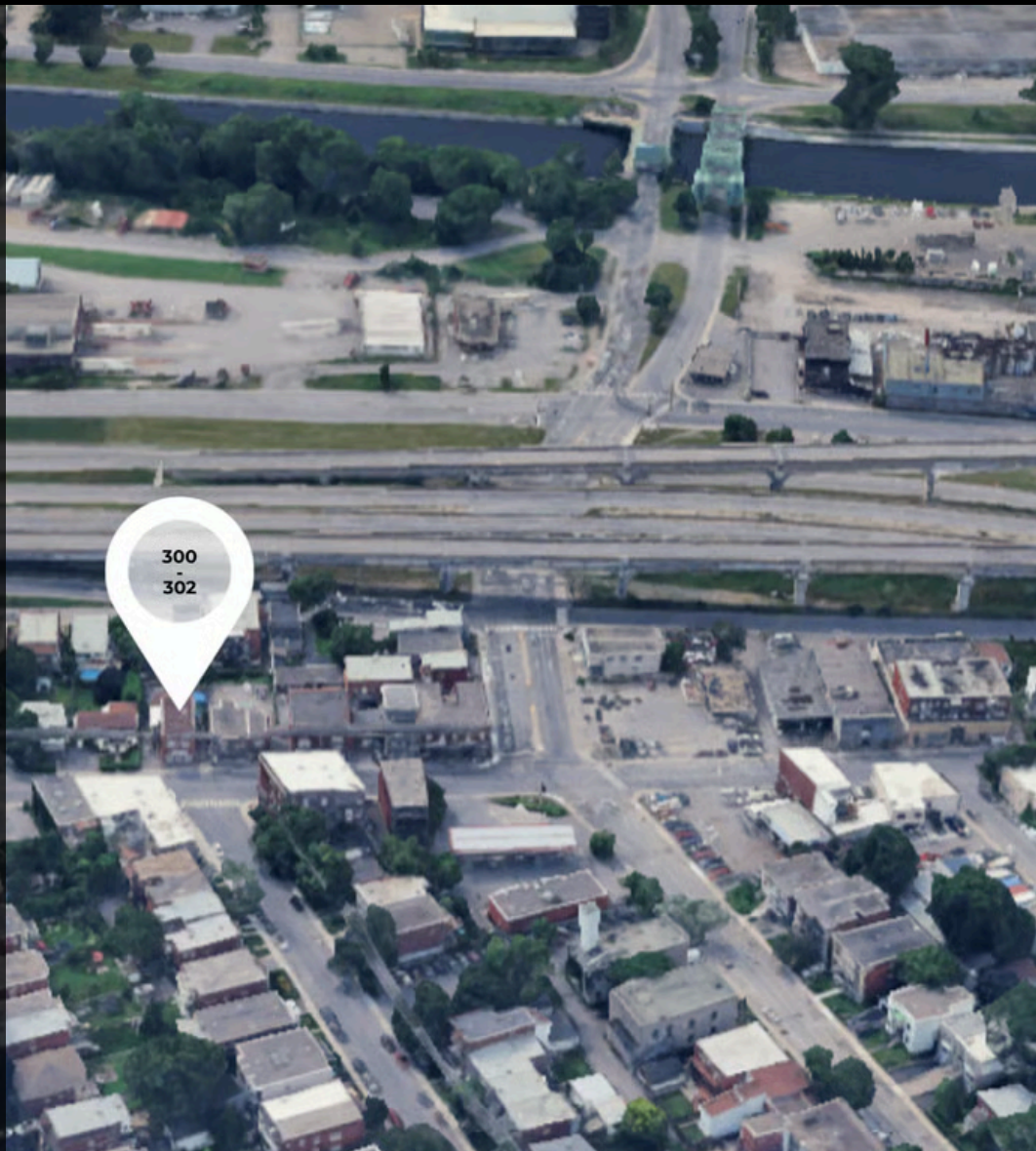
The sale is made without legal warranty.



300 - 302 Saint-Jacques , Lachine

Main attractions of the sector

- Minutes to Highways 20, 13 & 520.
- Near STM transit, Lachine train station & Trudeau Airport.
- Walking distance to shops, restaurants, schools & essential services.
- Close to the Lachine Canal, waterfront parks, bike paths & recreation.



BUILDING DESCRIPTION

General Information

Cadastral number	1 703 137
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Total Municipal Assessment

Cadastre	1 703 137
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Total Municipal Assessment	571 300 \$
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Municipal Land Assessment	223 000 \$
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Municipal Building Assessment	348 300 \$
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Construction

Clearance Height	N/A
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Number of Storeys	2
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Type of Building	Detached
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Type of Construction	Brick & Wood
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Year of Construction	1947
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Building Dimensions	50' x 120'
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Features

Plumbing	Copper
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Condition of Roof	To be verified
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Electrical Panels	Breakers - 200 Amps
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Exterior Siding	Brick / Vinyl
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Condition of Doors/Windows	To be verified
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	3 + Back courtyard
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Area

Land Surface Area	6 000 sq.ft,
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Building Area	3 056 sq.ft.
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Average Surface Area / Unit	1 105 sq.ft.
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FEATURES

Plumbing

Copper

Heating System

Electricity

Exterior Siding

Brick / Vinyl

Condition of Roof

To be verified

Hot Water System

Electricity

Environmental Report

No

Service Contract

To be verified

Electrical Panels

Breakers - 200 Amps

Condition of Doors/Windows

To be verified

REVENUE

	yearly	\$ / PI ²
Residential	\$27,600	\$9.03
Affordable Res.		
Commercial	\$41,400	\$13.55
Lockers		
Parking		
Laundry		
Total Revenues	\$69,000	\$22.58
Expenses recovery	yearly	\$ / PI²
General Recovery		
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery		
Total Gross Income	\$69,000	\$22.58
Vac. / Bad debt		
EGR	\$69,000	\$22.58

EXPENSES

	Calc.	yearly	\$ / PI ²
Administration			
Management Fees	Real	\$3,450	\$1.13
Municipal Taxes	Current	\$11,904	\$3.90
School Taxes	Current	\$416	\$0.14
Insurance	Current	\$4,308	\$1.41
Electricity			
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve	Real	\$1,380	\$0.45
Janitor			
Maintenance	Real	\$3,450	\$1.13
Appliances			
WiFi			
Heat Pump			
Total Expenses		\$24,908	\$8.15





