

1660 - 1664 SAINT-LOUIS,
SAINTE-FOY-SILLERY-CAP-ROUGE

2 UNITS AND 2 COMMERCIAL UNITS

FOR SALE



Sylvain Lacasse

EXECUTIVE VICE PRESIDENT

Real estate broker

418-953-4915

sylvain.lacasse@pmml.ca



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PROPERTY DESCRIPTION

Beautiful semi-commercial building located in the Sillery district of Quebec City. It includes 2 commercial premises and 2 x 4.5 units, all rented without heating, lighting or hot water. The building underwent major renovation in 2023 (plumbing, electricity, kitchen, bathroom, etc.). Large commercial space available for owner-occupant with access to additional basement space.

HIGHLIGHTS

Very well located in a prestigious area of Sillery
Close to Maguire Avenue and boul. Laurier
Possibility of owner-occupancy (commercial space)
Major renovation in 2023

ASKING PRICE

1 055 000 \$

+GST/PST on the commercial portion

NUMBER OF UNITS

2 X 4.5 and 2 commercial premises



NUMBER OF PARKINGS

7 with possibility of adding 2

RESPONSIBILITY FOR HOT WATER

Tenant

RESPONSIBILITY FOR HEATING

Tenant

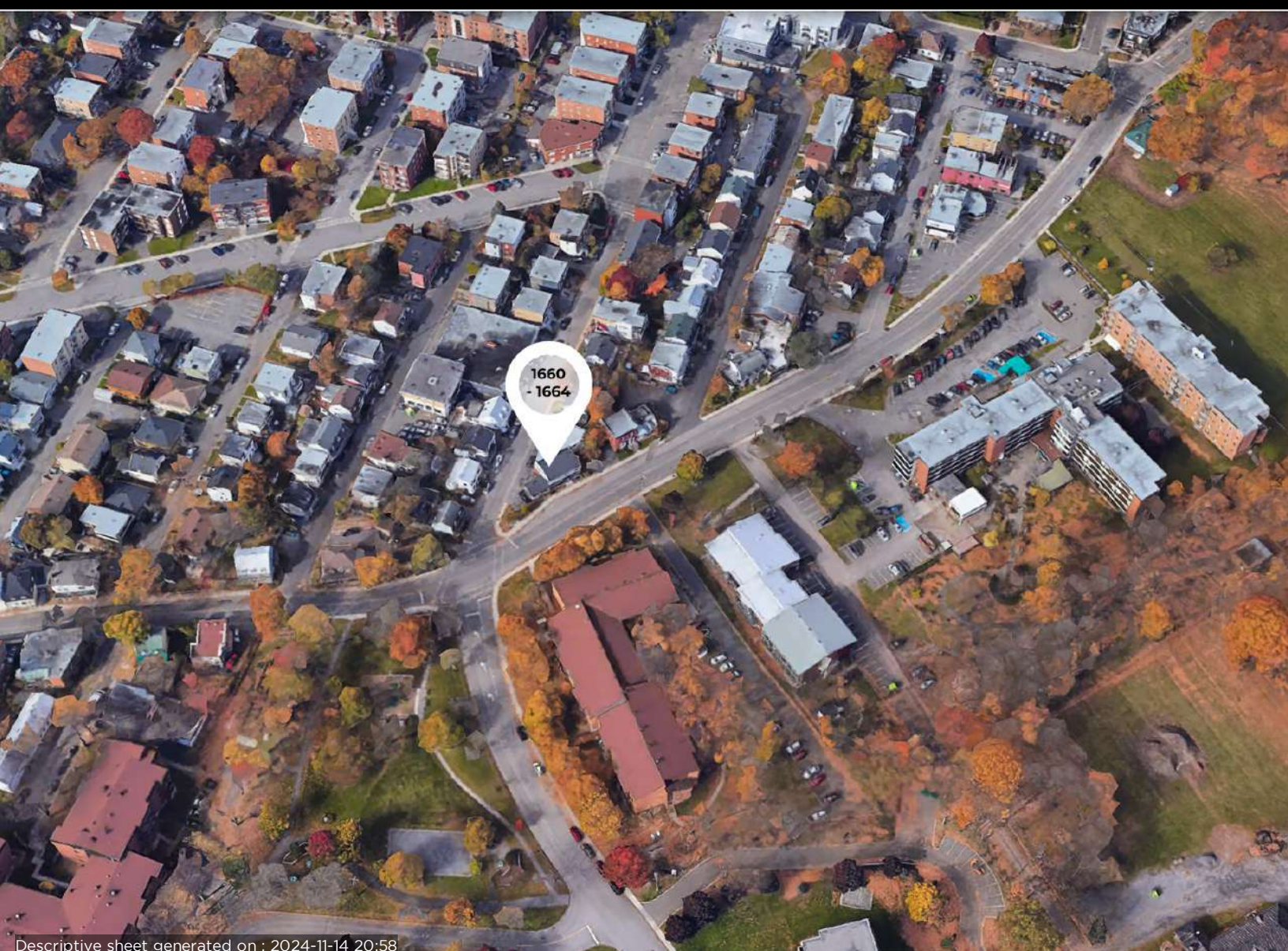
RESPONSIBILITY FOR APPLIANCES

Tenant





1660 - 1664 Saint-Louis, Sainte-Foy-Sillery-Cap-Rouge



BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

2 074 074

LAND AREA

4,827 sq. ft

CONSTRUCTION

YEAR BUILT

1970

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Wood and brick

MUNICIPAL ASSESSMENT

LAND

255 000\$

BUILDING

405 000\$

TOTAL

660 000\$

CAPITAL SPENDINGS IN RECENT YEARS

Complete building cleaning
Plumbing and electrical
Kitchen and bathroom
Redesigned commercial spaces with new divisions

OTHER INFORMATION

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

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

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FEATURES

HEATING SYSTEM

Electric baseboards

HOT WATER SYSTEM

Independent tanks

ELECTRICAL PANELS

Circuit breakers

PLUMBING

Copper, Pex, Abs

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

No

CONDITION OF THE KITCHENS

Completely renovated

CONDITION OF THE BATHROOMS

Completely renovated

FLOOR COVERING

Ceramics and vinyl

ENVIRONMENTAL STUDY

N/A

CONDITION OF ROOF

Approximately 5 years

SIDING

Bricks

CONDITION OF BALCONIES

Good condition

CONDITION OF DOORS

90% renovated by 2023

CONDITION OF WINDOWS

90% renovated by 2023

PARKING SURFACE

Exterior

INTERCOM SYSTEM

No

FIRE ALARM SYSTEM

No

JANITOR AGREEMENT

No

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	35 796 \$	39 %	1 492 \$
COMMERCIAL	56 940 \$	61 %	2 373 \$
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	92 736 \$	100 %	3 864 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	2 782 \$	3 %	696 \$
ADMINISTRATION	CMHC	3 823 \$	4 %	956 \$
MUNICIPAL TAXES	Actual	19 397 \$	21 %	4 849 \$
SCHOOL TAXES	Actual	547 \$	1 %	137 \$
INSURANCE	Estimated	2 099 \$	2 %	525 \$
ELECTRICITY	Actual	1 979 \$	2 %	495 \$
HEATING				
SNOW REMOVAL	Actual	1 002 \$	1 %	251 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	2 440 \$	3 %	610 \$
WAGES/JANITOR	CMHC	860 \$	1 %	215 \$
FURNITURE RESERVE				
TOTAL EXPENSES		34 929 \$	38 %	8 732 \$
NET INCOME		57 807 \$		14 452 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	693 000 \$		
FINANCING CAP RATE	6.36 %		
DEBT COVERAGE RATIO	1.2		
INTEREST RATE	5.13 %		
AMORTIZATION	25 YEARS		
TERM	5 YEARS		

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	57 807 \$		
ANNUAL MORTGAGE COST	48 984 \$		
NET CASH AFTER MORTGAGE	9 825 \$		
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	362 000 \$		
CASH ON CASH RETURN	2.71 %		
RETURN ON LIQUIDITY + CAPITALIZATION	6.62 %		
IRR WITH 2% MARKET APPRECIATION	12.45 %		

COST PER UNIT
263 750 \$

GROSS REVENUE MULTIPLICATOR
11,4

NET REVENUE MULTIPLICATOR
18,3

FINANCING CAP RATE
5.48 %

