

PMML

8145 - 8155 BOULEVARD DU PARC-
INDUSTRIEL,
BÉCANCOUR

1 UNITS AND 2 COMMERCIAL UNITS

FOR SALE



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PROPERTY DESCRIPTION

OPPORTUNITY! Semi-commercial building offering multiple possibilities. The current zoning allows for multifamily residential use (10 units), among others. Ideal for commercial projects or take advantage of the opportunity to completely transform it into a residential apartment building. The arrival of nearby battery factories is likely to make the area promising.

AN OPPORTUNITY NOT TO BE MISSED!

HIGHLIGHTS

Only 10 minutes away from the new battery production factories (Bécancour Industrial and Port Park).

20 minutes from Highway 20, 1 hour 30 minutes from Quebec City, 1 hour 45 minutes from Montreal.

Creation of thousands of jobs expected with the new battery production factories in close proximity.

Commercial and residential zoning: a commercial space currently rented until 2027

ASKING PRICE

625 000 \$

+GST/+PST

+GST/PST on the commercial portion

NUMBER OF UNITS
1 x 8.5 | 2 comm



NUMBER OF PARKINGS
14 parking spaces

RESPONSIBILITY FOR HOT WATER
To be verified

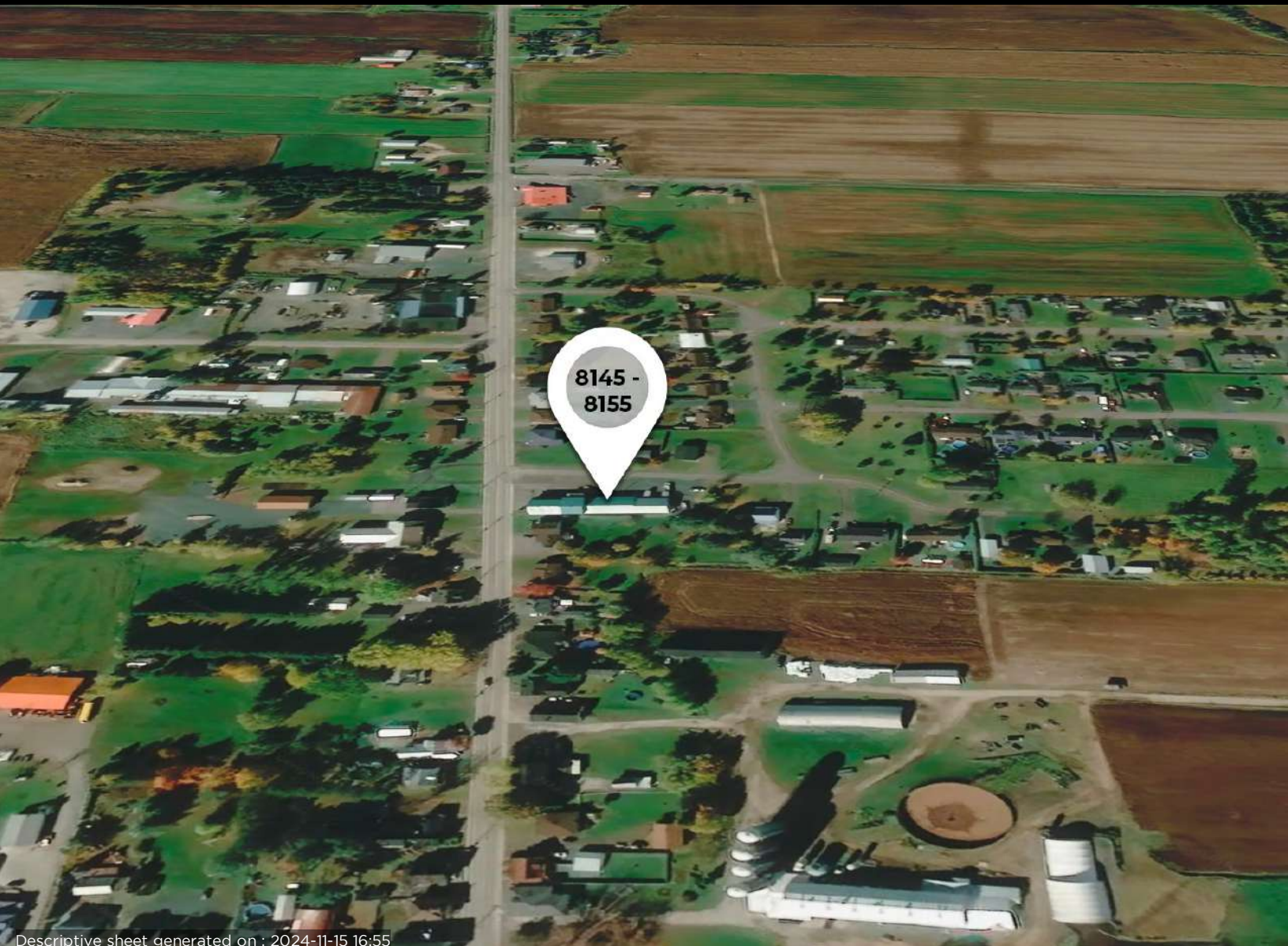
RESPONSIBILITY FOR HEATING
To be verified

RESPONSIBILITY FOR APPLIANCES
N/A





8145 - 8155 Boulevard du Parc-Industriel, Bécancour



BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

3 539 212

LAND AREA

22,251 square feet

CONSTRUCTION

YEAR BUILT

1981

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

22 100 \$

BUILDING

367 300 \$

TOTAL

389 400 \$

CAPITAL SPENDINGS IN RECENT YEARS

To be verified

OTHER INFORMATION

The SELLER does not give any legal warranty of quality to the buyer, [...]. (see broker for complete clause)
Actual income: 55 636\$/yr

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, forced air, radiant heating

HOT WATER SYSTEM

Tank

ELECTRICAL PANELS

Breakers

PLUMBING

PEX, copper

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

N/A

CONDITION OF THE KITCHENS

Good

CONDITION OF THE BATHROOMS

Good

FLOOR COVERING

Wood, ceramic

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

Good

SIDING

Brick and vinyl

CONDITION OF BALCONIES

Good

CONDITION OF DOORS

Good

CONDITION OF WINDOWS

Good

PARKING SURFACE

Exterior

INTERCOM SYSTEM

To be verified

FIRE ALARM SYSTEM

To be verified

JANITOR AGREEMENT

N/A

OTHER INFORMATION

vacant front space (+- 2720 sf area)

REVENUE

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		%	RPU(M)
RESIDENTIAL	7 800 \$	9 %	650 \$
COMMERCIAL	83 196 \$	91 %	3 467 \$
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	90 996 \$	100 %	4 117 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	2 730 \$	3 %	910 \$
ADMINISTRATION	CMHC	3 751 \$	4 %	1 250 \$
MUNICIPAL TAXES	Actual	7 036 \$	8 %	2 345 \$
SCHOOL TAXES	Actual	349 \$	0 %	116 \$
INSURANCE	Actual	8 808 \$	10 %	2 936 \$
ELECTRICITY	Actual	4 458 \$	5 %	1 486 \$
HEATING	Actual	3 794 \$	4 %	1 265 \$
SNOW REMOVAL	Actual	1 983 \$	2 %	661 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	1 830 \$	2 %	610 \$
WAGES/JANITOR	CMHC	645 \$	1 %	215 \$
FURNITURE RESERVE	Actual	1 248 \$	1 %	416 \$
TOTAL EXPENSES		36 632 \$	40 %	12 211 \$
NET INCOME		54 364 \$		18 121 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	469 000 \$		
FINANCING CAP RATE	7.56 %		
DEBT COVERAGE RATIO	1.2		
INTEREST RATE	7.00 %		
AMORTIZATION	25 YEARS		
TERM	5 YEARS		

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	54 364 \$		
ANNUAL MORTGAGE COST	39 419 \$		
NET CASH AFTER MORTGAGE	16 928 \$		
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	156 000 \$		
CASH ON CASH RETURN	10.85 %		
RETURN ON LIQUIDITY + CAPITALIZATION	15.52 %		
IRR WITH 2% MARKET APPRECIATION	23.53 %		

COST PER UNIT
208 333 \$

GROSS REVENUE MULTIPLICATOR
6,9

NET REVENUE MULTIPLICATOR
11,5

FINANCING CAP RATE
8.70 %



