

PMML

293 CHEMIN DE LA CITÉ-DES-
JEUNES,
SAINT-CLET

1 UNITS AND 1 COMMERCIAL UNIT

FOR SALE



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PROPERTY DESCRIPTION

Semi-commercial building completely available to buyer with 1 store(1700 SF), warehouse (5500 SF) and offices (1200 SF) on the first floor, + 1 majestic loft on the 2^e floor (3000 SF). Perfect for an owner to establish their business. The property is located on a main artery, has a street sign with tremendous visibility and over 160 feet of frontage.

HIGHLIGHTS

Frontage of 167 Feet
Land of more than 23,000PC
There is a shed with concrete foundation
Beautiful terrace and carport

ASKING PRICE

1 299 000 \$

+GST/PST on the commercial portion

NUMBER OF UNITS

1 Loft, 1 store with office and warehouse



NUMBER OF PARKINGS
To be verified

RESPONSIBILITY FOR HOT WATER

Tenants

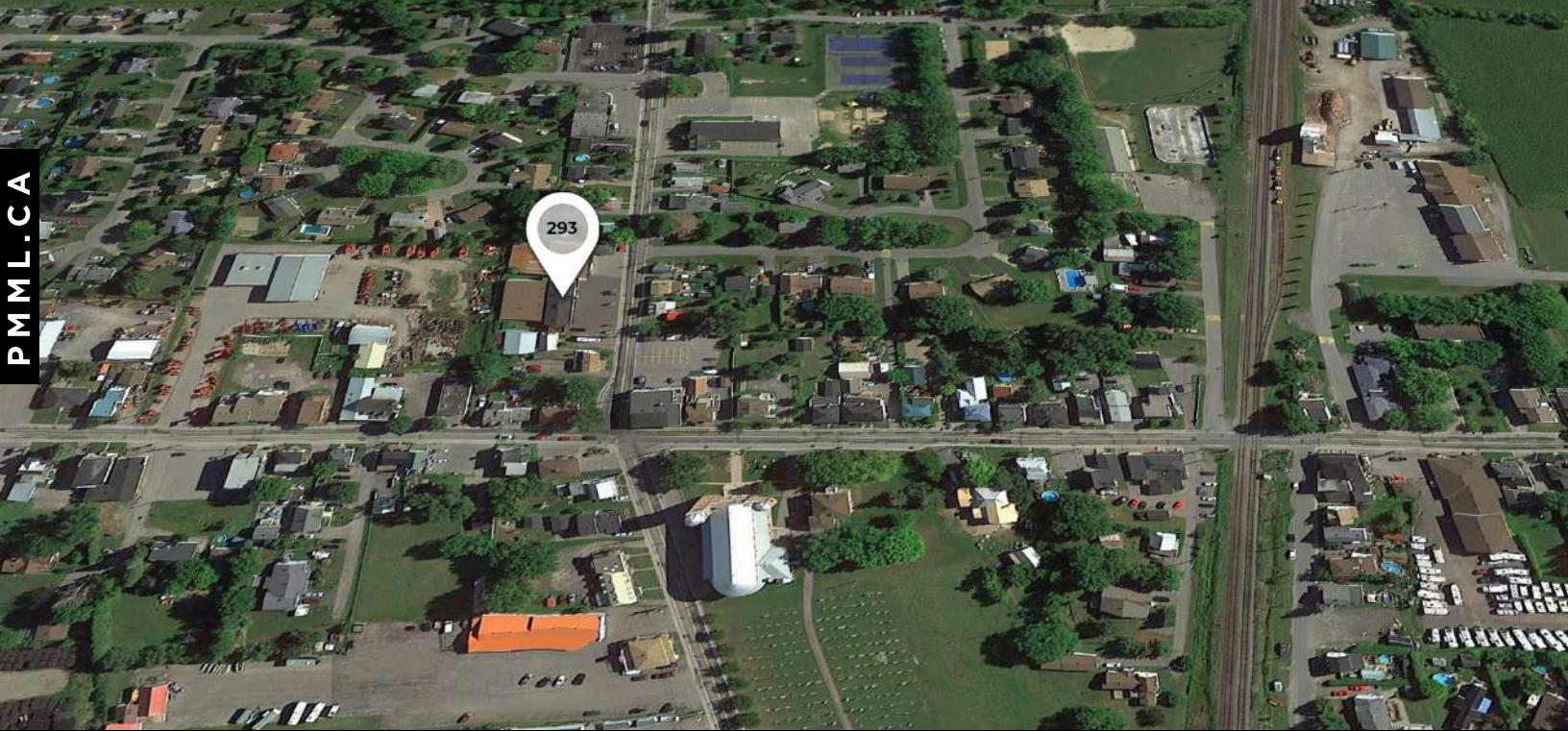
RESPONSIBILITY FOR HEATING

Tenants

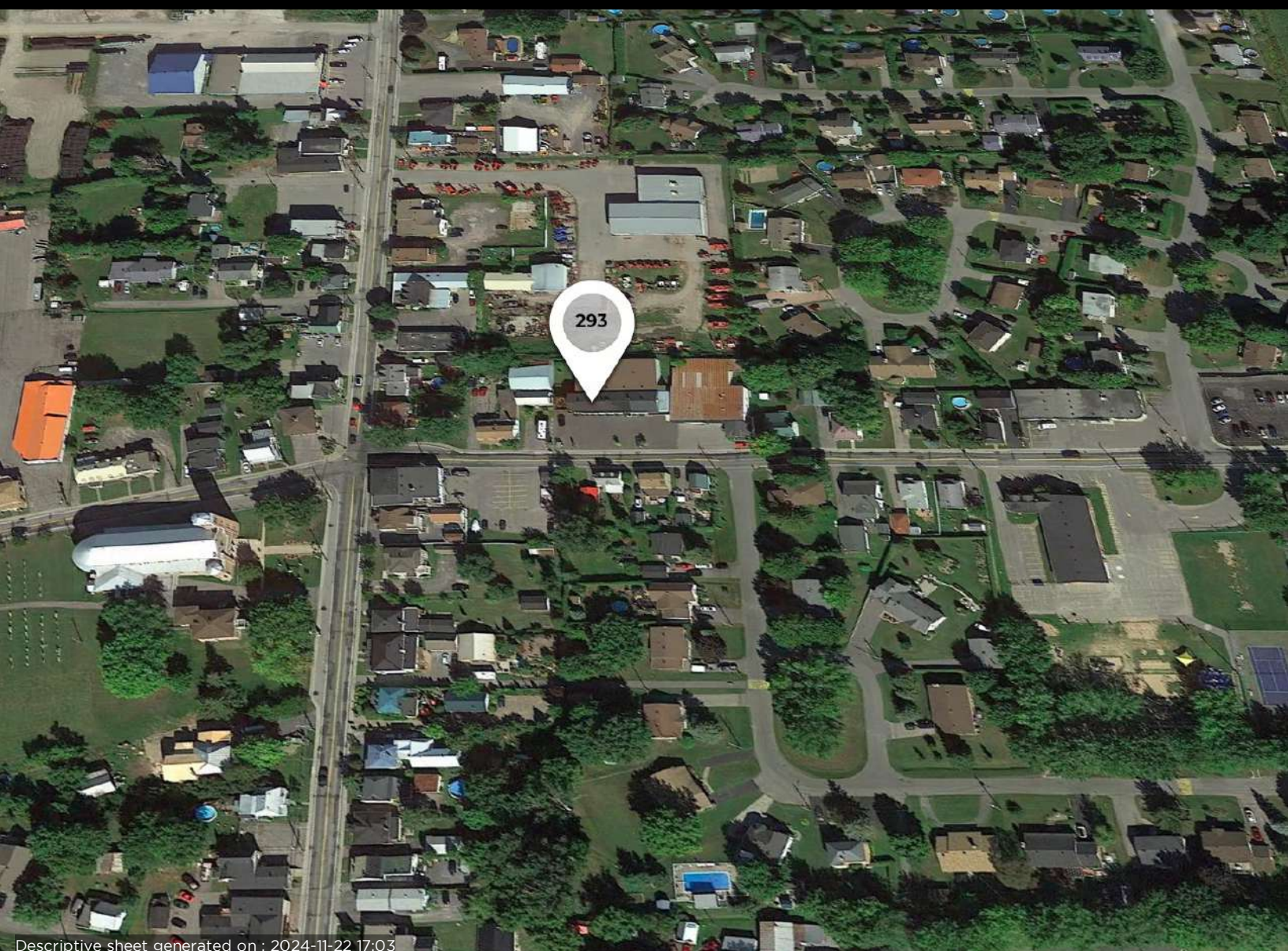
RESPONSIBILITY FOR APPLIANCES

Tenants





293 Chemin de la Cité-des-Jeunes, Saint-Clet



Descriptive sheet generated on : 2024-11-22 17:03

BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

2 396 769

LAND AREA

23 189SF

CONSTRUCTION

YEAR BUILT

1870

BUILDING TYPE

Detached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

139 300 \$

BUILDING

258 600 \$

TOTAL

397 900\$

CAPITAL SPENDINGS IN RECENT YEARS

Furnace and heat pump changed in 2013
Addition of shrubs and new front landscaping
Upstairs bedroom and laundry room has been redone
Part of the façade has been redone
Main entrance was redone in 2015
Parking lot paved in front in 2017

OTHER INFORMATION

1 unit, 1 office, warehouse and commercial space.
The SELLER does not give any legal guarantee of quality to the buyer,

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

HOT WATER SYSTEM

Central tank

ELECTRICAL PANELS

Entrance of 400 and 200 amps

PLUMBING

To be verified

WASHER AND DRYER OUTLET

Yes

LAUNDRY ROOM

N/A

CONDITION OF THE KITCHENS

Good condition

CONDITION OF THE BATHROOMS

Good condition

FLOOR COVERING

Ceramic, Hardwood, Carpet

ENVIRONMENTAL STUDY

To be verified

CONDITION OF ROOF

To be verified

SIDING

Vinyl and stucco

CONDITION OF BALCONIES

Good condition | 320 SF terrace

CONDITION OF DOORS

Good condition

CONDITION OF WINDOWS

Good condition

PARKING SURFACE

Exterior

INTERCOM SYSTEM

Doorbell

FIRE ALARM SYSTEM

To be verified

JANITOR AGREEMENT

No

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	24 000 \$	19 %	2 000 \$
COMMERCIAL	101 148 \$	81 %	8 429 \$
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	125 148 \$	100 %	10 429 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	3 754 \$	3 %	1 877 \$
ADMINISTRATION	CMHC	5 159 \$	4 %	2 580 \$
MUNICIPAL TAXES	Actual	5 133 \$	4 %	2 567 \$
SCHOOL TAXES	Actual	363 \$	0 %	182 \$
INSURANCE	Actual	9 057 \$	7 %	4 529 \$
ELECTRICITY	Actual	11 754 \$	9 %	5 877 \$
HEATING	Actual	3 859 \$	3 %	1 930 \$
SNOW REMOVAL	Actual	678 \$	1 %	339 \$
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	1 220 \$	1 %	610 \$
WAGES/JANITOR	CMHC	430 \$	0 %	215 \$
FURNITURE RESERVE	Actual	1 517 \$	1 %	759 \$
TOTAL EXPENSES		42 924 \$	34 %	21 462 \$
NET INCOME		82 224 \$		41 112 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	926 548 \$		
FINANCING CAP RATE	6.71 %		
DEBT COVERAGE RATIO	1.25		
INTEREST RATE	5.26 %		
AMORTIZATION	25 YEARS		
TERM	5 YEARS		

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	82 224 \$		
ANNUAL MORTGAGE COST	66 322 \$		
NET CASH AFTER MORTGAGE	16 580 \$		
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	372 452 \$		
CASH ON CASH RETURN	4.45 %		
RETURN ON LIQUIDITY + CAPITALIZATION	9.43 %		
IRR WITH 2% MARKET APPRECIATION	16.41 %		

COST PER UNIT
649 500 \$

GROSS REVENUE MULTIPLICATOR
10,4

NET REVENUE MULTIPLICATOR
15,8

FINANCING CAP RATE
6.33 %

