

PMML

135A-135F RUE HERIOT,
DRUMMONDVILLE
4 UNITS AND 2 COMMERCIAL UNITS

FOR SALE



Nick Raymond

EXECUTIVE VICE PRESIDENT

Real estate broker

Team Nick Raymond et Jessika Lahaie

418 572-1845

nraymond@pmml.ca



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PROPERTY DESCRIPTION

Semi-commercial building ideally located in the heart of downtown Drummondville, with its lively, boutique-lined streets and warm, welcoming atmosphere. It comprises 2 x 4.5 + 2 x 3.5 + 2 retail units. The building was completely stripped and renovated in 1998, including plumbing and electricity. The roof was just redone in 2024. A must-see!

HIGHLIGHTS

Building completely stripped and renovated in 1998

2 x 4.5 + 2 x 3.5 + 2 Shops

2024 roof

Poured concrete foundation

ASKING PRICE

799 000 \$

+GST/PST on the commercial portion

NUMBER OF UNITS

2 x 4.5 + 2 x 3.5 + 2 Comm



NUMBER OF PARKINGS

None

RESPONSIBILITY FOR HOT WATER

Tenants

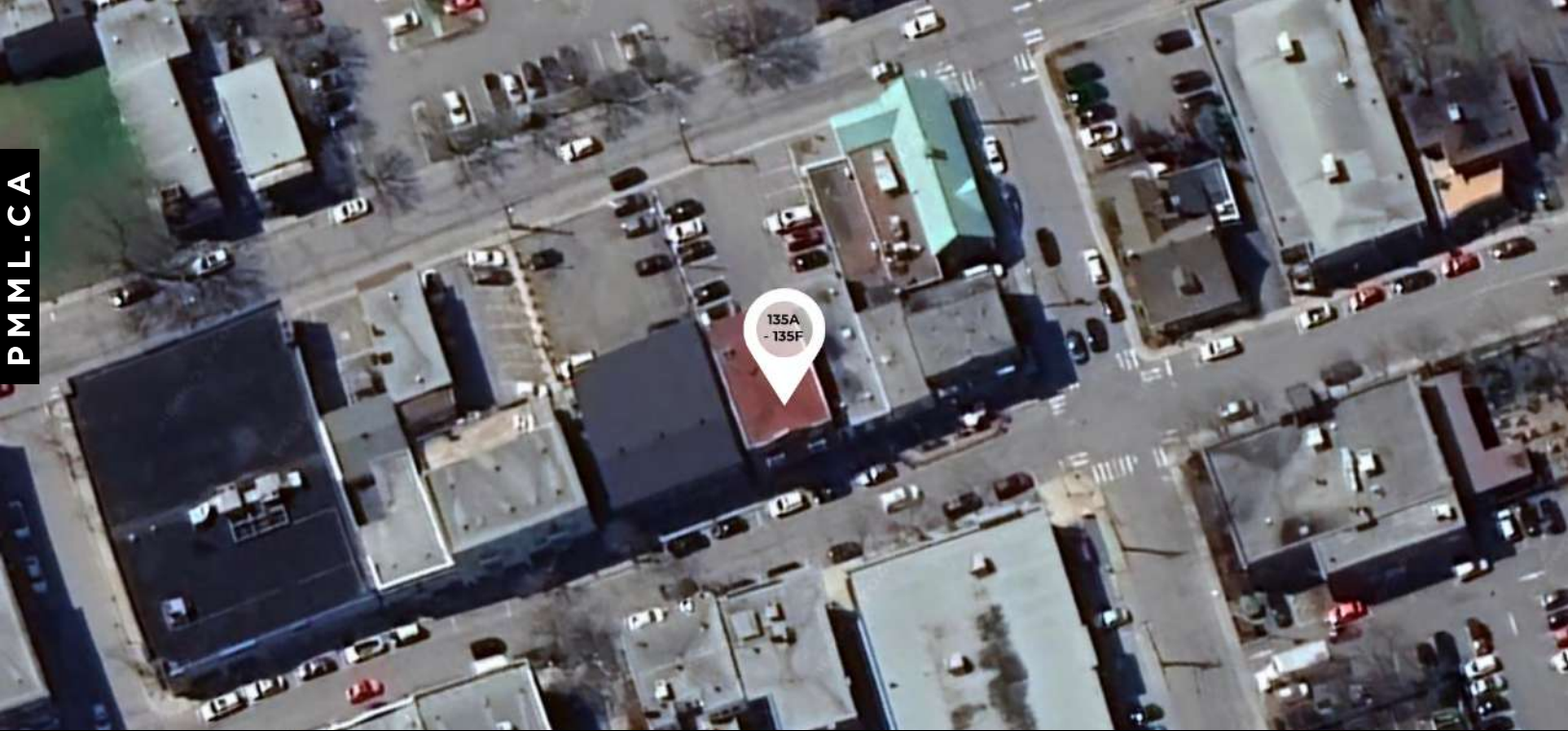
RESPONSIBILITY FOR HEATING

Tenants

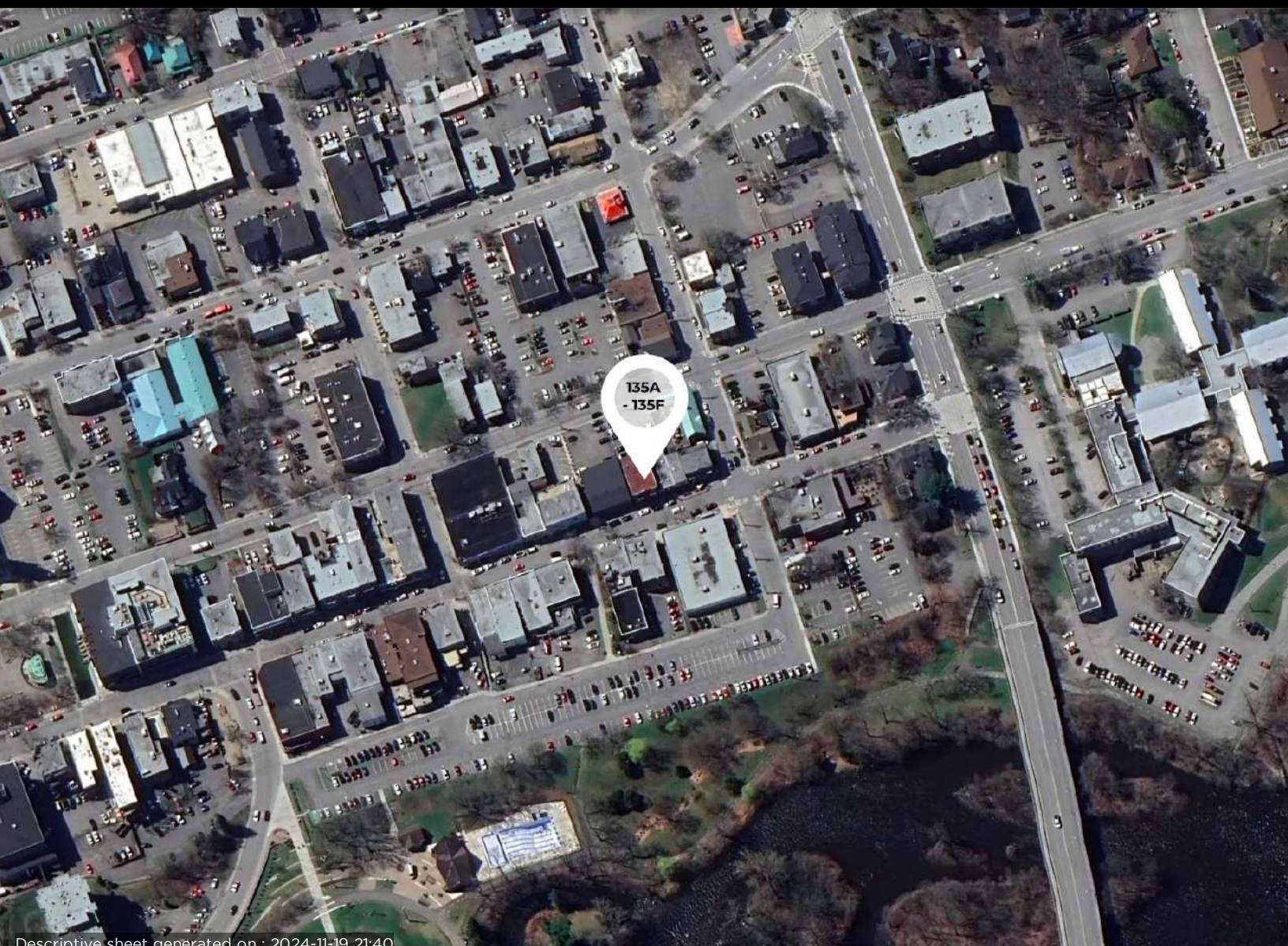
RESPONSIBILITY FOR APPLIANCES

Tenants





135A-135F Rue Heriot, Drummondville



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BUILDING DESCRIPTION

GENERAL INFORMATIONS

CADASTRAL NUMBER

3 425 477

LAND AREA

2 622 sq.ft

CONSTRUCTION

YEAR BUILT

1941

BUILDING TYPE

Attached

CONSTRUCTION TYPE

Brick and wood

MUNICIPAL ASSESSMENT

LAND

\$ 48 700

BUILDING

\$ 309 900

TOTAL

\$ 358 600

CAPITAL SPENDINGS IN RECENT YEARS

Roofing 2024
Fiberglass rear galleries 2021

OTHER INFORMATION

2 x 4.5 + 2 x 3.5 + 2 Shops.
Building completely stripped and renovated in 1998, including plumbing and electricity.
Poured concrete foundation.
The sale is made with legal guarantee of quality and ownership.

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 tank

ELECTRICAL PANELS

Circuit breakers

PLUMBING

PEX/ ABS

WASHER AND DRYER OUTLET

Yes dans les units

LAUNDRY ROOM

No

CONDITION OF THE KITCHENS

Good shape

CONDITION OF THE BATHROOMS

Good shape

FLOOR COVERING

Floating / ceramic

ENVIRONMENTAL STUDY

No

CONDITION OF ROOF

2024

SIDING

Brick and vinyl

CONDITION OF BALCONIES

Fiber glass / 2021

CONDITION OF DOORS

25 Ans

CONDITION OF WINDOWS

25 Ans

PARKING SURFACE

N/A

INTERCOM SYSTEM

À vérifier

FIRE ALARM SYSTEM

No

JANITOR AGREEMENT

No

OTHER INFORMATION

REVENUE

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		%	RPU(M)
RESIDENTIAL	32 736 \$	61 %	682 \$
COMMERCIAL	21 240 \$	39 %	885 \$
PARKING			
LAUNDRY ROOM			
STORAGE			
TOTAL REVENUE	53 976 \$	100 %	1 567 \$

EXPENSES

		YEARLY	%/GR	CPU
VACANCY/BAD DEBT	CMHC	1 619 \$	3 %	270 \$
ADMINISTRATION	CMHC	2 225 \$	4 %	371 \$
MUNICIPAL TAXES	Actual	6 585 \$	12 %	1 098 \$
SCHOOL TAXES	Actual	325 \$	1 %	54 \$
INSURANCE	Actual	2 246 \$	4 %	374 \$
ELECTRICITY	Actual	304 \$	1 %	51 \$
HEATING				
SNOW REMOVAL				
ELEVATOR				
EQUIPMENT RENTAL				
MAINTENANCE RESERVE	CMHC	3 660 \$	7 %	610 \$
WAGES/JANITOR	CMHC	1 290 \$	2 %	215 \$
FURNITURE RESERVE				
TOTAL EXPENSES		18 254 \$	34 %	3 042 \$
NET INCOME		35 722 \$		5 954 \$

FINANCING

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	CONVENTIONAL	CMHC	ASSUMPTION
MAXIMUM LOAN AMOUNT	409 000 \$		
FINANCING CAP RATE	6.55 %		
DEBT COVERAGE RATIO	1.2		
INTEREST RATE	5.44 %		
AMORTIZATION	25 YEARS		
TERM	5 YEARS		

CASH FLOW

	CONVENTIONAL	CMHC	ASSUMPTION 1 & 2
NET REVENUE	35 722 \$		
ANNUAL MORTGAGE COST	29 787 \$		
NET CASH AFTER MORTGAGE	5 935 \$		
RETURN ON INVESTMENT ON ASKING PRICE			
CASHDOWN NEEDED	390 000 \$		
CASH ON CASH RETURN	1.52 %		
RETURN ON LIQUIDITY + CAPITALIZATION	3.57 %		
IRR WITH 2% MARKET APPRECIATION	7.67 %		

COST PER UNIT
133 167 \$

GROSS REVENUE MULTIPLICATOR
14,8

NET REVENUE MULTIPLICATOR
22,4

FINANCING CAP RATE
4.47 %

