



LEMIEUX PORTFOLIO, GRANBY

Nine recent buildings for a total of 35 units.

FOR SALE

IMMEUBLES

GLORIA

IMMEUBLES GLORIA
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THE OFFERING

LEMIEUX PORTFOLIO

IMMEUBLES GLORIA and YESARRAZIN (collectively, the “Agency”) are pleased to represent OPTIMISATIONS IMMO 85 INC. (the “Seller”) in offering for sale, on an exclusive basis, a portfolio of nine buildings located on Lemieux Street in Granby (collectively, the “Property”), a multi-residential complex that is part of a horizontal co-ownership situated along the shores of Lac Boivin.

The nine buildings were constructed recently, between 2012 and 2019, and comprise 35 units: two 3½, ten 4½, sixteen 5½, and seven 6½ units, including 25 townhouse-style dwellings on two floors with basements, as well as 70 outdoor parking spaces. A cadastral division process is underway to convert the units into divided condominiums. The property stands out for its excellent overall condition, its potential for sale as individual condominiums, and its long-term appreciation prospects.

This memorandum presents a unique opportunity to acquire a portfolio within the horizontal co-ownership Cité du Lac, bordering the magnificent Lac Boivin in Granby.

9

Buildings

35

Units

± 1,250 SF

Average Unit Size

2012-2019

Construction Years



Lemieux Portfolio

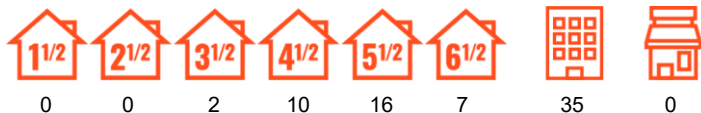
9,900,000 \$

Granby

35 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	491,112 \$
TOTAL EXPENSES	148,307 \$
NET REVENUE	328,072 \$
GRM	20.16
NRM	30.18
MUNICIPAL EVALUATION	8,050,000 \$

COST PER UNIT

282,857 \$

CAPITALIZATION
RATE

3.31 %

RETURN ON
CASH FLOW

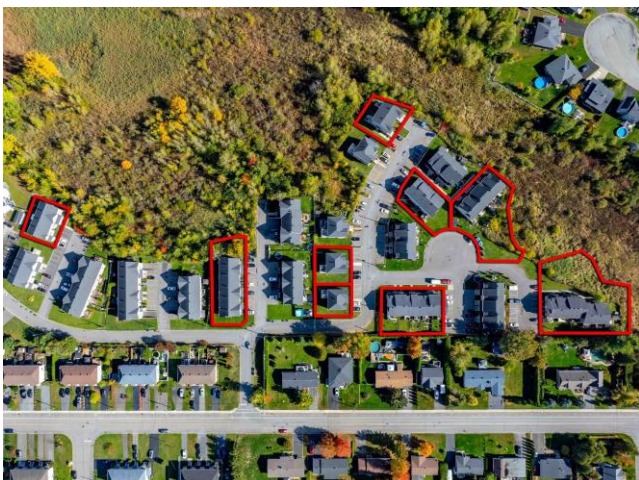
0.82 %

RETURN ON
INVESTMENT

2.80 %

Highlights

- Superb complex of 9 recent buildings in Granby
- A total of 35 spacious units, 25 of which are three-level townhouses
- Situated along the shores of Lake Boivin and the Yamaska River
- Nestled in nature with direct access to the cycling trails
- The buildings are part of the Cité du Lac horizontal co-ownership
- The complex consists of 3 fiveplexes, 2 fourplexes, and 4 triplexes
- 27 apartments have two bathrooms
- Washer, dryer and dishwasher hookups in all the apartments
- Eligible for CMHC MLI Select financing (on the portfolio)
- The owner is in the process of converting the units into divided condos
- Possible to continue the subdivision process to sell the units separately
- Excellent investment opportunity not to be missed!



Lemieux Portfolio

9,900,000 \$

Granby

35 units



Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	2
2 bdrm	4 ½	10
3 bdrm	5 ½	16
4 bdrm +	6 ½+	7
Total Units	35	



Commercial

Commercial	0
Total Units	0



Parking

Parking	70
Garage	0
Storage	0
Total Spaces	70

General Information

Zoning	Residential
Cadastral	4790104
Building Type	Detached
Floor Nb.	2
Year Built	2012
Lot Area	
Building Area	
Stove	Tenants
Refrigerator	Tenants
Washer	Tenants
Dryer	Tenants
Elevator	None
Wash/Dry Hookups	In the units
Dishwasher Hookups	In the units
Pool	None
Furnished	None
AC units	None
Basement	
Fireplace	None
Intercom	None

Location

Main Artery	Highway 10
Intersection	Denison street (route 112)
Shopping Center	Galleries de Granby
Metro Station	
Bus	
School	Granby Cegep
Hospital	Granby Hospital
Attraction	Boivin Lake

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	2012 to 2019
Windows	2012 to 2019
Balconies	All the apartments have large terraces
Exterior Walls	2012 to 2019
Electricity	
Plumbing	Washer, dryer and dishwasher hookups in all the apartments
Heating System	Electric heating paid by the tenants
Hot Water Tanks	Electric hot water paid by the tenants 28 hot water heaters replaced recently
Elevator	None
Garage	Total of 70 exterior parking spaces
Bathrooms	27 apartments with two bathrooms
Kitchens	7 apartments recently refurbished for re-rental
Certificate of Location	2024
Environmental Report	Phase 1 (2008) Phase 2 (2009)

Notes

- 07 rue Lemieux [2014, 4 units, lot: 4790104, share: 3.36%] | 11 rue Lemieux [2014, 5 units, lot: 4790103, share: 2.80%]
- 12 rue Lemieux [2012, 3 units, lot: 4790106, share: 1.20%] | 16 rue Lemieux [2019, 4 units, lot: 4790095, share: 1.94%]
- 17 rue Lemieux [2016, 5 units, lot: 4790098, share: 3.88%] | 22 rue Lemieux [2019, 3 units, lot: 4790092, share: 1.46%]
- 24 rue Lemieux [2012, 3 units, lot: 4708191, share: 1.46%] | 30 rue Lemieux [2012, 5 units, lot: 4708187, share: 2.43%]
- 40 rue Lemieux [2016, 3 units, lot: 5782902, share: 1.70%]

*** This sale is made without any legal warranty of quality, on an "as is, where is" basis, at the buyer's own risks. ***

Revenue & Expenses

Lemieux Portfolio

9,900,000 \$

Granby

35 units

RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	0	0%	0 \$	0 \$	0%
Alcove	2 ½	0	0%	0 \$	0 \$	0%
1 bdrm	3 ½	2	6%	954 \$	22,896 \$	5%
2 bdrm	4 ½	10	29%	1,081 \$	129,672 \$	26%
3 bdrm	5 ½	16	46%	1,203 \$	230,988 \$	47%
4 bdrm +	6 ½+	7	20%	1,280 \$	107,556 \$	22%
Total	5.30	35		1,169 \$	491,112 \$	

COMMERCIAL				
Type	Size	Units	Annual \$	\$/sq.ft
Commercial Space	0	0		
Total	0	0		

REVENUE

		\$	%	Per Unit	Notes
Revenue - Residential	35	491,112 \$	100%	14,032 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	70	0 \$	0%	0 \$	
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
GROSS POTENTIAL REVENUE		491,112 \$	100%		
Vacancies - Residential		14,733 \$	3.0%	421 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		476,379 \$			

EXPENSES

Taxes - Municipal	61,396 \$	12.9%	1,754 \$	2025 invoices
Taxes - School	5,413 \$	1.1%	155 \$	2025-2026 invoices
Taxes - Water	0 \$	0.0%	0 \$	
Taxes - Garbages	0 \$	0.0%	0 \$	
Taxes - Special	0 \$	0.0%	0 \$	
Natural Gas	0 \$	0.0%	0 \$	
Electricity	0 \$	0.0%	0 \$	
Insurance	21,779 \$	4.6%	622 \$	Dec 2025-2026
Snow Removal	8,575 \$	1.8%	245 \$	
Lawn Care	4,662 \$	1.0%	133 \$	
Elevator	0 \$	0.0%	0 \$	
Rental - Hot Water Tanks	5,304 \$	1.1%	152 \$	Hydro-Solution
Contract - Other	0 \$	0.0%	0 \$	
Condo Fees	4,307 \$	0.9%	123 \$	
Repairs & Maintenance	9,100 \$	1.9%	260 \$	CMHC normalized (excluding contracts)
Reserve - Appliances	0 \$	0.0%	0 \$	No appliances
Superintendent - Janitor	7,525 \$	1.6%	215 \$	CMHC normalized
Administration	20,246 \$	4.3%	578 \$	CMHC normalized
Other Expense	0 \$	0.0%	0 \$	
TOTAL EXPENSES	148,307 \$	31.1%	4,237 \$	
NET REVENUE	328,072 \$	68.9%		

Lemieux Portfolio

9,900,000 \$

Granby

35 units

FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		
LISTED PRICE	9,900,000 \$		9,900,000 \$		9,900,000 \$
LOAN AMOUNT	6,295,000 \$	63.6 %	5,340,000 \$	53.9 %	0.0 %
Lender	CMHC MLI Select		CMHC (regular)		
Rate	3.65 %		3.65 %		
Amortization	40		40		
Term	5		5		
Maturity Date					
Monthly Payment	24,851 \$		21,081 \$		0 \$
Debt Coverage	1.10		1.30		0.00
CASH TO PURCHASE	3,605,000 \$	36.4 %	4,560,000 \$	46.1 %	9,900,000 \$ 100.0 %

RETURN

Net Revenue	328,072 \$	328,072 \$	328,072 \$
Mortgage Annual Cost	298,213 \$	252,972 \$	0 \$
Cash Flow	29,859 \$	75,100 \$	328,072 \$
Return on Cash Flow	0.82 %	1.64 %	3.31 %
Return on Investment	2.80 %	2.97 %	3.31 %
G.R.M.	20.16	20.16	20.16
N.R.M.	30.18	30.18	30.18
Cost per Unit	282,857 \$	282,857 \$	282,857 \$
Cap. Rate	3.31 %	3.31 %	3.31 %

COST PER UNIT

282,857 \$

RETURN ON
CASH FLOW

0.82 %

RETURN ON
INVESTMENT

2.80 %

CAPITALIZATION
RATE

3.31 %

Notes

- Option 1: New CMHC MLI Select 50 points financing with the energy efficiency criteria.
- Option 2: New regular CMHC financing.

Lemieux Portfolio

Granby

35 units

#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	1-2	07	01	5.5	1,153 \$	1,600 \$	447 \$	2 bathrooms
2	1-2	07	02	5.5	1,147 \$	1,500 \$	353 \$	2 bathrooms
3	1-2	07	03	5.5	1,142 \$	1,500 \$	358 \$	2 bathrooms
4	1-2	07	04	5.5	1,152 \$	1,600 \$	448 \$	2 bathrooms
5	P	07	Parking (8)	Parking	0 \$	0 \$	0 \$	Included in the leases
6	1-2	11	01	6.5	1,350 \$	1,900 \$	550 \$	2 bathrooms
7	1-2	11	02	5.5	1,145 \$	1,800 \$	655 \$	2 bathrooms
8	1-2	11	03	5.5	1,293 \$	1,800 \$	507 \$	2 bathrooms
9	1-2	11	04	5.5	1,300 \$	1,800 \$	500 \$	2 bathrooms
10	1-2	11	05	6.5	1,190 \$	1,900 \$	710 \$	2 bathrooms
11	P	11	Parking (11)	Parking	0 \$	0 \$	0 \$	Included in the leases
12	1-2	12	01	5.5	1,171 \$	1,600 \$	429 \$	2 bathrooms
13	1-2	12	02	5.5	1,145 \$	1,500 \$	355 \$	2 bathrooms
14	1-2	12	03	5.5	1,171 \$	1,600 \$	429 \$	2 bathrooms
15	P	12	Parking (6)	Parking	0 \$	0 \$	0 \$	Included in the leases
16	SS	16	01	3.5	954 \$	1,000 \$	46 \$	
17	SS	16	02	3.5	954 \$	1,000 \$	46 \$	
18	1-2	16	03	5.5	1,357 \$	1,500 \$	143 \$	2 bathrooms
19	1-2	16	04	5.5	1,367 \$	1,500 \$	133 \$	2 bathrooms
20	P	16	Parking (6)	Parking	0 \$	0 \$	0 \$	Included in the leases
21	1-2	17	01	6.5	1,288 \$	1,800 \$	512 \$	2 bathrooms
22	1-2	17	02	6.5	1,350 \$	1,700 \$	350 \$	2 bathrooms
23	1-2	17	03	6.5	1,246 \$	1,700 \$	454 \$	2 bathrooms
24	1-2	17	04	6.5	1,246 \$	1,700 \$	454 \$	2 bathrooms
25	1-2	17	05	6.5	1,293 \$	1,800 \$	507 \$	2 bathrooms
26	P	17	Parking (11)	Parking	0 \$	0 \$	0 \$	Included in the leases
27	SS	22	01	4.5	1,100 \$	1,100 \$	0 \$	
28	1	22	02	4.5	1,200 \$	1,200 \$	0 \$	
29	2	22	03	4.5	1,113 \$	1,300 \$	187 \$	
30	P	22	Parking (6)	Parking	0 \$	0 \$	0 \$	Included in the leases
31	SS	24	01	4.5	784 \$	1,100 \$	316 \$	

Lemieux Portfolio

Granby

35 units

#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
32	1	24	02	4.5	1,100 \$	1,200 \$	100 \$	
33	2	24	03	4.5	806 \$	1,300 \$	494 \$	
34	P	24	Parking (6)	Parking	0 \$	0 \$	0 \$	Included in the leases
35	1-2	30	01	5.5	1,261 \$	1,600 \$	339 \$	2 bathrooms
36	1-2	30	02	5.5	1,124 \$	1,500 \$	376 \$	2 bathrooms
37	1-2	30	03	4.5	1,129 \$	1,450 \$	321 \$	2 bathrooms
38	1-2	30	04	4.5	1,300 \$	1,450 \$	150 \$	2 bathrooms
39	1-2	30	05	5.5	1,155 \$	1,600 \$	445 \$	2 bathrooms
40	P	30	Parking (10)	Parking	0 \$	0 \$	0 \$	Included in the leases
41	1-2	40	01	4.5	1,145 \$	1,450 \$	305 \$	2 bathrooms
42	1-2	40	02	4.5	1,129 \$	1,400 \$	271 \$	2 bathrooms
43	1-2	40	03	5.5	1,166 \$	1,500 \$	334 \$	2 bathrooms
44	P	40	Parking (6)	Parking	0 \$	0 \$	0 \$	Included in the leases

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	5.30
RESIDENTIAL	35 Units	40,926 \$	491,112 \$	52,950 \$	635,400 \$	12,024 \$	144,288 \$	
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	
GRAND TOTAL		40,926 \$	491,112 \$	52,950 \$	635,400 \$	12,024 \$	144,288 \$	

Lemieux Portfolio

Granby35 units

RESIDENTIAL

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Studio	1 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	2	954 \$	954 \$	954 \$	1,908 \$	22,896 \$	1,000 \$	2,000 \$	24,000 \$	46 \$	92 \$	1,104 \$
2 bdrm	4 ½	10	1,081 \$	784 \$	1,300 \$	10,806 \$	129,672 \$	1,295 \$	12,950 \$	155,400 \$	214 \$	2,144 \$	25,728 \$
3 bdrm	5 ½	16	1,203 \$	1,124 \$	1,367 \$	19,249 \$	230,988 \$	1,594 \$	25,500 \$	306,000 \$	391 \$	6,251 \$	75,012 \$
4 bdrm +	6 ½ +	7	1,280 \$	1,190 \$	1,350 \$	8,963 \$	107,556 \$	1,786 \$	12,500 \$	150,000 \$	505 \$	3,537 \$	42,444 \$
TOTAL	5.30	35	1,169 \$			40,926 \$	491,112 \$	1,513 \$	52,950 \$	635,400 \$	344 \$	12,024 \$	144,288 \$

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Parking		9	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Storage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Laundry	W: 0D: 0					0 \$	0 \$		0 \$	0 \$		0 \$	0 \$
TOTAL						0 \$	0 \$		0 \$	0 \$		0 \$	0 \$

STATISTICS

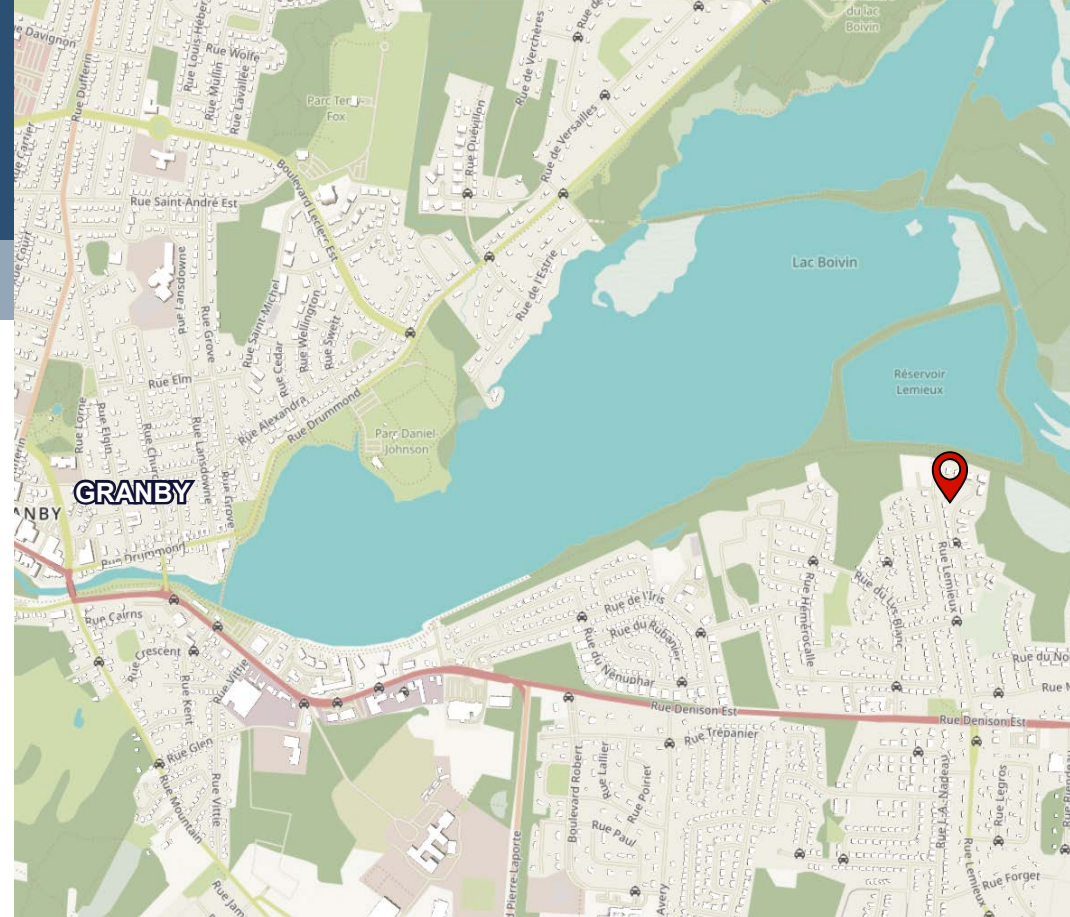
STATISTICS PER BUILDING					STATISTICS PER FLOOR				
Address	Units	Average	Monthly \$	Annual \$	Floor	Units	Average	Monthly \$	Annual \$
07	4	1,149 \$	4,594 \$	55,128 \$	1	2	1,150 \$	2,300 \$	27,600 \$
11	5	1,256 \$	6,278 \$	75,336 \$	1-2	27	1,219 \$	32,915 \$	394,980 \$
12	3	1,162 \$	3,487 \$	41,844 \$	2	2	960 \$	1,919 \$	23,028 \$
16	4	1,158 \$	4,632 \$	55,584 \$	SS	4	948 \$	3,792 \$	45,504 \$
17	5	1,285 \$	6,423 \$	77,076 \$	TOTAL	35	1,169 \$	40,926 \$	491,112 \$
22	3	1,138 \$	3,413 \$	40,956 \$					
24	3	897 \$	2,690 \$	32,280 \$					
30	5	1,194 \$	5,969 \$	71,628 \$					
40	3	1,147 \$	3,440 \$	41,280 \$					

THE LOCATION

GRANBY

Granby is a charming town known for its vibrant community and picturesque landscapes. Located in the Montérégie region, it offers a perfect blend of urban amenities and natural beauty. The town is home to the renowned Granby Zoo, attracting visitors from all over. Granby's downtown area features a variety of shops, restaurants, and cultural venues, creating a lively atmosphere. Outdoor enthusiasts can explore numerous parks, bike trails, and the scenic Lac Boivin.

Granby also hosts various festivals and events throughout the year, fostering a strong sense of community. With excellent schools and healthcare facilities, it's a great place for families. Granby's welcoming spirit and diverse attractions make it a delightful place to live and visit.



HIGHLIGHTS



Distance from Montreal
1 hour drive (85 km)



Total Population
90,833



Median Age
47

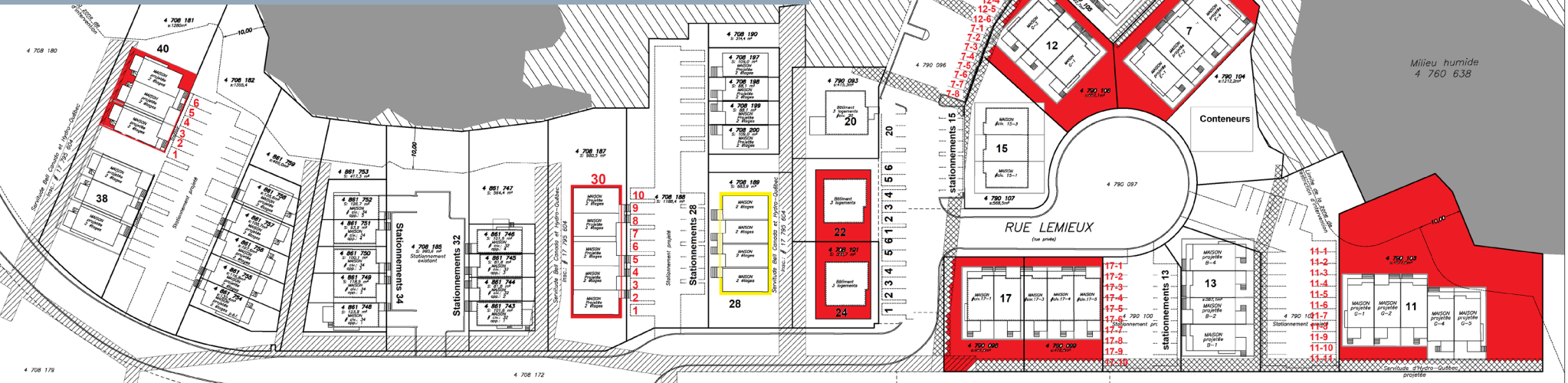


Average Household Income
\$88,400

Source: 2021 Canadian Census data

THE CONFIGURATION

LEMIEUX PORTFOLIO



PROPERTY 1

7 RUE LEMIEUX

Address	7 rue LEMIEUX #1 TO #4, GRANBY, QC, J2H 0Z1		
Legal Description Cadastre du Québec	Private portion: Lot # 4 790 104		
Co-ownership Share	3.36 %		
Lot Area	± 13 048 sq.ft (<i>private portion</i>)		
Construction Year	2014		
Parking	Exterior :	8 spaces	
Average Unit Size	± 1 345 sq.ft (<i>plus basement</i>)		

Units Details	5 ½	4	<i>on 2 floors + basement, townhouse style</i>
	TOTAL	4	



PROPERTY 2

11 RUE LEMIEUX

Address	11 rue LEMIEUX #1 TO #5, GRANBY, QC, J2H 0Z1		
Legal Description Cadastre du Québec	Private portions: Lots # 5 446 992 à 5 446 997		
Co-ownership Share	2.80 %		
Lot Area	± 18 057 sq.ft (private portion)		
Construction Year	2014		
Parking	Exterior :	11 spaces	
Average Unit Size	± 1 345 sq.ft (plus basement)		
Units Details	5 ½	3	on 2 floors + basement, townhouse style
	6 ½	2	on 2 floors + basement, townhouse style
	TOTAL	5	



PROPERTY 3

12 RUE LEMIEUX

Address	12 rue LEMIEUX #1 TO #3, GRANBY, QC, J2H 0Z1		
Legal Description Cadastre du Québec	Private portion: Lot # 4 790 106		
Co-ownership Share	1.20 %		
Lot Area	± 7 180 sq.ft (<i>private portion</i>)		
Construction Year	2012		
Parking	Exterior : 6 spaces		
Average Unit Size	± 1 345 sq.ft (<i>plus basement</i>)		
Units Details	5 ½	3	<i>on 2 floors + basement, townhouse style</i>
	TOTAL	3	



PROPERTY 4

16 RUE LEMIEUX

Address	16 rue LEMIEUX #1 TO #4, GRANBY, QC, J2H 0Z1		
Legal Description Cadastre du Québec	Private portion: Lot # 4 790 095		
Co-ownership Share	1.94 %		
Lot Area	± 7 180 sq.ft (private portion)		
Construction Year	2012		
Parking	Exterior :	6 spaces	
Average Unit Size	± 1 065 sq.ft		
Units Details	3 ½	2	basement
	5 ½	2	on 2 floors
	TOTAL	4	



PROPERTY 5

17 RUE LEMIEUX

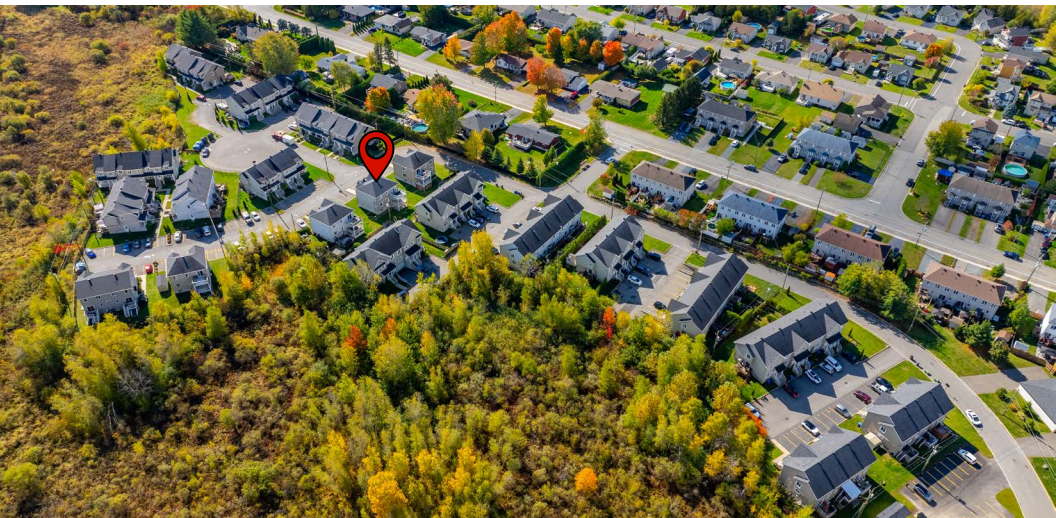
Address	17 rue LEMIEUX #1 TO #5, GRANBY, QC, J2H 0Z1		
Legal Description Cadastre du Québec	Private portions: Lots # 4 790 098 and 4 790 099		
Co-ownership Share	3.88 %		
Lot Area	± 10 270 sq.ft (private portion)		
Construction Year	2016		
Parking	Exterior : 11 spaces		
Average Unit Size	± 1 340 sq.ft (plus basement)		
Units Details	6 ½	5	on 2 floors + basement, townhouse style
	TOTAL	5	



PROPERTY 6

22 RUE LEMIEUX

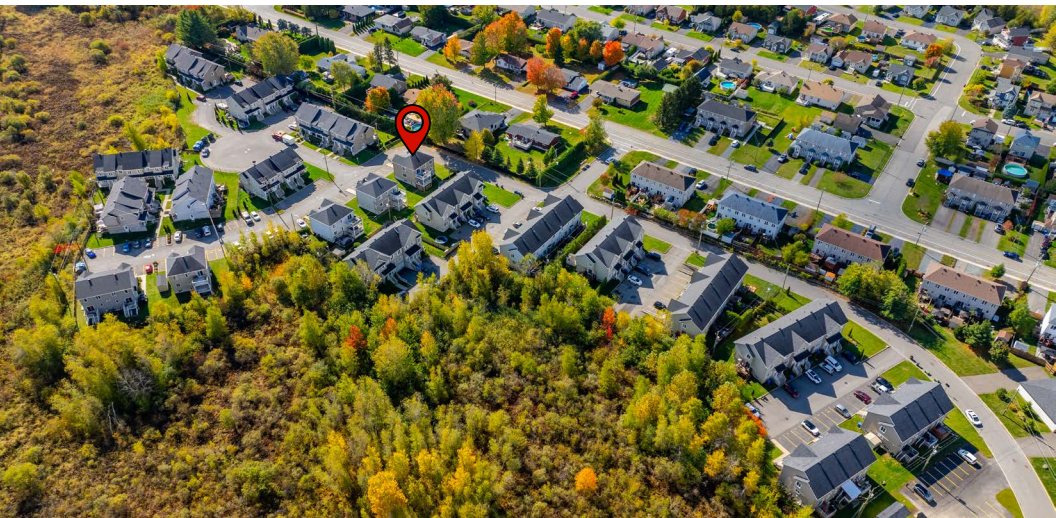
Address	22 rue LEMIEUX #1 TO #3, GRANBY, QC, J2H 0Z1		
Legal Description Cadastre du Québec	Private portion: Lot # 4 790 092		
Co-ownership Share	1.46 %		
Lot Area	± 4 042 sq.ft (<i>private portion</i>)		
Construction Year	2019		
Parking	Exterior :	6 spaces	
Average Unit Size	± 1 040 sq.ft		
Units Details	4 ½	3	<i>one apartment per floor</i>
	TOTAL	3	



PROPERTY 7

24 RUE LEMIEUX

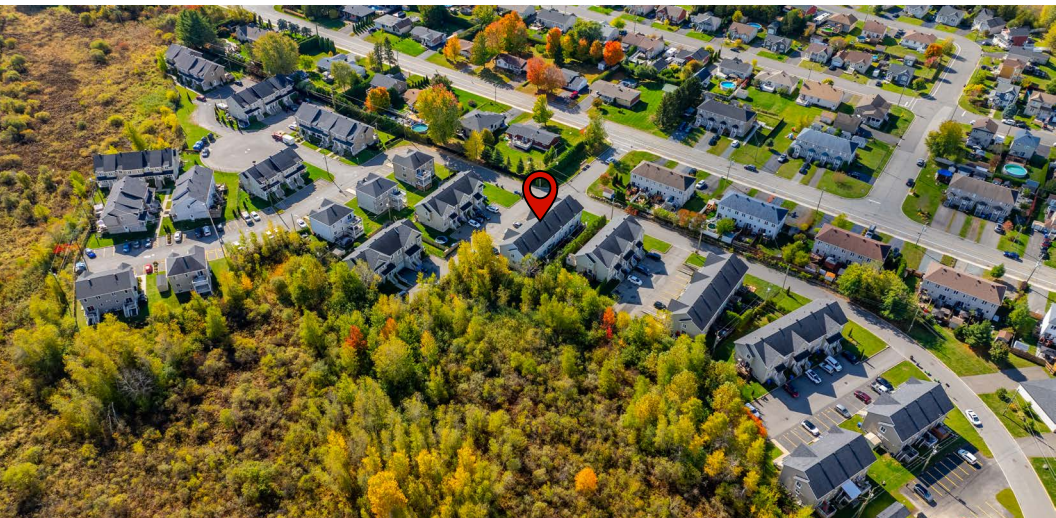
Address	24 rue LEMIEUX #1 TO #3, GRANBY, QC, J2H 0Z1		
Legal Description Cadastre du Québec	Private portion: Lot # 4 708 191		
Co-ownership Share	1.46 %		
Lot Area	± 4 183 sq.ft (<i>private portion</i>)		
Construction Year	2012		
Parking	Exterior :	6 spaces	
Average Unit Size	± 1 040 sq.ft		
Units Details	4 ½	3	<i>one apartment per floor</i>
	TOTAL	3	



PROPERTY 8

30 RUE LEMIEUX

Address	30 rue LEMIEUX #1 TO #5, GRANBY, QC, J2H 0Z1		
Legal Description Cadastre du Québec	Private portion: Lot # 4 708 187		
Co-ownership Share	2.43 %		
Lot Area	± 10 554 sq.ft (private portion)		
Construction Year	2012		
Parking	Exterior :	10 spaces	
Average Unit Size	± 1 295 sq.ft (plus basement)		
Units Details	4 ½	2	on 2 floors + basement, townhouse style
	5 ½	3	on 2 floors + basement, townhouse style
	TOTAL		5



PROPERTY 9

40 RUE LEMIEUX

Address	40 rue LEMIEUX #1 TO #3, GRANBY, QC, J2H 0Z1		
Legal Description Cadastre du Québec	Private portion: Lot # 5 782 902		
Co-ownership Share	1.70 %		
Lot Area	± 3 176 sq.ft (private portion)		
Construction Year	2016		
Parking	Exterior :	6 spaces	
Average Unit Size	± 1 275 sq.ft (plus basement)		
Units Details	4 ½	2	on 2 floors + basement, townhouse style
	5 ½	1	on 2 floors + basement, townhouse style
	TOTAL		3



PICTURES

LEMIEUX PORTFOLIO



DISCLOSURE

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This is not an offer or promise to sell that could bind the Seller to the buyer, but an invitation to submit promises to purchase.

This sale is made without any legal warranty of quality, on an “as is, where is” basis, at the buyer’s own risks.

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable, but has not been verified. No warranty or representation, express or implied, is made as to the condition of the immovable referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the Seller. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

EXCLUSIVE BROKERS

IMMEUBLES GLORIA's and YESARRAZIN's (collectively the “Agency”) services have been retained in exclusivity by the Seller towards the sale of the Property. Since the Agency is bound by a brokerage contract with the Seller, it does not represent or defend the buyer’s interests. The prospective buyer acknowledges having been informed that the Agency represents solely the interests of the Seller, but must treat the prospective buyer fairly, i.e. they shall provide objective information relevant to the transaction, notably regarding the rights and obligations of all parties to the transaction. The prospective buyer also acknowledges having been informed of his right to be represented by another real estate broker through a brokerage contract to purchase. The seller’s Agency shall not claim any remuneration or fees from the buyer. The remuneration of the Seller’s Agency shall be established in accordance with the brokerage contract signed by the Seller.

CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



IMMEUBLES
GLORIA

IMMEUBLES GLORIA
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