

16 Lemieux

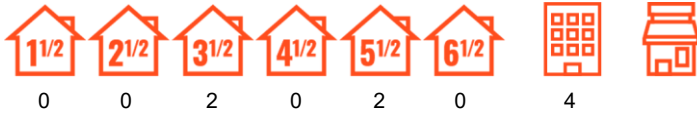
1,075,000 \$

Granby

4 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	57,840 \$
TOTAL EXPENSES	16,160 \$
NET REVENUE	39,944 \$
GRM	18.59
NRM	26.91
MUNICIPAL EVALUATION	847,000 \$

COST PER UNIT

268,750 \$

CAPITALIZATION RATE

3.71 %

RETURN ON CASH FLOW

1.07 %

RETURN ON INVESTMENT

3.23 %

Highlights

- Superb 4-plex built in 2019 in Granby
- Part of a 6-building portfolio currently for sale
- 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
- Washer, dryer and dishwasher hookups in all the apartments

- Excellent investment opportunity not to be missed!



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Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	2
2 bdrm	4 ½	0
3 bdrm	5 ½	2
4 bdrm +	6 ½+	0
Total Units	4	



Commercial

Commercial	
Total Units	



Parking

Parking	6
Garage	0
Storage	0
Total Spaces	6

General Information

Zoning	Residential
Cadastral	4790095
Building Type	Detached
Floor Nb.	2 1/2
Year Built	2019
Lot Area	649 m2
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	2019
Windows	2019
Balconies	
Exterior Walls	2019
Electricity	2019
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
Elevator	None
Garage	6 exterior parking spaces
Bathrooms	
Kitchens	
Certificate of Location	2024
Environmental Report	2024

Notes

- 16 rue Lemieux [2019, 4 units, lot: 4790095, share: 1.94%]
- Possibility to acquire together with one or many of the the neighboring buildings (7, 11, 16, 17, 24, 30 Lemieux)

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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	50%	995 \$	23,880 \$	41%
2 bdrm	4 ½	0	0%	0 \$	0 \$	0%
3 bdrm	5 ½	2	50%	1,415 \$	33,960 \$	59%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	4.50	4		1,205 \$	57,840 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	4	57,840 \$	100%	14,460 \$	July 2026
Revenue - Commercial		0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	6	0 \$	0%	0 \$	
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
GROSS POTENTIAL REVENUE		57,840 \$	100%		
Vacancies - Residential		1,735 \$	3.0%	434 \$	Normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		56,105 \$			
EXPENSES					
Taxes - Municipal		6,816 \$	12.2%	1,704 \$	2026 invoice
Taxes - School		525 \$	0.9%	131 \$	2025-2026 invoice
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		2,544 \$	4.5%	636 \$	
Snow Removal		980 \$	1.8%	245 \$	
Lawn Care		518 \$	0.9%	130 \$	
Elevator		0 \$	0.0%	0 \$	
Rental - Hot Water Tanks		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Condo Fees		493 \$	0.9%	123 \$	
Repairs & Maintenance		1,040 \$	1.9%	260 \$	Normalized (excluding contracts)
Reserve - Appliances		0 \$	0.0%	0 \$	None
Superintendent - Janitor		860 \$	1.5%	215 \$	Normalized
Administration		2,384 \$	4.3%	596 \$	Normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		16,160 \$	28.8%	4,040 \$	
NET REVENUE		39,944 \$	71.2%		

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#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	SS	16	01	3.5	995 \$	1,000 \$	5 \$	
2	SS	16	02	3.5	995 \$	1,000 \$	5 \$	
3	1-2	16	03	5.5	1,410 \$	1,500 \$	90 \$	2 bathrooms
4	1-2	16	04	5.5	1,420 \$	1,500 \$	80 \$	2 bathrooms
5	P	16	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 \$	
RESIDENTIAL	4 Units	4,820 \$	57,840 \$	5,000 \$	60,000 \$	180 \$	2,160 \$	4.50
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	
GRAND TOTAL		4,820 \$	57,840 \$	5,000 \$	60,000 \$	180 \$	2,160 \$	

Residential - Rent Roll Statistics

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4 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 \$	0 \$	0 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	2	995 \$	995 \$	995 \$	1,990 \$	23,880 \$	1,000 \$	2,000 \$	24,000 \$	5 \$	10 \$	120 \$		
2 bdrm	4 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
3 bdrm	5 ½	2	1,415 \$	1,410 \$	1,420 \$	2,830 \$	33,960 \$	1,500 \$	3,000 \$	36,000 \$	85 \$	170 \$	2,040 \$		
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	4.50	4	1,205 \$			4,820 \$	57,840 \$	1,250 \$	5,000 \$	60,000 \$	45 \$	180 \$	2,160 \$		

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 \$	0 \$	0 \$
Parking		1	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Storage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Laundry	W:	D:				0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL						0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$		

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
16	4	1,205 \$	4,820 \$	57,840 \$
Total	4	1,205 \$	4,820 \$	57,840 \$

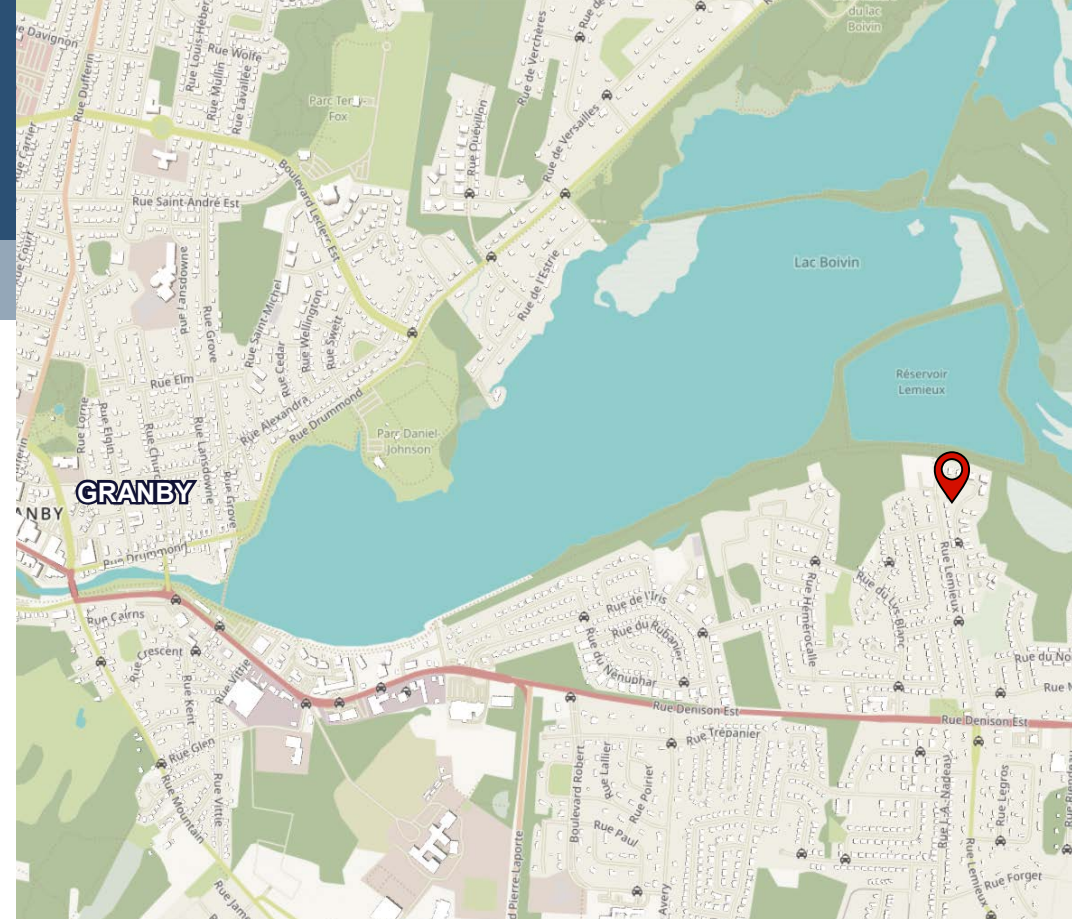
STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1-2	2	1,415 \$	2,830 \$	33,960 \$
SS	2	995 \$	1,990 \$	23,880 \$
TOTAL	4	1,205 \$	4,820 \$	57,840 \$

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

INFORMATION

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 2019

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



Lemieux 16 - 01



Lemieux 16 - 02



Lemieux 16 - 03



Lemieux 16 - 04



Lemieux 16 - 05



Lemieux 16 - 06



Lemieux 16 - 07



Lemieux 16 - 08



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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