

**24 Lemieux**

**725,000 \$**

**Granby**

**3 units**



Residential



**Financial Overview**

GROSS POTENTIAL REVENUE	33,840 \$
TOTAL EXPENSES	12,074 \$
NET REVENUE	20,751 \$
GRM	21.42
NRM	34.94
MUNICIPAL EVALUATION	578,000 \$

COST PER UNIT

**241,667 \$**

CAPITALIZATION RATE

**2.86 %**

RETURN ON CASH FLOW

**0.54 %**

RETURN ON INVESTMENT

**1.67 %**

**Highlights**

- Superb 3-plex built in 2012 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	0
2 bdrm	4 ½	3
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
<b>Total Units</b>	<b>3</b>	



## Commercial

Commercial		
<b>Total Units</b>		



## Parking

Parking	6
Garage	0
Storage	0
<b>Total Spaces</b>	<b>6</b>

## General Information

Zoning	Residential
Cadastral	4708191
Building Type	Detached
Floor Nb.	2 1/2
Year Built	2012
Lot Area	389 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	3 rented tanks

## Building Overview

Roof	2012
Windows	2012
Balconies	All the apartments have large terraces
Exterior Walls	2012
Electricity	2012
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   3 hot water heaters replaced recently
Elevator	None
Garage	6 exterior parking spaces
Bathrooms	
Kitchens	
Certificate of Location	2024
Environmental Report	Phase 1 (2008)   Phase 2 (2009)

## Notes

- 24 rue Lemieux [2012, 3 units, lot: 4708191, share: 1.46%]
- Possibility to acquire together with one or many of the the neighboring buildings (7, 11, 16, 17, 24, 30 Lemieux)

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

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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	0	0%	0 \$	0 \$	0%
2 bdrm	4 ½	3	100%	940 \$	33,840 \$	100%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
<b>Total</b>	<b>4.50</b>	<b>3</b>		<b>940 \$</b>	<b>33,840 \$</b>	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	3	33,840 \$	100%	11,280 \$	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 \$	
<b>GROSS POTENTIAL REVENUE</b>		<b>33,840 \$</b>	<b>100%</b>		
Vacancies - Residential		1,015 \$	3.0%	338 \$	Normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
<b>GROSS EFFECTIVE REVENUE</b>		<b>32,825 \$</b>			
<b>EXPENSES</b>					
Taxes - Municipal		4,792 \$	14.6%	1,597 \$	2026 invoice
Taxes - School		366 \$	1.1%	122 \$	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		1,862 \$	5.7%	621 \$	
Snow Removal		735 \$	2.2%	245 \$	
Lawn Care		518 \$	1.6%	173 \$	
Elevator		0 \$	0.0%	0 \$	
Rental - Hot Water Tanks		612 \$	1.9%	204 \$	Hydro-Solution
Contract - Other		0 \$	0.0%	0 \$	
Condo Fees		369 \$	1.1%	123 \$	
Repairs & Maintenance		780 \$	2.4%	260 \$	Normalized (excluding contracts)
Reserve - Appliances		0 \$	0.0%	0 \$	None
Superintendent - Janitor		645 \$	2.0%	215 \$	Normalized
Administration		1,395 \$	4.3%	465 \$	Normalized
Other Expense		0 \$	0.0%	0 \$	
<b>TOTAL EXPENSES</b>		<b>12,074 \$</b>	<b>36.8%</b>	<b>4,025 \$</b>	
<b>NET REVENUE</b>		<b>20,751 \$</b>	<b>63.2%</b>		

## 24 Lemieux

Granby

3 units

#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	SS	24	01	4.5	825 \$	1,100 \$	275 \$	
2	1	24	02	4.5	1,145 \$	1,200 \$	55 \$	
3	2	24	03	4.5	850 \$	1,300 \$	450 \$	
4	P	24	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	3 Units	2,820 \$	33,840 \$	3,600 \$	43,200 \$	780 \$	9,360 \$	4.50
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	
<b>GRAND TOTAL</b>		<b>2,820 \$</b>	<b>33,840 \$</b>	<b>3,600 \$</b>	<b>43,200 \$</b>	<b>780 \$</b>	<b>9,360 \$</b>	

# Residential - Rent Roll Statistics

## 24 Lemieux

Granby

3 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	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
2 bdrm	4 ½	3	940 \$	825 \$	1,145 \$	2,820 \$	33,840 \$	1,200 \$	3,600 \$	43,200 \$	260 \$	780 \$	9,360 \$		
3 bdrm	5 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
<b>TOTAL</b>	<b>4.50</b>	<b>3</b>	<b>940 \$</b>			<b>2,820 \$</b>	<b>33,840 \$</b>	<b>1,200 \$</b>	<b>3,600 \$</b>	<b>43,200 \$</b>	<b>260 \$</b>	<b>780 \$</b>	<b>9,360 \$</b>		

### 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 \$
<b>TOTAL</b>						<b>0 \$</b>	<b>0 \$</b>	<b>0 \$</b>	<b>0 \$</b>	<b>0 \$</b>	<b>0 \$</b>	<b>0 \$</b>	<b>0 \$</b>		

### STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
24	3	940 \$	2,820 \$	33,840 \$
<b>Total</b>	<b>3</b>	<b>940 \$</b>	<b>2,820 \$</b>	<b>33,840 \$</b>

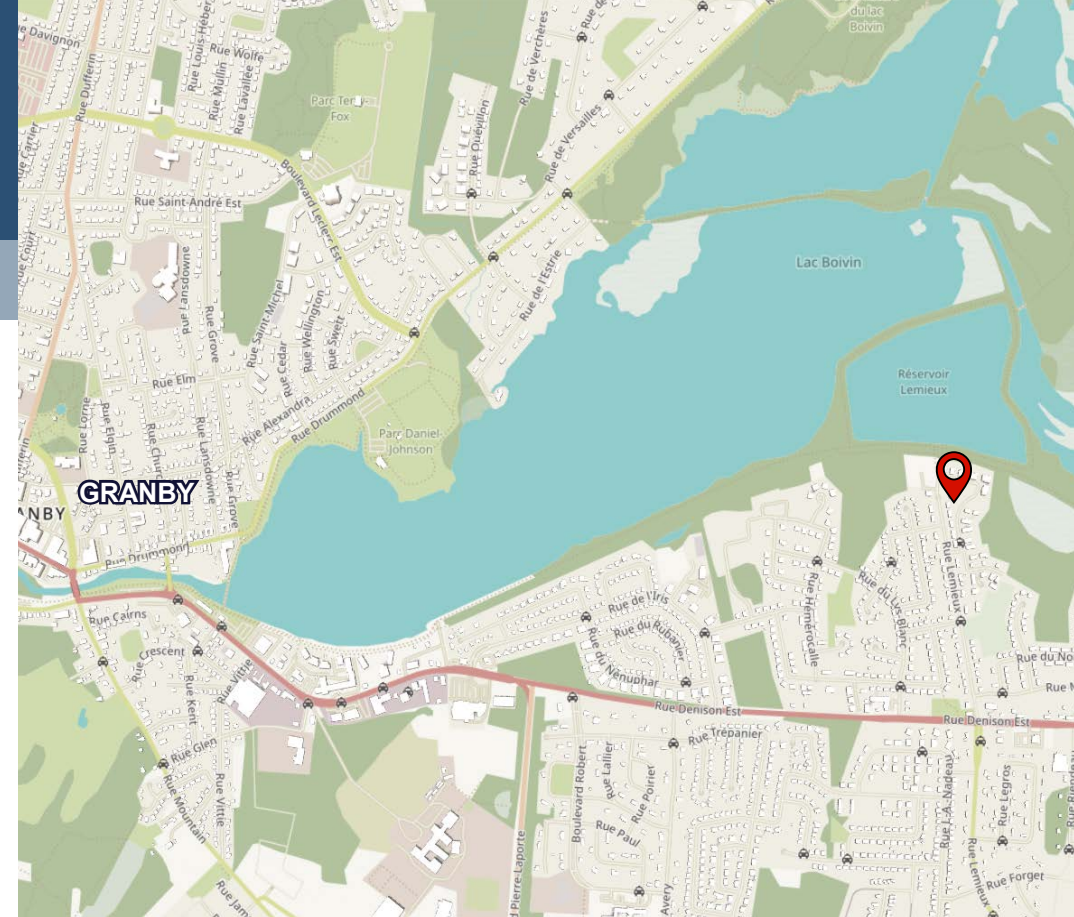
STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	1	1,145 \$	1,145 \$	13,740 \$
2	1	850 \$	850 \$	10,200 \$
SS	1	825 \$	825 \$	9,900 \$
<b>TOTAL</b>	<b>3</b>	<b>940 \$</b>	<b>2,820 \$</b>	<b>33,840 \$</b>

# 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

## 24 RUE LEMIEUX

**Address** 24 rue LEMIEUX #1 TO #3, GRANBY, QC, J2H 0Z1

**Legal Description** Private portion: Lot # 4 708 191  
**Cadastre du Québec**

**Co-ownership Share** 1.46 %

**Lot Area** ± 4 183 sq.ft (*private portion*)

**Construction Year** 2012

**Parking** Exterior : 6 spaces

**Average Unit Size** ± 1 040 sq.ft

**Units Details** 4 ½ 3 *one apartment per floor*

**TOTAL** 3



Lemieux 24 - 01



Lemieux 24 - 02



Lemieux 24 - 03



Lemieux 24 - 04



Lemieux 24 - 05



Lemieux 24 - 06



Lemieux 24 - 07



Lemieux 24 - 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.

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## CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



IMMEUBLES  
**GLORIA**

IMMEUBLES GLORIA  
Real Estate Agency

**Marc-André Knot, CPA**  
Commercial real estate broker AEO  
514.683.6666 x102  
marc.andre@immeublesgloria.com



L'AGENCE IMMOBILIÈRE  
**YESARRAZIN.**

**Gabriel Duault**  
Residential and commercial real estate broker  
514.606.2364  
gduault@gmail.com