



Richard Boivin, Residential and Commercial Real Estate Broker, on behalf of:

**Boivin équipe immobilière**  
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**Centris No.** 16604998 (Active)

[See all pictures](#)



**\$635,000 + GST/QST**

**95-97 Rue St-Sylvestre**  
**Longueuil (Le Vieux-Longueuil)**  
**J4H 2W1**  
**Region** Montérégie  
**Neighbourhood** Vieux Longueuil  
**Near** Saint-Charles Ouest  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1900
<b>Property Use</b>	Residential and commercial	<b>Lot Assessment</b>	\$93,100
<b>Building Type</b>	Detached	<b>Building Assessment</b>	\$272,100
<b>Total Number of Floors</b>	2	<b>Total Assessment</b>	\$365,200 (173.88%)
<b>Building Size</b>	27.2 X 41.4 ft irr	<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Repossess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>	32.1 X 90 ft irr	<b>Certificate of Location</b>	Yes (2024)
<b>Lot Area</b>	2,946.08 sqft	<b>File Number</b>	
<b>Cadastre</b>	2 007 662 CDQ	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential, Commercial	<b>Deed of Sale Signature</b>	15 days PP Accepted

**Monthly Revenues (residential) - 1 unit(s)**

<b>Apt. No.</b>	97	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>	Outdoor parking (2), Water taxes, Snow removal, Lawn, Indoor parking (0)
<b>No. of Rooms</b>	5	<b>Monthly Rent</b>		<b>Excluded in Lease</b>	Heating, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Furnished, Partially furnished
<b>No. of Bedrooms (al2)</b>		<b>Rental Value</b>	\$1,800		
<b>No. Bath/PR</b>	0+1	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>	Int. : 0 Ext. : 2		

**Annual Potential Gross Revenue** \$21,600 (2026-03-17)

**Monthly revenues (commercial, industrial and office) - 1 unit(s)**

<b>Type</b>	Commercial	<b>Monthly Rent</b>	\$2,060	<b>Included in Lease</b>	Outdoor parking (1), Taxes, Water taxes, Snow removal, Lawn, Indoor parking (0)
<b>Unit Number</b>	95	<b>Type of Lease</b>	Net	<b>Excluded in Lease</b>	Heating, Internet, Electricity, Air conditioning, Cable/TV, Hot water
<b>Firm Name</b>		<b>Rental Value</b>			
<b>Area</b>	963.91 sqft	<b>Renewal Option</b>	No		
<b>Lease</b>	2022-05-01 to 2030-04-30	<b>Block Sale</b>			

**Annual Potential Gross Revenue**

\$24,720 (2026-03-17)

**Other monthly revenues - 1 unit(s)**

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
Parking/Garages	1	1	\$100	0	

**Annual Potential Gross Revenue**

\$1,200 (2026-03-17)

**Features**

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>	
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Foundation</b>		<b>Renovations</b>	Kitchen - 2018, Floor - 2018, Roof covering - 2014, Bathroom - 2018
<b>Roofing</b>	Elastomeric membrane	<b>Pool</b>	
<b>Siding</b>	Brick	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Dividing Floor</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Attached
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Floor Covering</b>		<b>Distinctive Features</b>	
<b>Basement</b>		<b>Water (access)</b>	
<b>Bathroom</b>		<b>View</b>	
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	
<b>Property/Unit Amenity</b>	Central air conditioning	<b>Occupancy</b>	
<b>Building Amenity</b>			
<b>Mobility impaired accessible</b>			

**Inclusions**

**Exclusions**

**Remarks**

Excellent opportunity in the heart of Vieux-Longueuil village! This carefully maintained building benefits from a stable commercial tenant on the first floor, guaranteeing a reliable source of income. The 2nd floor, currently available, offers exceptional potential: modern offices or the possibility of converting it into a spacious 4 ½ room apartment. A secure and versatile investment, ideal for maximizing your return! Private parking included for added convenience.

**Addendum**

Located in the sought-after Vieux-Longueuil neighborhood, this building combines a strategic location with remarkable potential. Close to all amenities--including shops, restaurants, schools, parks, and public transportation-- it offers an ideal living and working environment for both residents and visitors.

The ground floor is occupied by a stable and reliable commercial tenant, ensuring steady income. This well-maintained space reflects the care taken in managing and maintaining the property.

The second floor, currently vacant, represents an exceptional opportunity. Its versatile layout allows it to meet a variety of needs: it can be converted into a professional office, offering an elegant and functional setting for business, or transformed into a superb 4½-bedroom residence, perfect for future occupants seeking a unique living space.

With its timeless charm, prime location, and flexible development potential, this building is a rare find on the market. Whether for an investor seeking a high-value-added property or a visionary entrepreneur, this property will meet the highest

expectations.

Don't miss this unique opportunity in one of Longueuil's most sought-after neighborhoods!

**ADDITIONAL INFORMATION:**

**DETAILS OF THE GROUND-FLOOR COMMERCIAL LEASE**

May 1, 2025 -- April 30, 2026: \$2,060 per month, or \$25.10 per square foot

May 1, 2026 -- April 30, 2027 \$2,120 per month, or \$25.83 per square foot

May 1, 2027 -- April 30, 2028 \$2,180 per month, or \$26.56 per square foot

May 1, 2028 -- April 30, 2029: \$2,245 per month, or \$27.35 per square foot

May 1, 2029 -- April 30, 2030: \$2,305 per month, or \$28.08 per square foot

In addition to this base rent, the non-residential property tax surcharge must be recovered, representing an additional rent of \$2,352.72 for the year 2026, or \$196.06 per month, or \$2.39 per square foot (gross area of 985 square feet).

Metered utilities are the tenant's responsibility.

**TAX SPECIFICATIONS**

The property is currently zoned 100% commercial, which explains the high annual municipal tax bill of \$9,705.44.

Important Note: If the upstairs unit is converted into residential housing, municipal taxes will be reduced in accordance with current regulations, which should result in savings of approximately \$2,921 per year (based on 2026 billing).

**Sale with legal warranty of quality**

**Seller's Declaration**

Yes SD-43441

**Source**

RE/MAX PERFORMANCE INC., Real Estate Agency

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.

# Financial Summary

95-97 Rue St-Sylvestre Longueuil (Le Vieux-Longueuil) J4H 2W1

<b>Potential Gross Revenue (2026-03-17)</b>		<b>Residential</b>	
Residential	\$21,600	<b>Type</b>	<b>Number</b>
Commercial	\$24,240	5 ½	1
Parking/Garages	\$1,200	<b>Total</b>	<b>1</b>
Other		<b>Commercial</b>	
<b>Total</b>	<b>\$47,040</b>	<b>Type</b>	<b>Number</b>
<b>Vacancy Rate and Bad Debt</b>		Commercial	1
Residential		<b>Total</b>	<b>1</b>
Commercial		<b>Others</b>	
Parking/Garages		<b>Type</b>	<b>Number</b>
Other		Parking/Garages	1
<b>Total</b>			
<b>Effective Gross Revenue</b>	<b>\$47,040</b>	Gross Income Multiplier	13.50 <sup>3</sup>
<b>Operating Expenses</b>		Price per door	\$635 000 <sup>1</sup>
Municipal Tax (2026)	\$9,705	Price per room	\$127 000 <sup>1</sup>
School Tax (2025)	\$265	Coefficient comparison of number of rooms	5.00 <sup>1</sup>
Infrastructure Tax		Total number of rooms	5 <sup>1</sup>
Business Tax			
Water Tax			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
<b>Total</b>	<b>\$9,970</b>		
<b>Net Operating Revenue</b>	<b>\$37,070</b>		



Frontage



Commerce



Commerce



Commerce



Commerce



Commerce



Commerce



Commerce



Office



Office



Office



Office



Office



Bathroom



Common room



Common room



Common room



Common room



Common room



Back facade



Parking