

**1233-1237 CARTIER
VILLE-MARIE E**

3 UNITS

PMML

FOR SALE



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BUILDING TYPE

Attached

BUILDING CATEGORY

3 Units

**PROPERTY
DESCRIPTION**

Row building consisting of 3 residential units, all 3½ apartments. The units are of good quality, with one having been renovated, while the others offer interesting optimization potential. Located in the heart of Ville-Marie, the property benefits from a highly sought-after strategic location, just steps from Papineau metro station and close to major thoroughfares such as Papineau Avenue, René-Lévesque Boulevard, and the Jacques-Cartier Bridge. All energy costs are paid by the tenants, contributing to strong net income and offering optimization potential over time.

HIGHLIGHTS

Strategic location near Papineau metro station, numerous shops (grocery stores, restaurants), and major roadways, offering excellent long-term optimization potential.

ASKING PRICE :
\$980,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Fiberglass balcony redone in 2018;
One of the apartments was fully renovated in 2024;
Water tanks were all changed in 2024.

ADDITIONAL INFORMATION

Possibility to acquire the neighboring fiveplex (1239–1247 Cartier Street),
bringing the total to 8 units.

The sale is made without legal warranty of quality, at the buyer's own risk

Responsibility for appliances

Tenants, except #1235 and #1237

Number of units

3

Number of Parking Spaces

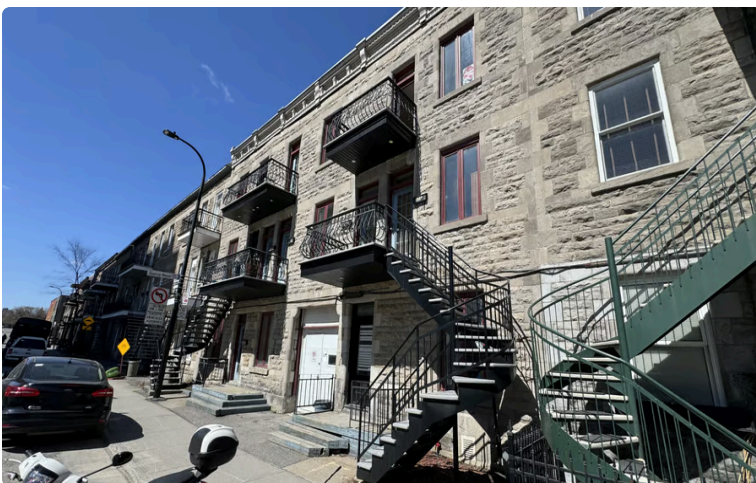
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Hot Water System

Independent tanks

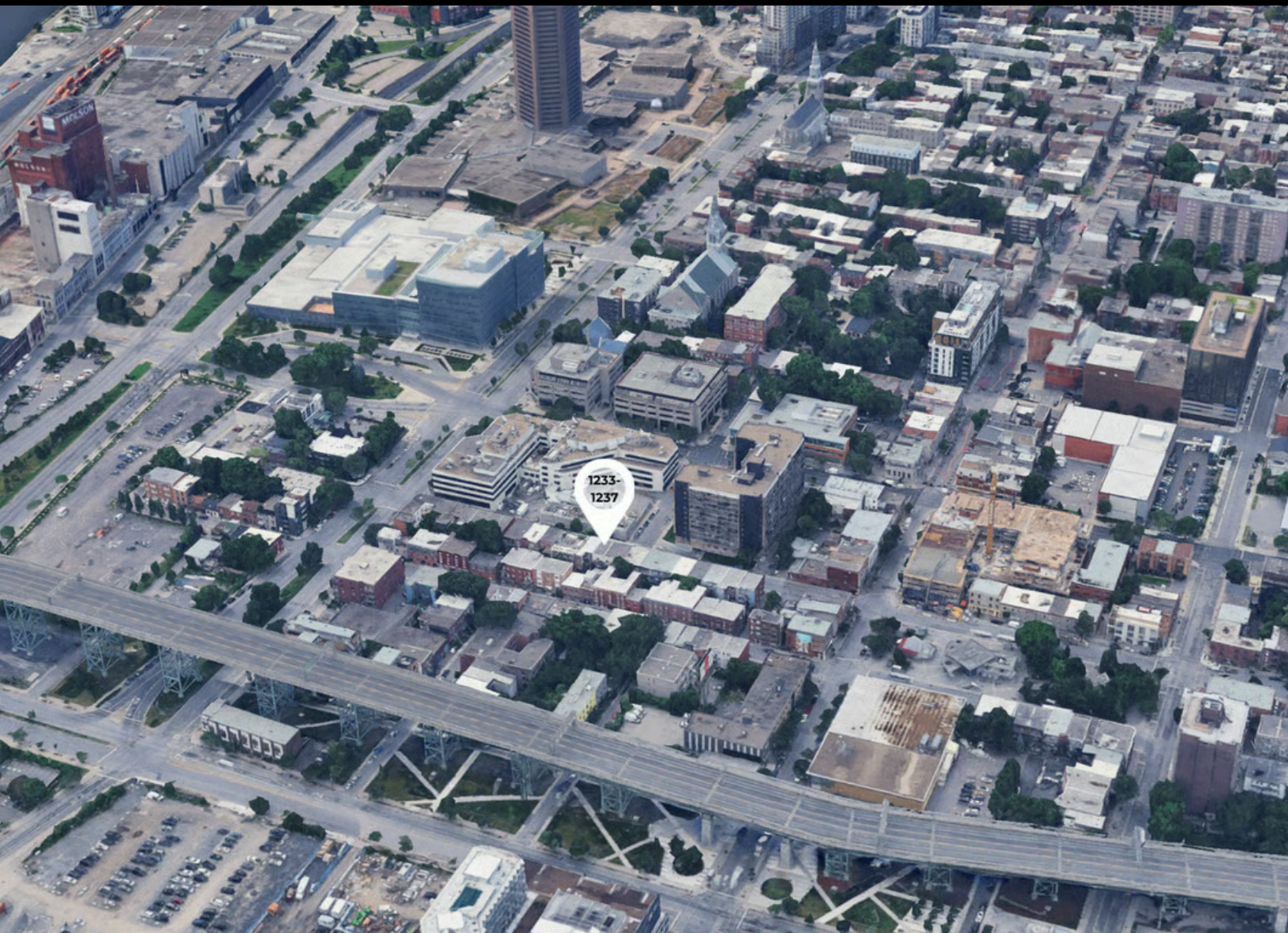
Heating System

Electric ceiling heating





1233-1237 Cartier, Ville-Marie E



BUILDING DESCRIPTION

General Information

Cadastral number 1 979 795

Total Municipal Assessment

Total Municipal Assessment 896 400 \$

Municipal Land Assessment 223 000 \$

Municipal Building Assessment 673 400 \$

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1909 – Triplex created in 2021

Features

Plumbing Copper and ABS

Condition of Roof Asphalt and gravel.

Condition of Doors Apartment #1 doors replaced in 2024; the others are original.

Condition of Balconies Fiberglass

Condition of Windows Good condition

Condition of Kitchens 1 apartment renovated in 2024, the other two in good condition.

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Avergae

Floor Covering Hardwood and ceramic flooring

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 10.5

Number of Units 3 x 3.5

Washer/Dryer Inlet Yes, in every unit.

Appliance Responsibility Tenants, except #1235 and #1237

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Exterior

Number of Parking Spaces 0

Area

Land Surface Area 1 200 sq.ft.



FEATURES

Fenced

Yes, backyard.

Condition of Roof

Asphalt and gravel.

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

No

Internet and Telecom

Yes

Condition of Doors

Apartment #1 doors replaced in 2024; the others are original.

Intercom and Doorbell

Bell

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Hardwood and ceramic flooring

Plumbing

Copper and ABS

Condition of Balconies

Fiberglass

Heating System

Electric ceiling heating

Condition of Kitchens

1 apartment renovated in 2024, the other two in good condition.

Condition of Bathrooms

Avergae

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$45,396	100 %	\$1,261
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$45,396		\$1,261
Vac. / Bad debt			
EGR	\$45,396		\$1,261

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,527	12.2 %	\$1,842
School Taxes	Current	\$683	1.5 %	\$228
Insurance	Current	\$3,407	7.5 %	\$1,136
Electricity				
Heating				
Snow Removal				
Lawn				
Hot Water Tank Rental	Current	\$193	0.4 %	\$64
Total Expenses		\$9,810	21.6 %	\$3,270
Net Revenue		\$35,586		\$11,862

