

1839 - 1849 THEODORE HOCHELAGA-MAISONNEUVE

6 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Large building offering 6 units spread over 3 floors, consisting of 6 x 4½, 5 of which have been carefully renovated with quality materials, including one unit currently vacant. The building has been carefully maintained over the years and has benefited from numerous renovations and significant improvements. Strategic location ensuring high rental demand, close to the Botanical Garden, Olympic Stadium, and Pie-IX and Viau metro stations. Simple and efficient management, with energy costs covered by tenants. Possibility of developing the backyard to create 3 to 4 parking spaces, thereby optimizing income and asset value.

HIGHLIGHTS

- ✓ Building dimensions: 30 x 63 irregular.
- ✓ Close to all services, schools, parks, and public transportation.

ASKING PRICE :
\$1,824,900

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

1 fully renovated unit, including plumbing and electrical systems.

4 renovated units: kitchens, bathrooms, flooring, light fixtures, etc.

Front foundation redone in poured concrete.

Front and rear balconies replaced with fiberglass and aluminum.

ADDITIONAL INFORMATION

4 x 4½ (Bedroom + Office) + 2 x 4½ (Double Room).

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

Responsibility for appliances

Owner - Stove, refrigerator, washer and dryer |
#1839, #1845, and #1847

Number of units

6



Number of Parking Spaces

N/A

Hot Water System

Independent tanks

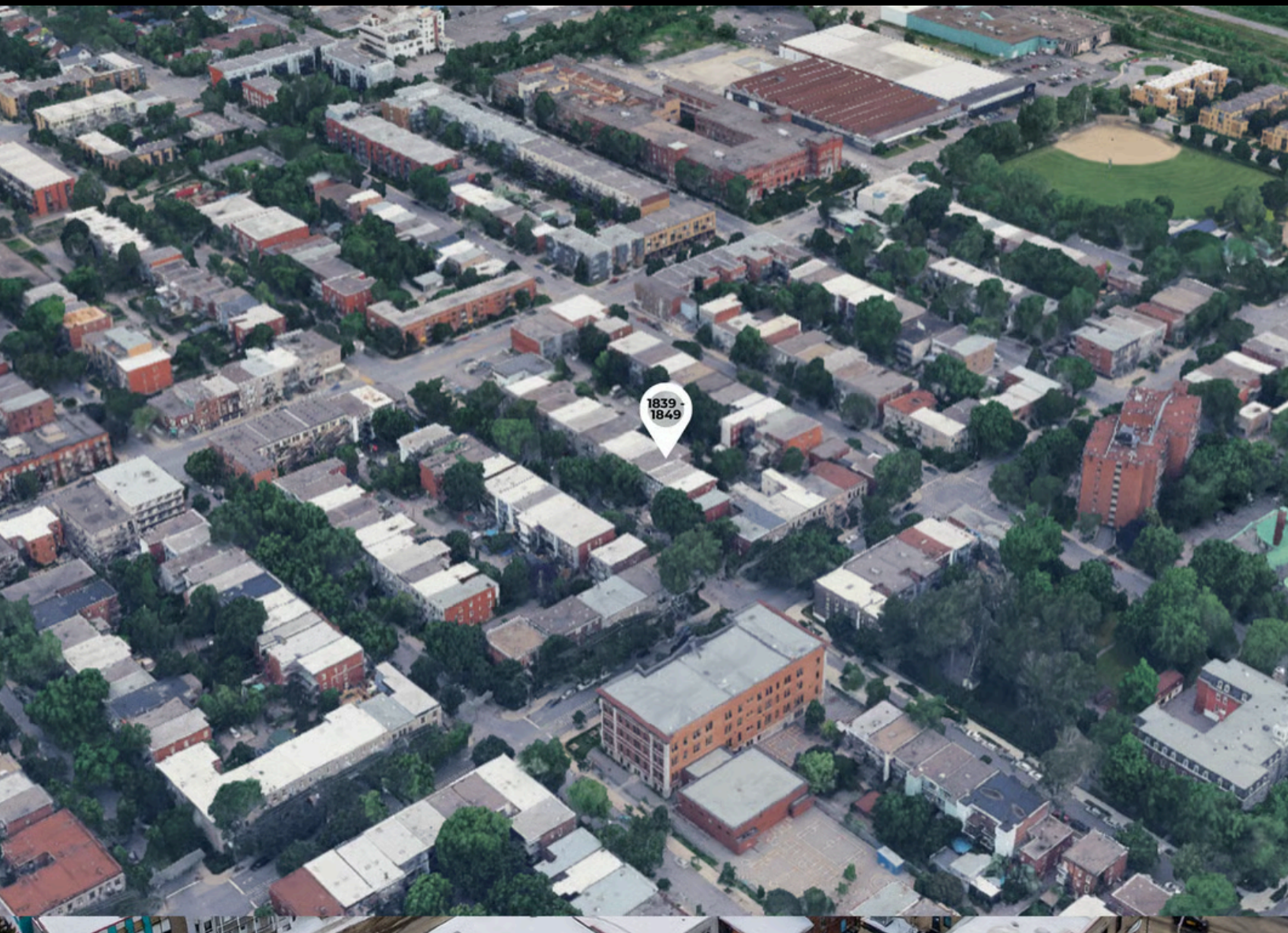


Heating System

Electrical baseboards



1839 - 1849 Theodore, Hochelaga-Maisonneuve



BUILDING DESCRIPTION

General Information

Cadastral number 1 881 177

Total Municipal Assessment

Total Municipal Assessment \$ 1 450 000

Municipal Land Assessment \$ 372 500

Municipal Building Assessment \$ 1 077 500

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1921

Features

Plumbing Copper, ABS and PEX / Some sections of steel piping remain (1843)

Condition of Roof Good condition | Gravel

Condition of Doors Good condition | Aluminum

Condition of Balconies Fiberglass | Excellent condition - Front wooden floor | Good condition

Condition of Windows Good condition | Aluminum

Condition of Kitchens Renovated in 2012 | Renovated in 2025

Electrical Panels Circuit breakers | 100 AMP

Exterior Siding Brick and Stone

Condition of Bathrooms Recently renovated

Floor Covering Floating, wood, and ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms To be verified

Number of Units 6 x 4.5

Washer/Dryer Inlet Yes, in every unit

Appliance Responsibility Owner - Stove, refrigerator, washer and dryer | #1839, #1845, and #1847

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking N/A

Number of Parking Spaces N/A

Area

Land Surface Area 2 970 sq.ft.



FEATURES

Fenced

Yes, backyard

Condition of Roof

Good condition | Gravel

Concierge Agreement

Non

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers | 100 AMP

Environmental Report

Non

Internet and Telecom

Yes

Condition of Doors

Good condition | Aluminum

Intercom and Doorbell

Yes, doorbell

Condition of Windows

Good condition | Aluminum

Exterior Siding

Brick and Stone

Floor Covering

Floating, wood, and ceramic

Plumbing

Copper, ABS and PEX / Some sections of steel piping remain (1843)

Condition of Balconies

Fiberglass | Excellent condition - Front wooden floor | Good condition

Heating System

Electrical baseboards

Condition of Kitchens

Renovated in 2012 | Renovated in 2025

Condition of Bathrooms

Recently renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$112,980	100 %	\$1,569
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$112,980		\$1,569
Vac. / Bad debt	\$3,389	3 %	\$47
EGR	\$109,591		\$1,522

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,932	4.5 %	\$822
Municipal Taxes	Current	\$7,904	7.2 %	\$1,317
School Taxes	Current	\$847	0.8 %	\$141
Insurance	Current	\$4,785	4.4 %	\$798
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.4 %	\$250
Maintenance	Normalised	\$4,200	3.8 %	\$700
Appliances	Estimated	\$720	0.7 %	\$120
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,096	1 %	\$183
Total Expenses		\$25,983	23.7 %	\$4,331
Net Revenue		\$83,607		\$13,935

FINANCING

	schl	conv
Maximum loan amount	\$1,545,567	\$1,215,557
Financing CAP	4.60 %	5.16 %
Debt coverage ratio	1.1	1.15
Interest Rate	3.9 %	4.4 %
Amortization	40 Years	30 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$83,607	\$83,607
Annual Mortgage Cost	\$80,877	\$72,702
Net cash after mortgage	\$2,730	\$10,905

RETURN ON INVESTMENT

Down Payment	\$279,333	\$609,343
Cash on cash return	1.0 %	1.8 %
Return on liquidity + capitalization	7.3 %	5.1 %
IRR with capital gain of 2 %	20.33 %	11.08 %

CPU
304 200 \$

GIM
16,2

NIM
21,8

CAP
4,6 %





