

2123 - 2129 HOGAN VILLE-MARIE E

3 UNITS

PMML

FOR SALE



Atdhe Veliu

Team Azamat Kar
Real Estate Broker

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PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

3 Units

PROPERTY DESCRIPTION

Triplex in the heart of Ville-Marie offering three spacious 5½ units, a large backyard and one parking space. Refreshed units with excellent rental income. Ideally located just 400 m from Frontenac metro, near parks and educational institutions. A great opportunity for investors or owner-occupiers in a sought-after area.

HIGHLIGHTS

- ✓ Walk Score : 94 | Bike Score : 96
- ✓ Alley accessible by car.
- ✓ The building has a spacious crawlspace for storage.

ASKING PRICE :
\$1,450,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Refreshed units, the ground-floor unit includes two full washrooms, a garden, and is rented furnished.

Roof changed in 2015.

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants / owner

Number of units

3



Number of Parking Spaces

1

Hot Water System

Independent tanks

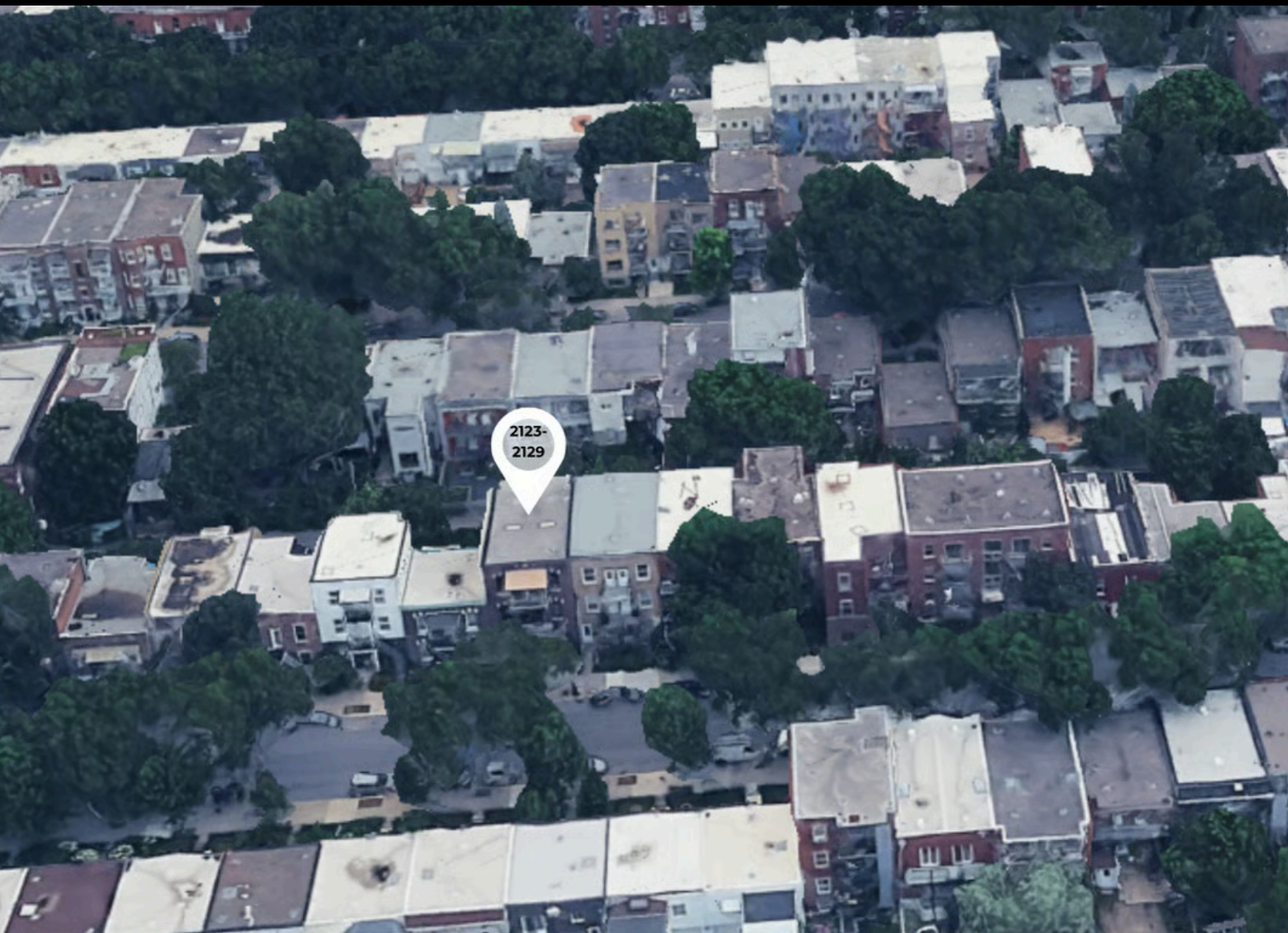


Heating System

Electric baseboards



2123 - 2129 Hogan, Ville-Marie E



BUILDING DESCRIPTION

General Information

Cadastral number 3 360 836

Total Municipal Assessment

Total Municipal Assessment 1 194 700 \$

Municipal Land Assessment 360 100 \$

Municipal Building Assessment 834 600 \$

Construction

Number of Storeys 3

Type of Building In a row

Type of Construction Brick & wood

Year of Construction 1924

Features

Plumbing Copper / ABS / Pex / Cast iron

Condition of Roof Tar and gravel

Condition of Doors Aluminum / PVC.

Condition of Balconies To be verified

Condition of Windows Aluminum / PVC.

Condition of Kitchens Good

Electrical Panels Breakers

Exterior Siding Brick

Condition of Bathrooms Good

Floor Covering Hardwood / ceramic / tiles

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 15

Number of Units 3 x 5 ½

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants / owner

Heating Responsibility Tenants

Hot Water Responsibility Tenants

The sale is made without legal warranty of quality, at the buyer's risk. An inspection report from December 2024 is available upon request.

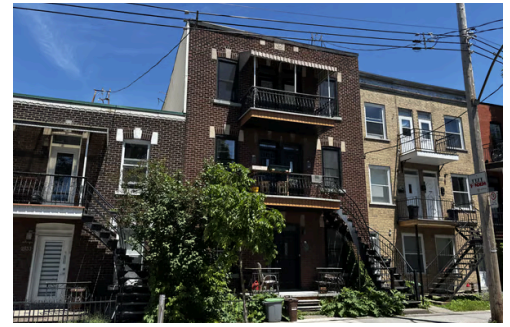
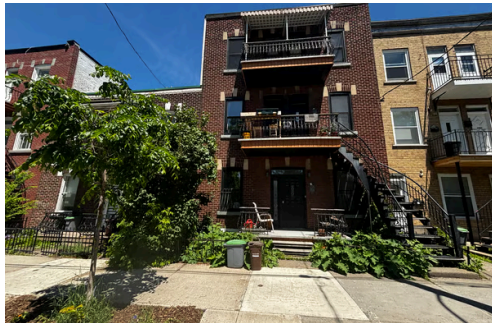
Parking

Type of Parking Exterior

Number of Parking Spaces 1

Area

Land Surface Area 2 040 Sq.ft



FEATURES

Fenced

N/A

Condition of Roof

Tar and gravel

Concierge Agreement

None

Hot Water System

Independent tanks

Electrical Panels

Breakers

Environmental Report

None

Internet and Telecom

Yes

Condition of Doors

Aluminum / PVC.

Intercom and Doorbell

Bell

Condition of Windows

Aluminum / PVC.

Exterior Siding

Brick

Floor Covering

Hardwood / ceramic / tiles

Plumbing

Copper / ABS / Pex / Cast iron

Condition of Balconies

To be verified

Heating System

Electric baseboards

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$76,200	100 %	\$2,117
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$76,200		\$2,117
Vac. / Bad debt			
EGR	\$76,200		\$2,117

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$6,833	9 %	\$2,278
School Taxes	Current	\$846	1.1 %	\$282
Insurance	Current	\$4,540	6 %	\$1,513
Electricity	Estimated	\$624	0.8 %	\$208
Heating				
Snow Removal				
Lawn				
Hot Water Tank Rental	Current	\$618	0.8 %	\$206
Total Expenses		\$13,461	17.7 %	\$4,487
Net Revenue		\$62,739		\$20,913

SOCIO-DEMOGRAPHIC DATA

📍 Montréal

Total population :

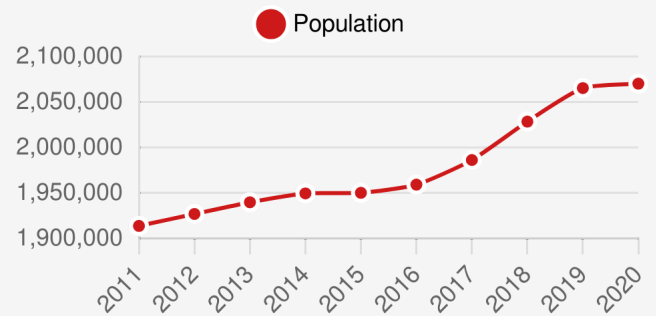
2,069,849 inhabitants

Average age of the population :

Region : **40.5 Years**

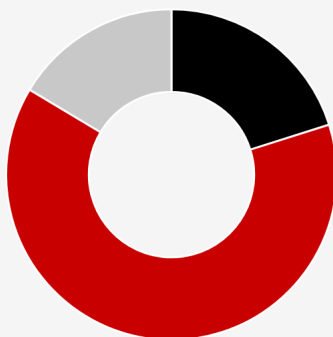
Province : **42.6 Years**

Population growth

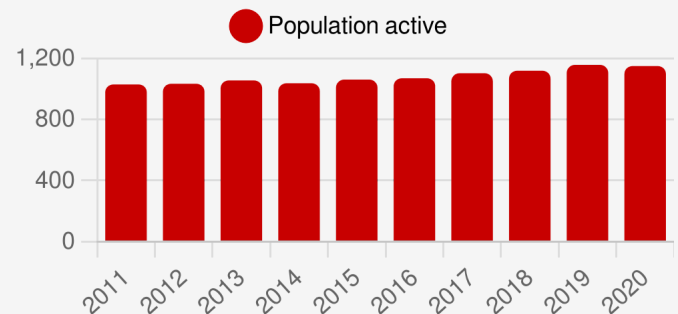


Age group proportion

● 0-19 Years ● 20-64 Years
● 65 Years and over



Active population



Economic indicators

Indicator	Region	Province
Employment rate	60.9 %	60.6 %
Unemployment rate	8.1 %	5.9 %
Disposable income per capita	31,290 \$ / Year	30,721 \$ / Year

