

2363 - 2369 LA FONTAINE VILLE-MARIE O

8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Excellent investment opportunity for this stabilized 8-unit residential property, consisting of 5 x 6 ½ units and 3 x 7 ½ units, which underwent a complete renovation in 2016. The units stand out for their generous living spaces, quality finishes, and abundant natural light, offering a highly desirable, high-quality rental product. Energy costs are covered by the owner, ensuring consistent management throughout the property. Its location is a major asset: situated near the Frontenac and Papineau metro stations, the Jacques Cartier Bridge, several hospitals, and educational institutions, the property provides quick access to downtown Montreal and the South Shore while benefiting from a wide range of nearby services. A high-quality, renovated, stabilized, and strategically located real estate asset offering particularly attractive features for an investor.

HIGHLIGHTS

- ✓ Two metro stations within walking distance;
- ✓ Several educational institutions nearby, including Pierre-Dupuy High School, Champlain Elementary School, and early childhood centres;
- ✓ Notre-Dame Hospital and the Institut de physiothérapie du Québec are located just minutes from the property;
- ✓ Several parks, including La Fontaine Park, are located near the property.

ASKING PRICE :
\$4,450,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Apartments #1 and #2 were fully renovated in 2025. All other units, with the exception of #7, had an additional room added between 2019 and 2025;

The building was fully expanded in 2016;

Units #3 to #8 are equipped with a central air conditioning system, installed in 2016;

All 8 units are equipped with an air regulator, installed in 2016.

ADDITIONAL INFORMATION

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

The appliances are provided by the owner, including the washer, dryer, stove, refrigerator, and dishwasher;

Energy expenses are covered by the owner.

Responsibility for appliances

Owner

Number of units

8

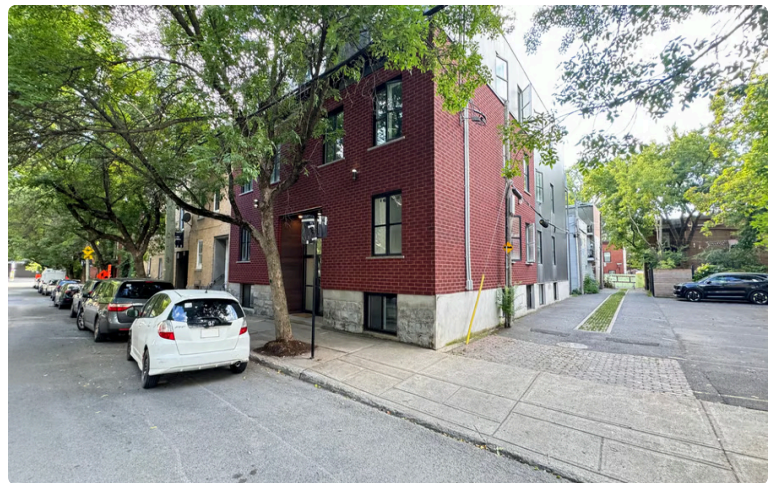


Number of Parking Spaces

1 spaces

Hot Water System

Independent tanks



Heating System

Electric baseboards



2363 - 2369 La Fontaine, Ville-Marie O



BUILDING DESCRIPTION

General Information

Cadastral number 1424135

Total Municipal Assessment

Total Municipal Assessment 2 451 800 \$

Municipal Land Assessment 468 500 \$

Municipal Building Assessment 1 983 300 \$

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1885

Features

Plumbing ABS | 2016

Condition of Roof Good condition | 2016

Condition of Doors Good condition | 2016

Condition of Balconies Painted metal

Condition of Windows Good condition | 2016

Condition of Kitchens Good condition

Electrical Panels Breakers | 2016

Exterior Siding Brick and Aluminum

Condition of Bathrooms Good condition

Floor Covering Vinyl

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Rooms 55

Number of Units 5 x 6.5 + 3 x 7.5

Washer/Dryer Inlet Yes, in every unit.

Appliance Responsibility Owner

Heating Responsibility Owner

Hot Water Responsibility Owner

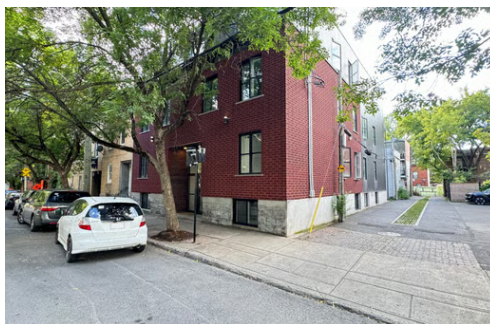
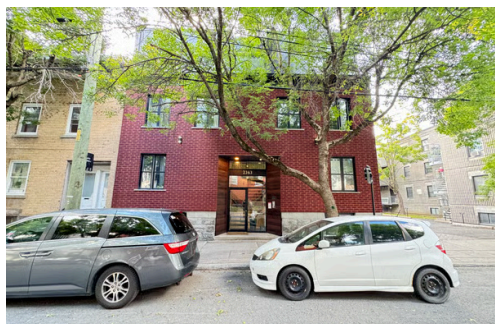
Parking

Type of Parking Exterior

Number of Parking Spaces 1 spaces

Area

Land Surface Area 3,227.50 sq.ft.



FEATURES

Fenced

No

Condition of Roof

Good condition | 2016

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Breakers | 2016

Environmental Report

Phase 1 | 2016

Internet and Telecom

Yes

Condition of Doors

Good condition | 2016

Intercom and Doorbell

Intercom and Bell

Condition of Windows

Good condition | 2016

Exterior Siding

Brick and Aluminum

Floor Covering

Vinyl

Plumbing

ABS | 2016

Condition of Balconies

Painted metal

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$260,304	100 %	\$2,712
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$260,304		\$2,712
Vac. / Bad debt	\$7,809	3 %	\$81
EGR	\$252,495		\$2,630

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$11,362	4.5 %	\$1,420
Municipal Taxes	Current	\$14,431	5.7 %	\$1,804
School Taxes	Current	\$1,810	0.7 %	\$226
Insurance	Current	\$7,811	3.1 %	\$976
Electricity	Current	\$9,376	3.7 %	\$1,172
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	0.8 %	\$250
Maintenance	Normalised	\$5,600	2.2 %	\$700
Appliances	Current	\$2,400	1 %	\$300
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$2,525	1 %	\$316
Total Expenses		\$57,315	22.7 %	\$7,164
Net Revenue		\$195,180		\$24,397

FINANCING

	schl	conv	
Maximum loan amount	\$3,053,014	\$2,350,969	\$3,608,107
Financing CAP	5.43 %	6.23 %	4.60 %
Debt coverage ratio	1.3	1.25	1.1
Interest Rate	3.9 %	4.5 %	3.9 %
Amortization	40 Years	25 Years	40 Years
Term	5 Years	5 Years	5 Years

TREASURY

	schl	conv	
Net Revenue	\$195,180	\$195,180	\$195,180
Annual Mortgage Cost	\$159,356	\$156,144	\$187,236
Net cash after mortgage	\$35,824	\$39,036	\$7,943

RETURN ON INVESTMENT

Down Payment	\$1,396,986	\$2,099,031	\$841,893
Cash on cash return	2.6 %	1.9 %	0.9 %
Return on liquidity + capitalization	5.0 %	4.4 %	5.8 %
Total yearly return with appreciation of 3.5 %	16.19 %	11.78 %	24.27 %

CPU
556 300 \$

GIM
17,1

NIM
22,8

CAP
4,4 %

