

2470 HENRI-BOURASSA E AHUNTSIC

11 UNITS

PMML

FOR SALE



Yacine Bouda

Team Azamat Kar
Real Estate Broker

📞 514-549-3768

✉️ yacine.bouda@pmml.ca



PMML.CA



BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Well-maintained 11 unit multifamily building, strategically located directly on Henri-Bourassa Boulevard in Montréal-Nord, with a bus stop at the door, ensuring excellent accessibility and strong rental appeal. Comprising 2 x 4 ½ units, 5 x 3 ½ units and 4 x Studio units, the property offers a unit mix that meets sustained demand across various tenant profiles. Electric heating is paid by the tenants, contributing to optimized operating expenses. With its strategic location and efficient configuration, this property represents a stable investment opportunity with attractive upside potential in a dynamic rental market.

HIGHLIGHTS

- ✓ Excellent public transit service with multiple bus lines nearby.
- ✓ Quick access to the Papineau Bridge, facilitating travel.
- ✓ Strategic location on Henri-Bourassa Boulevard, between Papineau Avenue and Saint-Michel Boulevard.
- ✓ Close to numerous services, parks, and schools.

ASKING PRICE :
\$1,950,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Replacing the flooring in three apartments with ceramic tiles.

Many windows were replaced.

Ceramic flooring for the common area.

ADDITIONAL INFORMATION

Electric heating paid by tenants.

Central hot water system (electricity paid by the owner).

Appliances included: stoves and refrigerators.

Permissive zoning (Zone 1508) 4 stories.

The SELLER does not give any legal warranty of quality to the buyer, [...]. (see broker for complete clause). The seller is a real estate broker.

Responsibility for appliances

Owner (stove and fridge) except for 1 unit

Number of units

11



Number of Parking Spaces

N/a

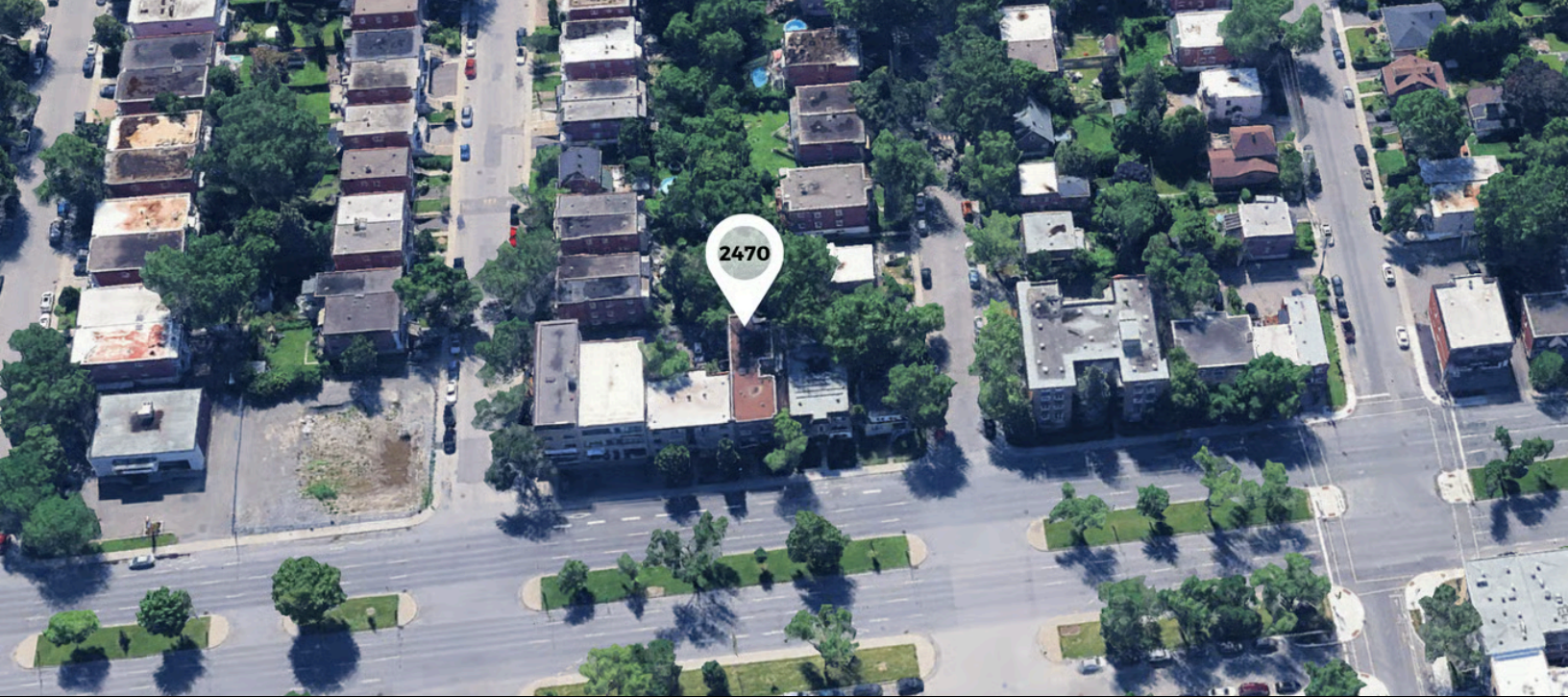
Hot Water System

3 x 60gal. Independent tanks (under 5 years old)

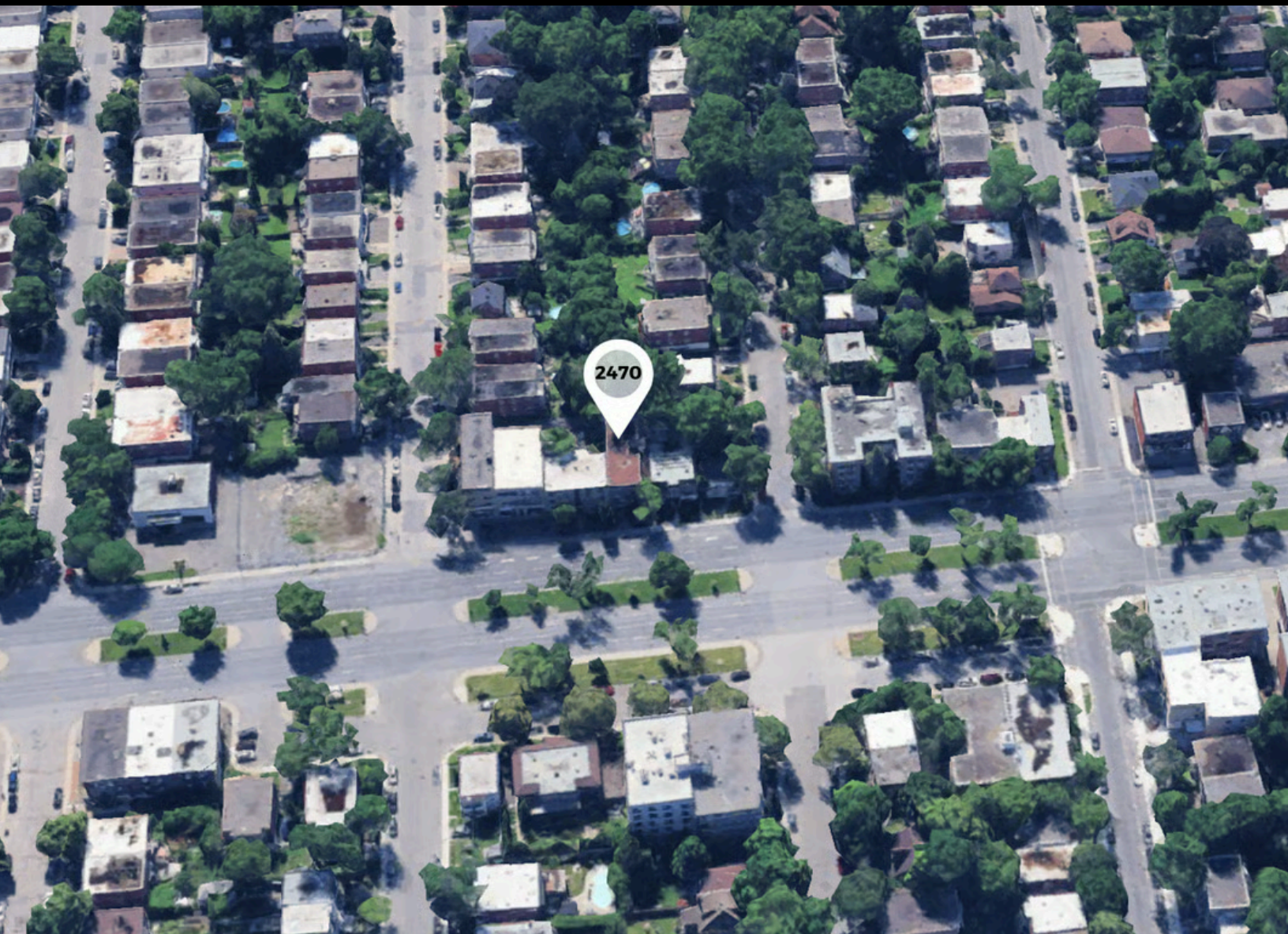


Heating System

Electric baseboards



2470 Henri-Bourassa E, Ahuntsic



BUILDING DESCRIPTION

General Information

Cadastral number 1742183

Total Municipal Assessment

Total Municipal Assessment 1 318 100 \$

Municipal Land Assessment 165 800 \$

Municipal Building Assessment 1 152 300 \$

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1967

Features

Plumbing Copper

Condition of Roof Elastomeric membrane

Condition of Doors 2012-2015

Condition of Balconies Wood (redone between 2012-2015)

Condition of Windows Aluminium, PVC, Sliding

Condition of Kitchens Good Condition

Electrical Panels Breakers

Exterior Siding Bricks

Condition of Bathrooms Good Condition

Floor Covering Wood, ceramic and floating

Electromechanical System

Fire System Fire and smoke detector (not connected)

Building type

Laundry Room Yes

Number of Units 2 x 4.5 + 5 x 3.5 + 1 x 2.5 + 3 x Studios

Washer/Dryer Inlet Non

Appliance Responsibility Owner (stove and fridge) except for 1 unit

Heating Responsibility Tenants except for 3 x Studios

Hot Water Responsibility Owner

Parking

Type of Parking N/a

Number of Parking Spaces N/a

Area

Land Surface Area 2 550 sq ft



FEATURES

Fenced

No

Condition of Roof

Elastomeric membrane

Concierge Agreement

Yes, lives in apt#4

Hot Water System

3 x 60gal. Independant tanks
(under 5 years old)

Electrical Panels

Breakers

Environmental Report

No

Internet and Telecom

Yes

Condition of Doors

2012-2015

Intercom and Doorbell

Intercom and doorbell

Condition of Windows

Aluminium, PVC, Sliding

Exterior Siding

Bricks

Floor Covering

Wood, ceramic and floating

Plumbing

Copper

Condition of Balconies

Wood (redone between 2012-
2015)

Heating System

Electric baseboards

Condition of Kitchens

Good Condition

Condition of Bathrooms

Good Condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$100,440	98.8 %	\$761
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	\$1,200	1.2 %	\$9
Total Revenues	\$101,640		\$770
Vac. / Bad debt	\$3,049	3 %	\$23
EGR	\$98,591		\$747

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,437	4.5 %	\$403
Municipal Taxes	Current	\$8,299	8.4 %	\$754
School Taxes	Current	\$1,036	1.1 %	\$94
Insurance	Current	\$11,750	11.9 %	\$1,068
Electricity	Current	\$9,321	9.5 %	\$847
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,750	2.8 %	\$250
Maintenance	Normalised	\$7,700	7.8 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$986	1 %	\$90
Total Expenses		\$46,278	46.9 %	\$4,207
Net Revenue		\$52,312		\$4,756

FINANCING

Maximum loan amount	\$967,048	\$1,051,064	\$636,488
Financing CAP	4.60 %	4.73 %	6.16 %
Debt coverage ratio	1.1	1.1	1.25
Interest Rate	3.9 %	3.9 %	4.4 %
Amortization	40 Years	50 Years	25 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$52,312	\$52,312	\$52,312
Annual Mortgage Cost	\$49,072	\$48,913	\$41,850
Net cash after mortgage	\$3,241	\$3,399	\$10,462

RETURN ON INVESTMENT

Down Payment	\$982,952	\$898,936	\$1,313,512
Cash on cash return	0.3 %	0.4 %	0.8 %
Return on liquidity + capitalization	1.4 %	1.2 %	1.9 %
Return on liquidity + cap. + appreciation	5.4 %	5.5 %	4.9 %

CPU
177 300 \$

GIM
19,2

NIM
37,3

CAP
2,7 %

