

FOR SALE

PMML

2524 DE MAISONNEUVE E | VILLE-MARIE E

6 UNITS



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Produced on: October 13, 2026

BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Six-unit building (6 × 3½) built in 1914, brick, 3 storeys, in the Sainte-Marie sector of Ville-Marie, under a 10-minute walk from Frontenac metro. Structure rebuilt in 2024 under permit: new footings. 12 PVC windows (2023), masonry (2016, 2019). Fully rented, leases to June 30, 2027. Heating and electricity paid by tenants. Very well maintained, clean and profitable day one. Great asset.

HIGHLIGHTS

- ✓ Structure rebuilt in 2024 (footings, steel columns, joists): permit, engineer's plans and final compliance report
- ✓ 100% rented, \$98,340/year; all leases to June 30, 2027
- ✓ Heating and electricity paid by tenants
- ✓ 12 Energy Star PVC windows (2023), brick repointing (2019)
- ✓ 2026 Certificate of location available

ASKING PRICE :
\$1,550,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2024: crawl-space structure: \$46,160. 2024: floors in units 1 and 2. 2023: 12 PVC windows: \$22,037. Nov. 2023: cameras: \$2,260. Oct. 2019: brick repointing: \$4,900. Aug. 2018: kitchen cabinets, unit 4: \$4,102. 2017: main door, patio door, stairwell. More than 100,500\$ invested into the property.

ADDITIONAL INFORMATION

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

Responsibility for appliances

According to leases

Number of units

6



Number of Parking Spaces

0

Hot Water System

6 electric water heaters: 3 rented (Hydro-Solution)



Heating System

Electric baseboards



2524 De Maisonneuve E, Ville-Marie E



BUILDING DESCRIPTION

General Information

Cadastral number 1 425 227

Total Municipal Assessment

Total Municipal Assessment 944 400\$

Municipal Land Assessment 220 000\$

Municipal Building Assessment 724 400\$

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick; wood-joist floors; crawl space

Year of Construction 1914

2024 structural work (with permit): footings added under load-bearing walls, steel columns, joist reinforcement, work compliant with recommendations. Original foundation unknown.

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room No

Number of Units 6 x 3.5

Washer/Dryer Inlet Yes, in some the units

Appliance Responsibility According to leases

Heating Responsibility Tenant

Hot Water Responsibility Tenants (electricity); water heaters supplied by owner

Sale without legal warranty to quality at the buyer's risk

Parking

Type of Parking Street

Number of Parking Spaces 0

Area

Land Surface Area 137.5 m² (1,480 sq. ft.)



FEATURES

Fenced

N/A

Condition of Roof

Elastomeric membrane, 2013 per previous owner

Concierge Agreement

None

Hot Water System

6 electric water heaters: 3 rented (Hydro-Solution)

Electrical Panels

Breakers

Condition of Bathrooms

Good condition

Internet and Telecom

No

Condition of Doors

ain door replaced (May 2017); unit 4 patio door (2017)

Intercom and Doorbell

Doorbell

Condition of Windows

12 replaced Fenplast Energy Star PVC (2023)

Exterior Siding

Brick

Environmental Report

None

Plumbing

To be verified

Condition of Balconies

2015

Heating System

Electric baseboards

Condition of Kitchens

Unit 4: new cabinets (2018); others to be confirmed

Distance from fire station and hydrant

To be confirmed

Floor Covering

To be verified

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$98,340	100 %	\$1,366
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$98,340		\$1,366
Vac. / Bad debt	\$2,950	3 %	\$41
EGR	\$95,390		\$1,325

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,293	4.5 %	\$715
Municipal Taxes	Current	\$5,559	5.8 %	\$927
School Taxes	Current	\$685	0.7 %	\$114
Insurance	Current	\$2,821	3 %	\$470
Electricity	Current	\$237	0.2 %	\$40
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.6 %	\$250
Maintenance	Normalised	\$4,200	4.4 %	\$700
Appliances				
WiFi	Current	\$828	0.9 %	\$138
Heat Pump				
CHMC: Other Costs	Normalised	\$954	1 %	\$159
Hydro-Solution	Current	\$586	0.6 %	\$98
Total Expenses		\$21,662	22.7 %	\$3,610
Net Revenue		\$73,727		\$12,288

FINANCING

Maximum loan amount	\$1,186,661	\$1,249,837
Financing CAP	5.28 %	5.01 %
Debt coverage ratio	1.1	1.1
Interest Rate	4.5 %	4.5 %
Amortization	35 Years	40 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$73,727	\$73,727
Annual Mortgage Cost	\$70,997	\$70,753
Net cash after mortgage	\$2,731	\$2,975

RETURN ON INVESTMENT

Down Payment	\$363,339	\$300,163
Cash on cash return	0.8 %	1.0 %
Return on liquidity + capitalization	5.0 %	5.0 %
Total yearly return with appreciation of 2 %	13.48 %	15.38 %

CPU
258 300 \$

GIM
15,8

NIM
21

CAP
4,8 %



