

2540 DU QUESNE HOCHELAGA-MAISONNEUVE

8 UNITS

PMML

FOR SALE



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BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Quality 8-unit residential building by Samcon, built in 2022, steps from Cadillac metro, Sherbrooke Street East and Highway 25, in Mercier-Hochelaga-Maisonneuve. Brick and wood building on 4 levels. Seven 3-bedroom, 2-bathroom units (985 to 1,012 sq ft) and one 4-bedroom unit on 2 levels (1,360 sq ft), for approximately 8,336 sq ft of living space. Assumable mortgage until 2028, with the option to resell as condos.

HIGHLIGHTS

- ✓ High quality, built by Samcon: 4x APCHQ Domus Builder of the Year
- ✓ 8 units: 7 x 5½ (3 bd, 2 bath) + 1 x 6½ (4 bd, 2 bath, 2 levels)
- ✓ Garden-level units with English courtyard and patio doors
- ✓ 3 outdoor parking spaces
- ✓ H.2-4 zoning: potential for unit-by-unit sale (co-ownership)
- ✓ Sound acoustician report available
- ✓ Financing with APH Select SCHL, 50 years amortization, energy efficiency.

ASKING PRICE :

\$4,395,000

ADDITIONAL INFORMATION

Assumable financing in place: First National, balance $\approx$ \$2,645,000 (Dec. 2025), 4.85% rate, maturing November 15, 2028. Property can be vacated to be discussed, anticipating resale as co-ownership.

Triple pane windows, superior energy efficiency building according to CMHC 100 points MLI Select financing.

Responsibility for appliances

To be verified

Number of units

8



Number of Parking Spaces

3

Hot Water System

Independent tanks



Heating System

Electric baseboards, thermopompe and air conditioning



2540 du Quesne, Hochelaga-Maisonneuve



BUILDING DESCRIPTION

General Information

Cadastral number 2 281 688

Total Municipal Assessment

Total Municipal Assessment 2 973 600 \$

Municipal Land Assessment 431 000 \$

Municipal Building Assessment 2 542 600 \$

Construction

Number of Storeys 4

Type of Building Semi-detached

Type of Construction Brick and wood

Year of Construction 2022

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room None

Number of Rooms 41

Number of Units 1 x 6.5 + 7 x 5.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility To be verified

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Mortgage assumption is required, First National, balance ~ 2 645 000 \$ (dec. 2025), interest 4,85 %, due 15 Nov 2028. Liberation of leases is possible to anticipate a resale as co-ownership. Sale of shares is a possibility.

Parking

Type of Parking Exterior outside asphalt

Number of Parking Spaces 3

Area

Land Surface Area 4 124 sq ft



FEATURES

Fenced

Yes partially

Condition of Roof

Flat roof, 2022

Concierge Agreement

To be verified

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Condition of Bathrooms

2022, high quality

Internet and Telecom

Yes

Condition of Doors

Glass doors, 2022

Intercom and Doorbell

Yes

Condition of Windows

PVC and aluminum windows,
2022

Exterior Siding

Brick

Environmental Report

Yes

Plumbing

2022

Condition of Balconies

Very large aluminum balconies

Heating System

Electric baseboards,
thermopompe and air
conditioning

Condition of Kitchens

2022, high quality

Distance from fire station and hydrant

To be verified

Floor Covering

Floating floors, ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$228,504	98.6 %	\$2,380
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Revenus Divers	\$3,353	1.4 %	\$35
Total Revenues	\$231,857		\$2,415
Vac. / Bad debt	\$6,956	3 %	\$72
EGR	\$224,901		\$2,343

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$10,121	4.5 %	\$1,265
Municipal Taxes	Current	\$19,691	8.8 %	\$2,461
School Taxes	Current	\$2,283	1 %	\$285
Insurance	Current	\$5,443	2.4 %	\$680
Electricity	Current	\$744	0.3 %	\$93
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	0.9 %	\$250
Maintenance	Normalised	\$5,600	2.5 %	\$700
Appliances				
WiFi	Estimated	\$610	0.3 %	\$76
Heat Pump				
CHMC: Other Costs				
Comptable				
Alarme Incendie / Sécurité				
Total Expenses		\$46,492	20.7 %	\$5,811
Net Revenue		\$178,410		\$22,301

FINANCING

Maximum loan amount	\$2,644,900
Financing CAP	
Debt coverage ratio	
Interest Rate	4.85 %
Amortization	50 Years
Term	5 Years

TREASURY

Net Revenue	\$178,410
Annual Mortgage Cost	\$141,276
Net cash after mortgage	\$37,134

RETURN ON INVESTMENT

Down Payment	\$1,750,100
Cash on cash return	2.1 %
Return on liquidity + capitalization	2.9 %
Total yearly return with appreciation of 2 %	7.94 %

CPU
549 400 \$

GIM
19

NIM
24,6

CAP
4,1 %







