

2625 HOGAN VILLE-MARIE E

12 UNITS

PMML

FOR SALE



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BUILDING TYPE

Detached

BUILDING CATEGORY

Townhouse

PROPERTY DESCRIPTION

Stunning property in a prime location. Prime location. 12 units. Building comprising 12 three-and-a-half-bedroom units. Central location with high rental demand. Close to metro stations and excellent access to public transportation. Current rents are well below market value. Several rental improvements have been made, and the building is in very good overall condition. A high-quality, rare asset in a prime location.

HIGHLIGHTS

- ✓ 1 unit ready to rent at market value.
- ✓ The building is very well maintained, having undergone several renovations over the years, and all units have been renovated as well.
- ✓ Close to all amenities (grocery stores, restaurants, shopping centers, parks, schools). The address has a Walk Score of over 90.
- ✓ Excellent opportunity for optimization.

ASKING PRICE :
\$2,350,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof replaced in May 2026.

Fully renovated units: 12 units renovated, with plumbing and electrical systems completely replaced.

200-BTU Énergir gas tank replaced.

ADDITIONAL INFORMATION

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

Responsibility for appliances

Utilities included / and 4 furnished units

Number of units

12



Number of Parking Spaces

N/A

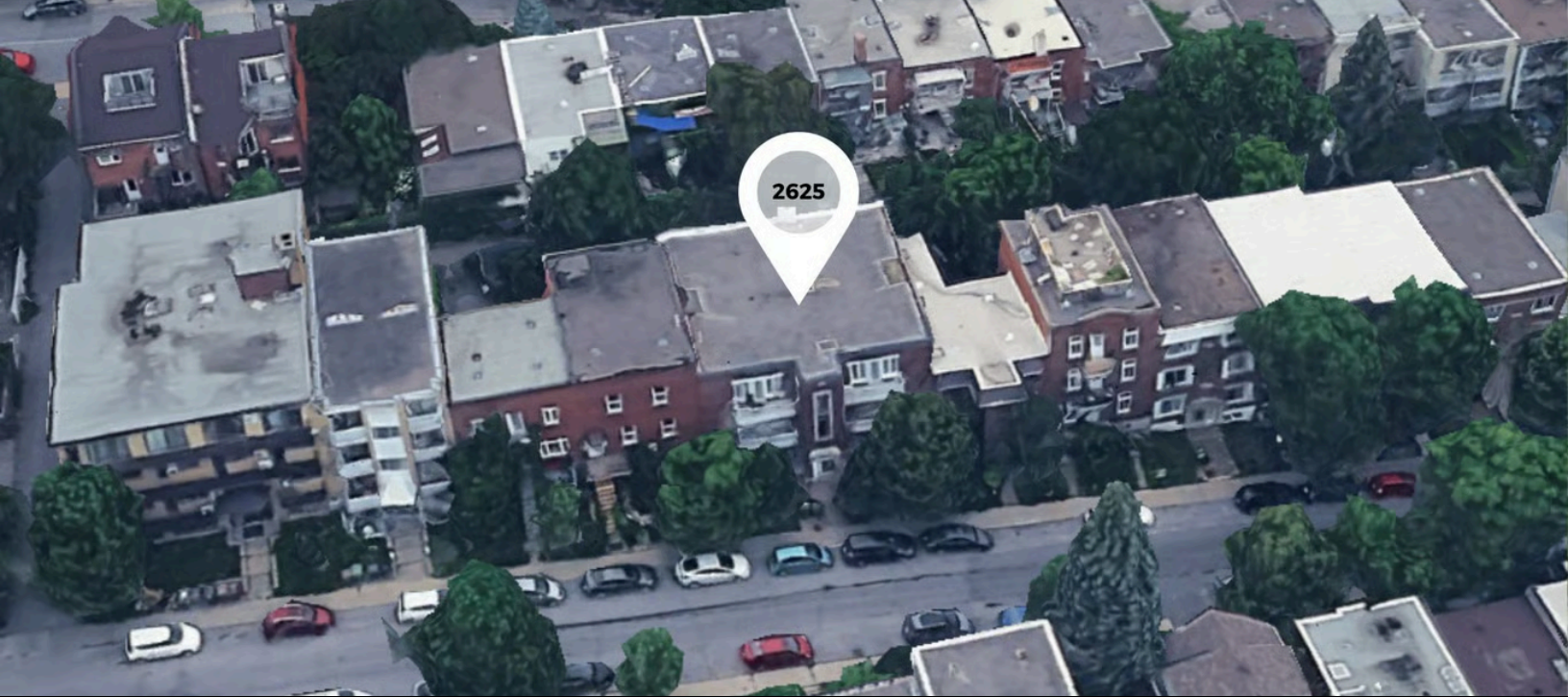
Hot Water System

Central gas tank

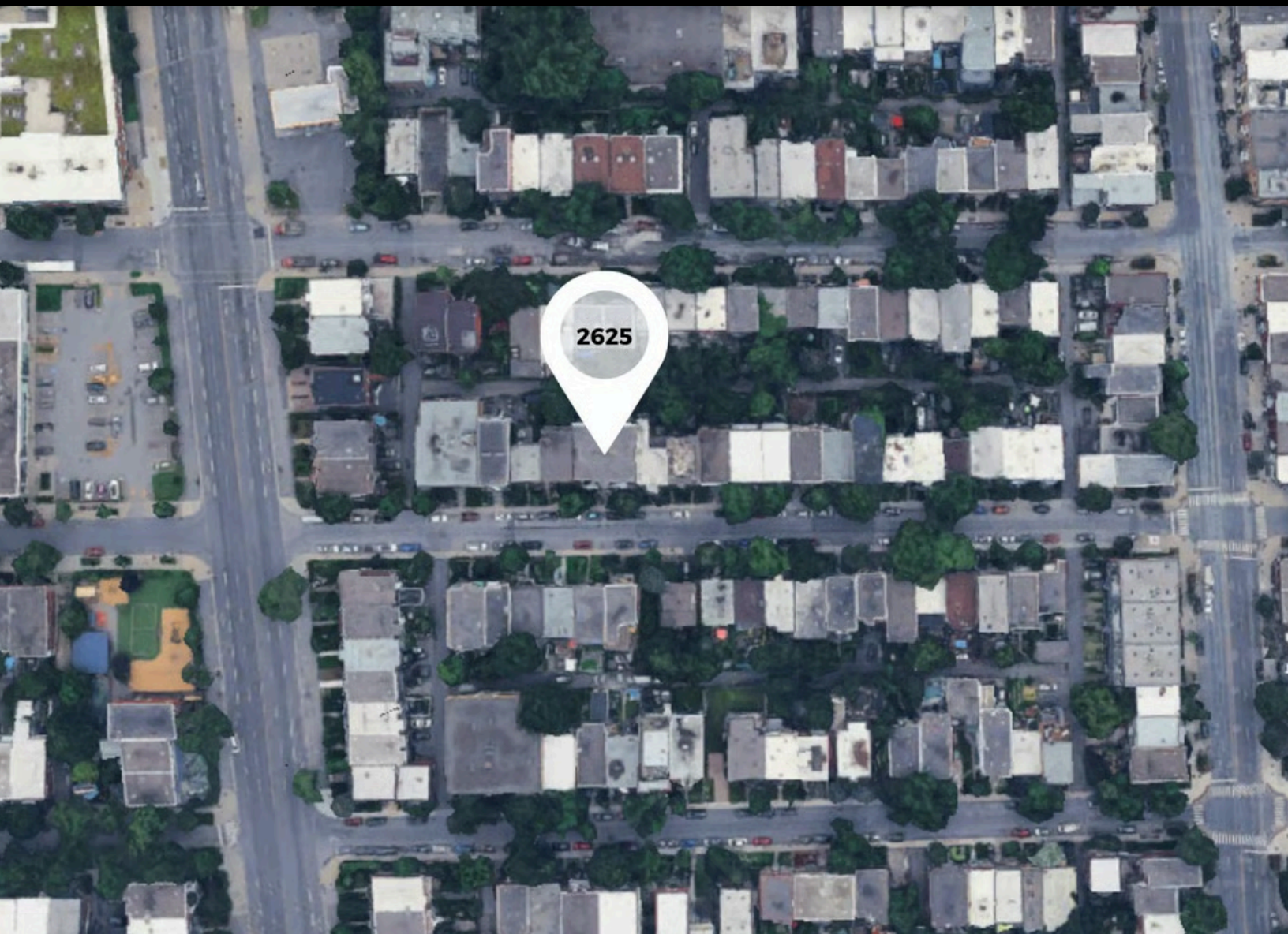


Heating System

Electric



2625 Hogan, Ville-Marie E



BUILDING DESCRIPTION

General Information

Cadastral number 3 361 368

Total Municipal Assessment

Total Municipal Assessment 2 047 400 \$

Municipal Land Assessment 604 200 \$

Municipal Building Assessment 1 443 200 \$

Construction

Number of Storeys 3

Type of Building Detached

Type of Construction Brick and wood

Year of Construction 1953

Features

Plumbing Cups / Renovated

Condition of Roof TPO / May 2026

Condition of Doors Good condition

Condition of Balconies Fiberglass

Condition of Windows Aluminum / Wood

Condition of Kitchens Renovated

Electrical Panels 100 amps / Redone

Exterior Siding Brick

Condition of Bathrooms Renovated

Floor Covering Laminate / Ceramic / Hardwood

Electromechanical System

Fire System To be confirmed

Building type

Laundry Room Yes

Number of Rooms 36

Number of Units 12 x 3.5

Washer/Dryer Inlet No

Appliance Responsibility Utilities included / and 4 furnished units

Heating Responsibility Tentant

Hot Water Responsibility Owner

4 wall-mounted air conditioners (A/C)

Parking

Type of Parking Exterior

Number of Parking Spaces N/A

Area

Land Surface Area 4 064 sq.ft



FEATURES

Fenced

N/A

Condition of Roof

TPO / May 2026

Concierge Agreement

Verbal agreement

Hot Water System

Central gas tank

Electrical Panels

100 amps / Redone

Environmental Report

To be scheduled

Internet and Telecom

To be verified

Condition of Doors

Good condition

Intercom and Doorbell

Yes

Condition of Windows

Aluminum / Wood

Exterior Siding

Brick

Floor Covering

Laminate / Ceramic / Hardwood

Plumbing

Cups / Renovated

Condition of Balconies

Fiberglass

Heating System

Electric

Condition of Kitchens

Renovated

Condition of Bathrooms

Renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$133,260	97.7 %	\$925
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry	\$3,120	2.3 %	\$22
Other Revenues			
Total Revenues	\$136,380		\$947
Vac. / Bad debt	\$4,091	3 %	\$28
EGR	\$132,289		\$919

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$6,614	5 %	\$551
Municipal Taxes	Current	\$11,581	8.8 %	\$965
School Taxes	Current	\$1,466	1.1 %	\$122
Insurance	Current	\$7,138	5.4 %	\$595
Electricity	Current	\$1,956	1.5 %	\$163
Heating	Current	\$2,186	1.7 %	\$182
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$4,800	3.6 %	\$400
Maintenance	Normalised	\$8,400	6.3 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,323	1 %	\$110
Total Expenses		\$45,464	34.4 %	\$3,789
Net Revenue		\$86,825		\$7,235

FINANCING

Maximum loan amount	\$1,744,492
Financing CAP	4.73 %
Debt coverage ratio	1.1
Interest Rate	3.9 %
Amortization	50 Years
Term	5 Years

TREASURY

Net Revenue	\$86,825
Annual Mortgage Cost	\$83,102
Net cash after mortgage	\$3,723

RETURN ON INVESTMENT

Down Payment	\$605,508
Cash on cash return	0.6 %
Return on liquidity + capitalization	2.6 %
Total yearly return with appreciation of 3.46 %	16.07 %

CPU
195 800 \$

GIM
17,2

NIM
27,1

CAP
3,7 %

