FOR SALE

PMML

2735 DES ORMEAUX | MERCIER (MONTRÉAL)

6 UNITS





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Produced on: October 19, 2026

BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Building of 6 units located in Mercier, comprising 3 x 4.5 + 3 x 3.5 above-ground with 6 storage spaces in the basement, offering excellent upside potential. The units are spacious, identical in size and each features a balcony. Carefully maintained over the years, the building has benefited from numerous major renovations and aesthetic improvements, enhancing the quality of the asset. Rents are significantly below market, presenting a substantial opportunity for income growth. Energy costs are paid by the tenants. Strategically located near Honoré-Beaugrand metro station, Promenade-Bellerive Park, and essential services. An opportunity to acquire a well-maintained asset with tangible growth potential.

HIGHLIGHTS

- Significant upside potential, current rents averaging only $814/month.
- Grocery stores, cafés, pharmacies, and essential services nearby.
- Several stops for bus routes 189 and 185 within walking distance of the building.

ASKING PRICE :

$1,145,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Installation of foundation piles along the entire foundation and repair of cracks in 2003 - $36,000.

Repairs to the brick wall masonry and window sills in October 2025 by Restaure-Action, with a 5-year warranty - $40,000.

Installation of an intercom system.

Installation of a steel entrance door in July 2026.

Complete replacement of the plumbing with copper piping.

ADDITIONAL INFORMATION

5 hot water tanks rented from Hydro-Solution.

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

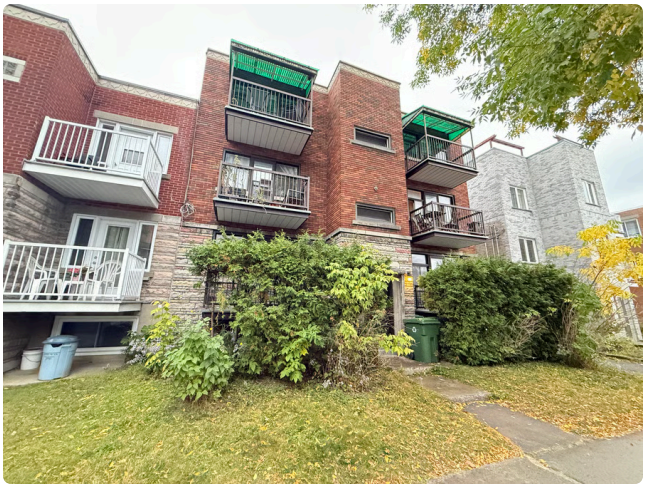
Responsibility for appliances
Tenants

Number of units
6



Number of Parking Spaces
N/A

Hot Water System
Independent tanks





Heating System
Electrical baseboards



2735 des Ormeaux, Mercier (Montréal)



BUILDING DESCRIPTION

General Information

Cadastral number	1 710 967

Total Municipal Assessment

Total Municipal Assessment	$ 1 225 200
Municipal Land Assessment	$ 258 600
Municipal Building Assessment	$ 966 600

Construction

Number of Storeys	3
Type of Building	Attached
Type of Construction	Brick and wood
Year of Construction	1956

Electromechanical System

Fire System	Yes, compliant

Building type

Laundry Room	No
Number of Rooms	To be verified
Number of Units	3 x 4.5 + 3 x 3.5
Washer/Dryer Inlet	Yes, in each unit
Appliance Responsibility	Tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

Type of Parking	N/A
Number of Parking Spaces	N/A

Area

Land Surface Area	3 374 sq. ft.





FEATURES

Fenced

Yes

Condition of Roof

Gravier | 23 years

Concierge Agreement

Yes, Verbal App #3

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers | 100 AMP

Condition of Bathrooms

Good condition

Internet and Telecom

Yes

Condition of Doors

Good condition | Aluminum

Intercom and Doorbell

Intercom

Condition of Windows

Good condition | Aluminum

Exterior Siding

Brick

Environmental Report

No

Plumbing

Copper and ABS

Condition of Balconies

Good condition | Front and rear fiberglass

Heating System

Electrical baseboards

Condition of Kitchens

Good condition

Distance from fire station and hydrant

To be verified

Floor Covering

Hardwood andCeramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	$58,620	100 %	$814
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$58,620**		**$814**
Vac. / Bad debt	$1,759	3 %	$24
EGR	**$56,861**		**$790**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$2,559	4.5 %	$426
Municipal Taxes	Current	$7,727	13.6 %	$1,288
School Taxes	Current	$884	1.6 %	$147
Insurance	Current	$3,163	5.6 %	$527
Electricity	Current	$614	1.1 %	$102
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,500	2.6 %	$250
Maintenance	Normalised	$4,200	7.4 %	$700
Appliances				
WiFi				
Heat Pump	Current			
CHMC: Other Costs	Normalised	$569	1 %	$95
Hydro-Solution	Current	$968	1.7 %	$161
Total Expenses		**$22,183**	**39.0 %**	**$3,697**
Net Revenue		**$34,678**		**$5,780**

FINANCING

Maximum loan amount	$587,866	$611,653	$630,694
Financing CAP	5.01 %	5.39 %	5.22 %
Debt coverage ratio	1.1	1.1	1.1
Interest Rate	4.5 %	4.5 %	4.5 %
Amortization	40 Years	45 Years	50 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	$34,678	$34,678	$34,678
Annual Mortgage Cost	$33,497	$33,375	$33,203
Net cash after mortgage	$1,181	$1,303	$1,475

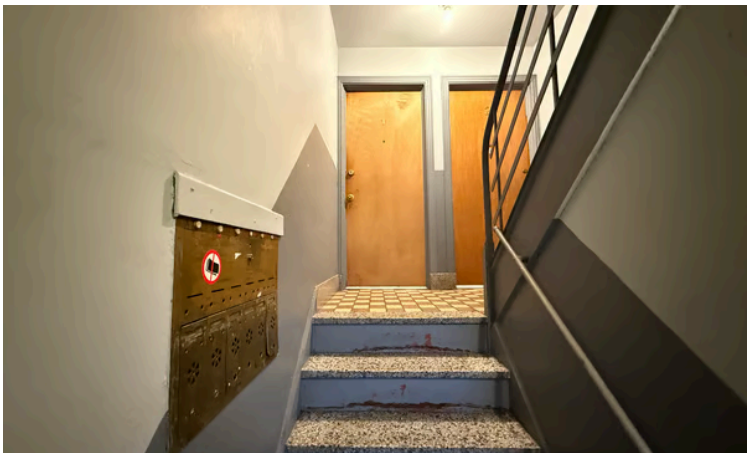
RETURN ON INVESTMENT

Down Payment	$557,134	$533,347	$514,306
Cash on cash return	0.2 %	0.2 %	0.3 %
Return on liquidity + capitalization	1.2 %	1.1 %	1.0 %
Total yearly return with appreciation of 2 %	5.36 %	5.4 %	5.45 %

CPU	GIM	NIM	CAP
190 800 $	19,5	33	3 %















N'oubliez pas de vous laver les mains













