

3213 - 3223 DANDURAND ROSEMONT

6 UNITS

PMML

FOR SALE



Vanessa Calero

Team Samuel & Jessika

Executive VP

Real Estate Broker | PMML

Partner

📞 514-924-6174

✉ vanessa.calero@pmml.ca

PMML.CA



BUILDING TYPE

Attached on more than one side

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Well-established 6-unit building in the sought-after Rosemont neighbourhood, offering very spacious apartments thanks to its generous dimensions of 50 x 45 feet. Three units have been completely renovated, including plumbing and electricity, ensuring worry-free management and stable income. Expenses are the responsibility of the tenants. The building has 4 parking spaces accessible via the back alley — a rare asset in this sector of Montreal.

The property is well served by public transit, with elementary schools, parks, and local shops within walking distance, and the friendly atmosphere of Promenade Masson nearby.

HIGHLIGHTS

- ✓ Very large units in very good condition
- ✓ Very well-maintained building
- ✓ Approximate living space 1,100 pc per unit

ASKING PRICE :
\$1,879,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Repair of the brickwork, front windows, front balconies, front stairs, and foundation

Complete renovation of units 3219, 3221, and 3223 (including plumbing and electricity)

Installation of wall-mounted air conditioners in two units (3221 and 3223)

Asphalt redone in the back parking lot

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

4 spots

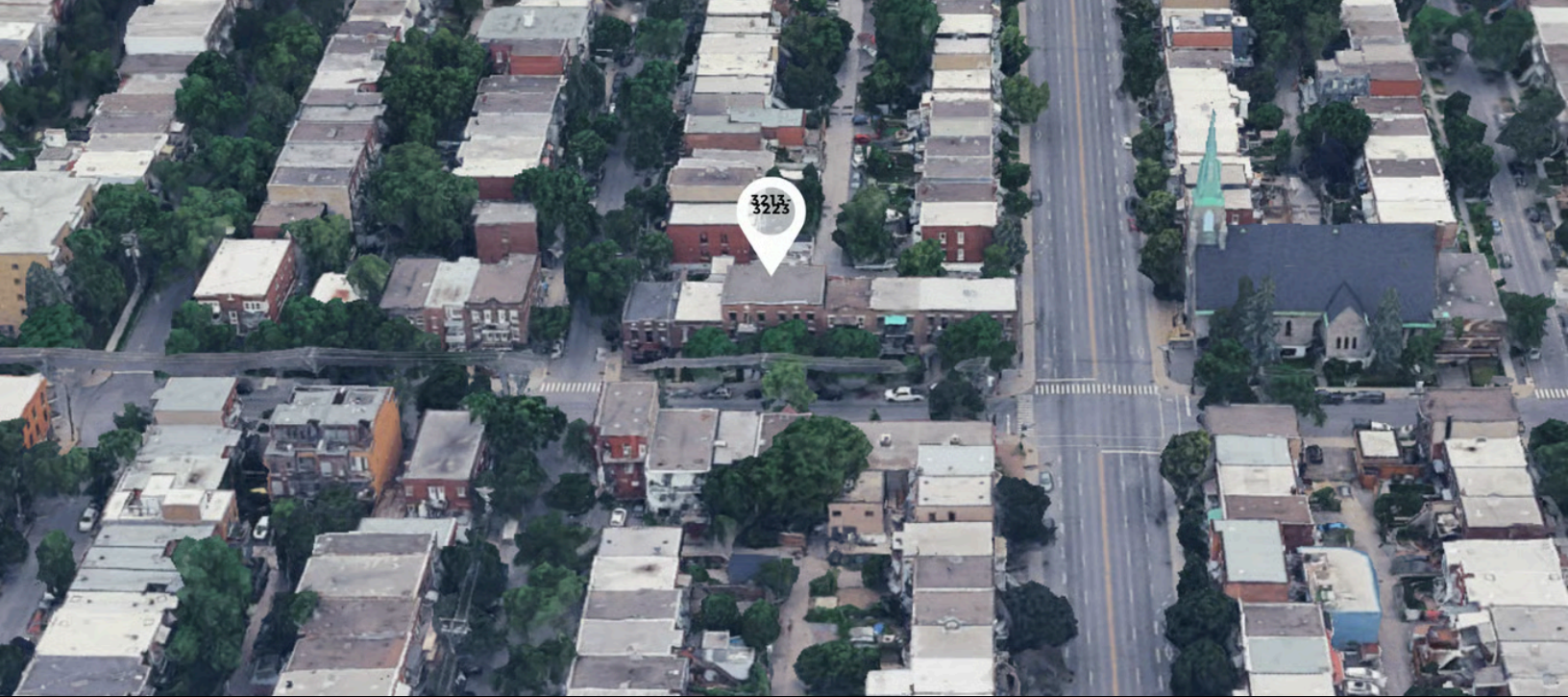
Hot Water System

Water heaters of varying ages, ranging from 2011 to 2025

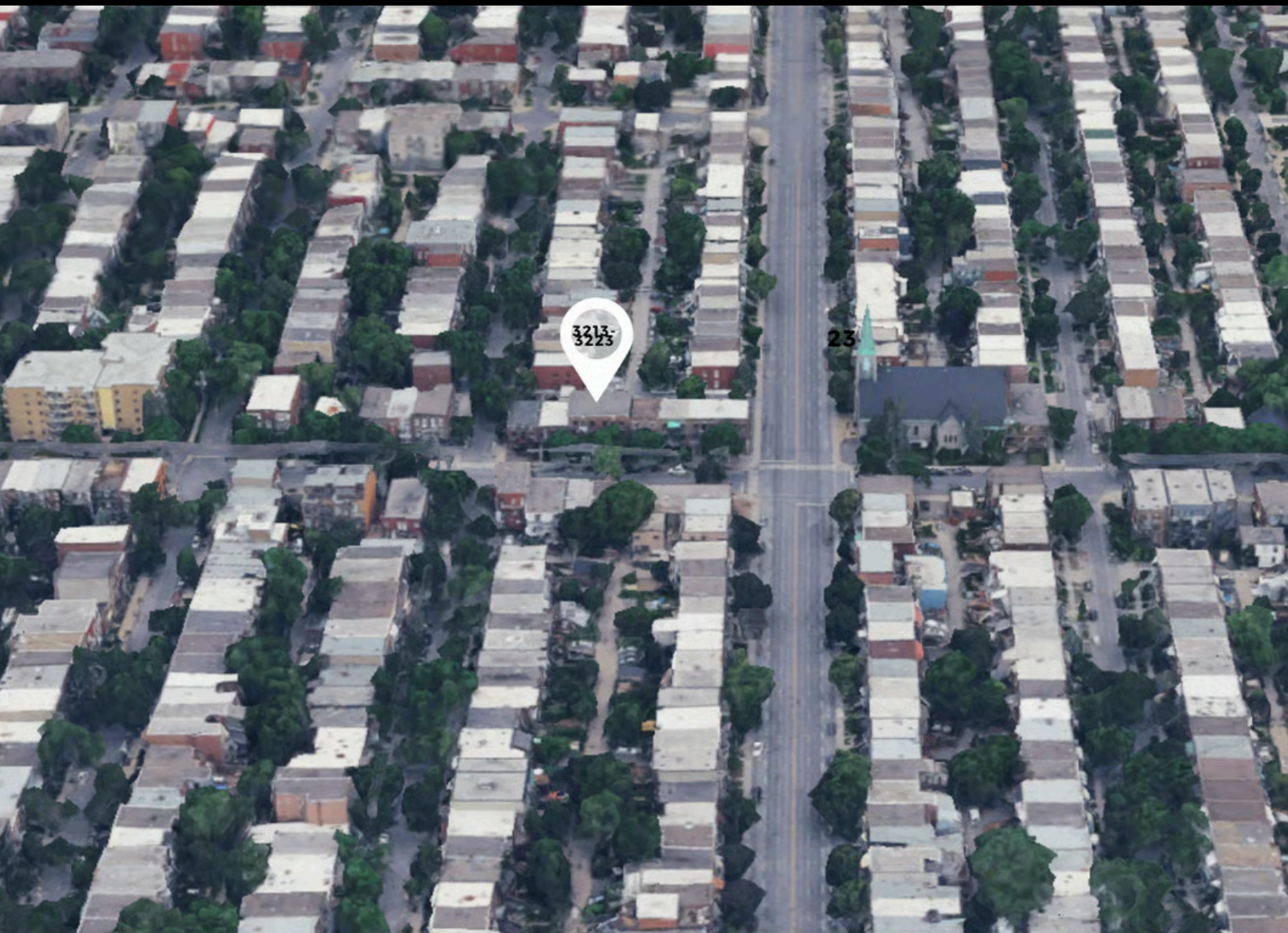


Heating System

Electrical baseboard



3213 - 3223 Dandurand, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number 1 587 484

Total Municipal Assessment

Total Municipal Assessment 1 978 700 \$

Municipal Land Assessment 752 600 \$

Municipal Building Assessment 1 226 100 \$

Construction

Number of Storeys 3

Type of Building Attached on more than one side

Type of Construction Brick and wood

Year of Construction 1928

Electromechanical System

Fire System Smoke detector

Building type

Laundry Room No

Number of Units 2 x very large 4 ½ - 4 x 5 ½

Washer/Dryer Inlet Yes

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

The 4½-bedroom units feature two private bedrooms, including one double, an open-concept living room and dining area that leads onto the kitchen, and a large private terrace in the back.

Parking

Type of Parking Exterior at the rear of the building

Number of Parking Spaces 4 spots

Area

Land Surface Area 4 500 pi²



FEATURES

Plumbing

CUP / ABS

Condition of Balconies

Front balconies replaced -
Excellent condition

Heating System

Electrical baseboard

Condition of Kitchens

3 fully renovated apartments in
excellent condition

Condition of Bathrooms

3 fully renovated apartments in
excellent condition

Condition of Roof

In gravel 2011 good condition

Concierge Agreement

No

Hot Water System

Water heaters of varying ages,
ranging from 2011 to 2025

Electrical Panels

Circuit breakers

Environmental Report

No

Condition of Doors

Front doors replaced in 2017 -
Excellent condition

Intercom and Doorbell

Doorbell

Condition of Windows

Front window replaced in 2017 -
Excellent condition

Exterior Siding

Brick

Floor Covering

Hardwood floor

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$107,928	100 %	\$1,499
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$107,928		\$1,499
Vac. / Bad debt	\$3,238	3 %	\$45
EGR	\$104,690		\$1,454

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$4,711	4.5 %	\$785
Municipal Taxes	Current	\$11,908	11.4 %	\$1,985
School Taxes	Current	\$1,407	1.3 %	\$235
Insurance	Current	\$3,885	3.7 %	\$648
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.4 %	\$250
Maintenance	Normalised	\$4,200	4 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,047	1 %	\$174
Total Expenses		\$28,658	27.4 %	\$4,776
Net Revenue		\$76,032		\$12,672

FINANCING

Maximum loan amount	\$929,776	\$1,384,978	\$1,449,180
Financing CAP	6.13 %	4.67 %	4.98 %
Debt coverage ratio	1.25	1.1	1.1
Interest Rate	4.35 %	4.0 %	4.0 %
Amortization	25 Years	40 Years	45 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	\$76,032	\$76,032	\$76,032
Annual Mortgage Cost	\$60,826	\$73,381	\$73,117
Net cash after mortgage	\$15,206	\$2,651	\$2,915

RETURN ON INVESTMENT

Down Payment	\$949,224	\$494,022	\$429,820
Cash on cash return	1.6 %	0.5 %	0.7 %
Return on liquidity + capitalization	3.8 %	3.6 %	3.6 %
Total yearly return with appreciation of 2 %	7.79 %	11.25 %	12.34 %

CPU
313 200 \$

GIM
17,4

NIM
24,7

CAP
4,1 %

SOCIO-DEMOGRAPHIC DATA

📍 Montréal

Total population :

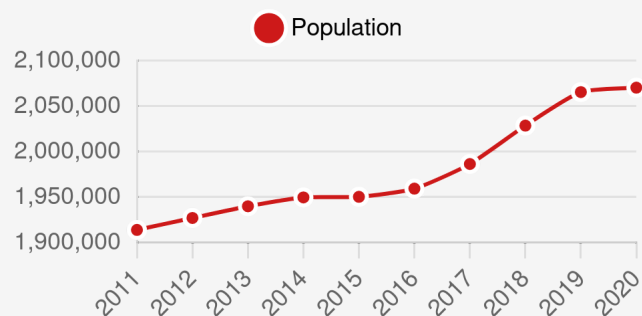
2,069,849 inhabitants

Average age of the population :

Region : **40.5 Years**

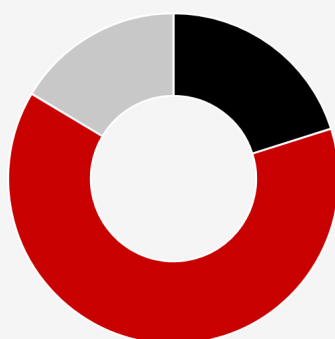
Province : **42.6 Years**

Population growth

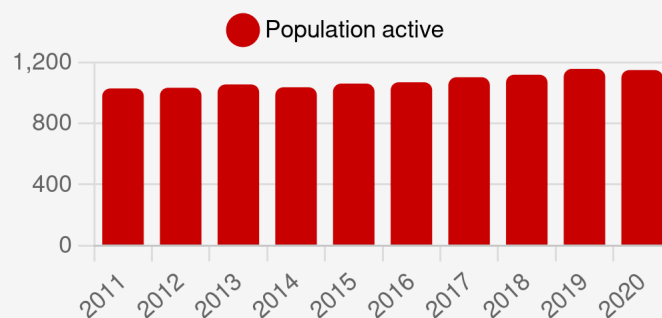


Age group proportion

● 0-19 Years ● 20-64 Years
● 65 Years and over



Active population



Economic indicators

Indicator	Region	Province
Employment rate	60.9 %	60.6 %
Unemployment rate	8.1 %	5.9 %
Disposable income per capita	31,290 \$ / Year	30,721 \$ / Year

