

**3283 - 3289 RUE ONTARIO EST
HOCHELAGA-MAISONNEUVE**

5 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Attached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Semi-commercial building located on Ontario East featuring 5 units, including 4 residential 3½ apartments and 1 commercial space occupied by a well-established tenant. Brick and wood construction dating back to 1910, ideally positioned on the sunny side of the street at 800m from the Prefontaine metro station. This asset offers a strong mix of residential and commercial income with optimization potential. An attractive opportunity for investors.

HIGHLIGHTS

- ✓ Located on a vibrant commercial artery in East Montreal
- ✓ Established neighborhood with a loyal local customer base
- ✓ Easy access to public transportation and nearby services
- ✓ Consistent rental demand for 1-bedroom (3½) units

ASKING PRICE :

\$979,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

3 out of 4 units are renovated

ADDITIONAL INFORMATION

The unrenovated unit is apartment 02 of 3285 Ontario E.

New electrical panel for the business changed in 2021.

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

Responsibility for appliances

Owner in apartment 1, 3 and 4



Number of units

5

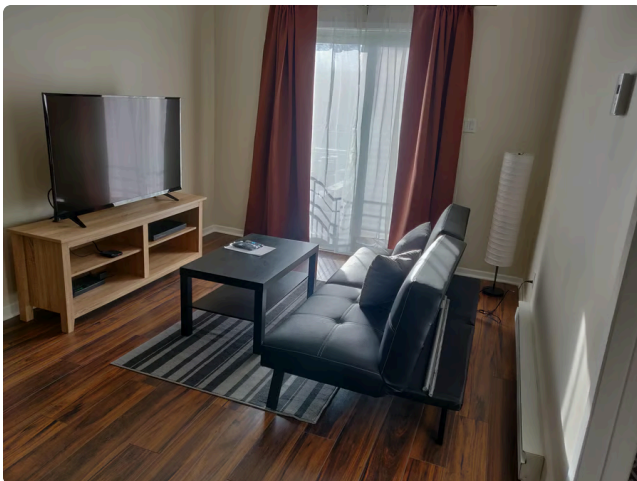
Number of Parking Spaces

Parking for 2 cars or up to 4 in tandem



Hot Water System

Independent tanks

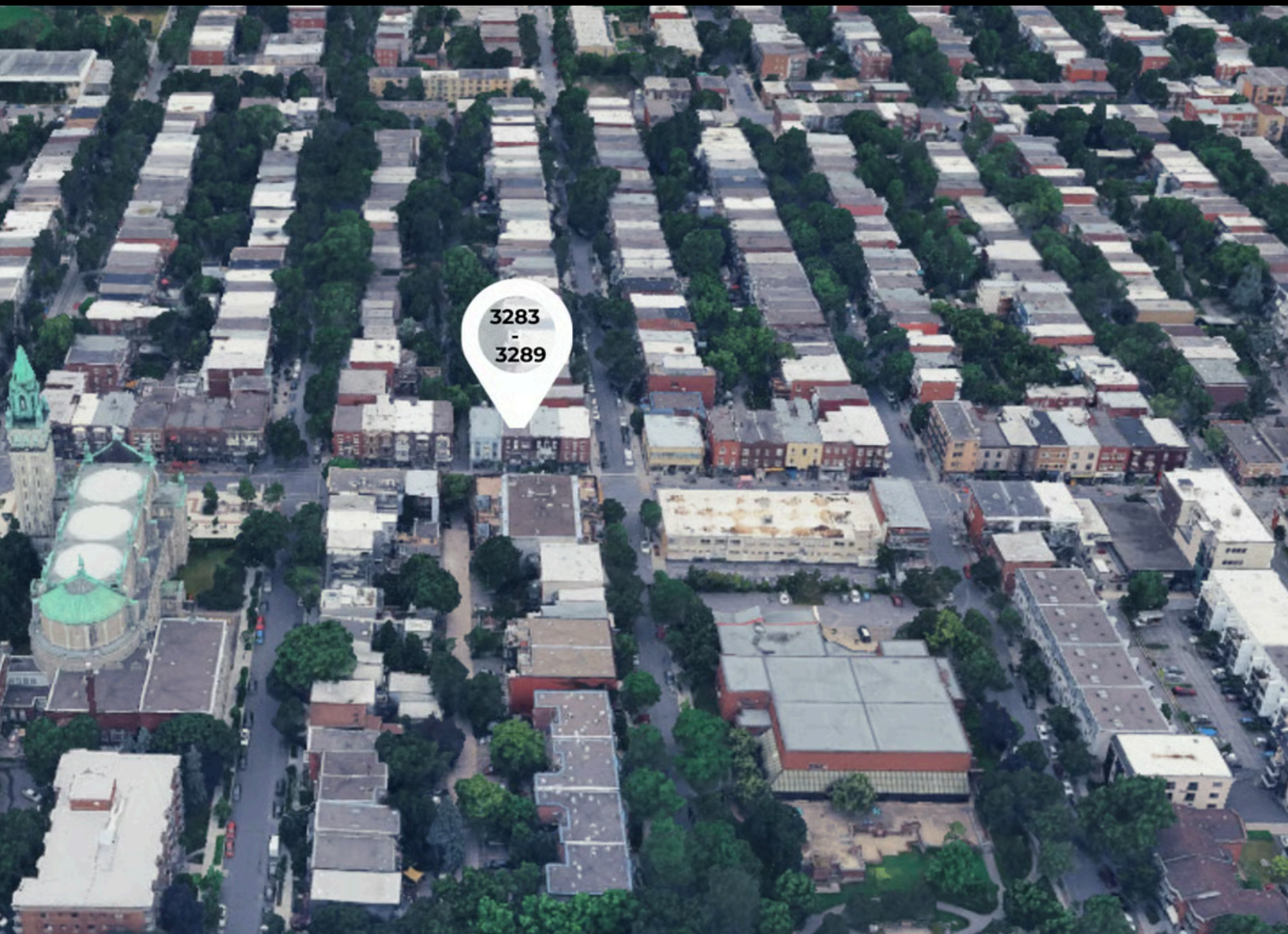


Heating System

Electric baseboards



3283 - 3289 Rue Ontario Est, Hochelaga-Maisonneuve



BUILDING DESCRIPTION

General Information

Cadastral number 3 364 101

Total Municipal Assessment

Total Municipal Assessment 818 800 \$

Municipal Land Assessment 260 200 \$

Municipal Building Assessment 558 600 \$

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick and wood

Year of Construction 1910

Features

Plumbing Copper

Condition of Roof Redone in 2010

Condition of Doors Good condition

Condition of Balconies Good condition

Condition of Windows Good condition

Condition of Kitchens 3 renovated | 1 average condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms 3 renovated | 1 average condition

Floor Covering Floating and ceramic

Electromechanical System

Fire System Smoking Detectors

Building type

Laundry Room No

Number of Units 5

Washer/Dryer Inlet In apartment 4 only

Appliance Responsibility Owner in apartment 1, 3 and 4

Heating Responsibility Tenant

Hot Water Responsibility Tenant

Parking

Type of Parking Exterior

Number of Parking Spaces Parking for 2 cars or up to 4 in tandem

Area

Land Surface Area 2 436 sq.ft



FEATURES

Fenced

No

Condition of Roof

Redone in 2010

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Yes (2014)

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

Doorbell

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Floating and ceramic

Plumbing

Copper

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

3 renovated | 1 average condition

Condition of Bathrooms

3 renovated | 1 average condition

REVENUE

	yearly	\$ / PI²
Residential	\$43,692	\$728
Affordable Res.		
Commercial	\$22,764	\$379
Lockers		
Parking		
Laundry		
Recovery	\$4,589	\$76
Total Revenues	\$71,045	\$1,184
Vac. / Bad debt	\$2,131	\$36
EGR	\$68,914	\$1,149

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,101	4.5 %	\$620
Municipal Taxes	Current	\$10,876	15.8 %	\$2,175
School Taxes	Current	\$597	0.9 %	\$119
Insurance	Current	\$5,973	8.7 %	\$1,195
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	1.8 %	\$250
Maintenance	Normalised	\$3,500	5.1 %	\$700
Appliances	Current			
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$689	1 %	\$138
Total Expenses		\$25,986	37.7 %	\$5,197
Net Revenue		\$42,927		\$8,585

FINANCING

	conv
Maximum loan amount	\$502,674
Financing CAP	6.40 %
Debt coverage ratio	1.2
Interest Rate	5.2 %
Amortization	25 Years
Term	5 Years

TREASURY

	conv
Net Revenue	\$42,927
Annual Mortgage Cost	\$35,773
Net cash after mortgage	\$7,155

RETURN ON INVESTMENT

Down Payment	\$476,326
Cash on cash return	1.5 %
Return on liquidity + capitalization	3.6 %

CPU
195 800 \$

GIM
13,8

NIM
22,8

CAP
4,4 %

