4043 - 4047 ONTARIO E.
HOCHELAGA-MAISONNEUVE

18 UNITS

PMML

FOR SALE

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BUILDING TYPE
Attached from both sides

BUILDING CATEGORY
Mixed Uses

PROPERTY DESCRIPTION

Constructed in 2018, the property is a quality built, modern, purpose-built asset offering investors the advantages of recent construction and minimal capital expenditure requirements. The building was purchased directly from the developer by the current ownership group in 2019 and has remained under the same ownership since completion.

The asset features well-designed bachelor residential units that lease extremely quickly due to their attractive all-inclusive rental offering, which includes heat, hot water, and furnishings. Complementing the residential component are two ground-floor retail units occupied by long-term commercial tenants with NNN long term leases, providing stable and diversified income.

Walk Score of 99, offering immediate walking access to all the services for the tenants.

HIGHLIGHTS

*** A rare opportunity to acquire a modern, turnkey asset in one of Montreal's most trendy and rapidly appreciating neighborhouds. The property offers investors a compelling combination of stability, growth potential, and long-term value. *** The property benefits from exceptional connectivity and neighborhoud amenities. It is located within walking distance of Pie-IX Metro Station, Joliette Metro Station, and Marché Maisonneuve, The Olympic Stadium and the Botanical Garden. *** Local demographics are particularly compelling. Within a 1-kilometer radius, the population has a median age of 35.4 and an average household income of $85,149, reflecting a young, urban, and increasingly affluent residential base that continues to drive demand for both residential and commercial space.

ASKING PRICE :
$4,840,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

***This exceptional property stands out as one of the newest buildings in a neighbourhood dominated by heritage architecture, presenting a rare opportunity for discerning investors. Built to modern standards with superior construction quality, this eight-year-old asset is positioned perfectly to capture the neighbourhood's upward momentum. *** As Promenade Ontario Est continues its renaissance, rental demand strengthens and property values appreciate, making this a compelling long-term investment with true appreciation potential.

The building was purchased directly from the developer by the current ownership group in 2019.

ADDITIONAL INFORMATION

*** Located along Promenade Ontario East, one of Montreal's most dynamic and rapidly evolving commercial corridors, 4043–4047 Ontario Street East sits in the heart of the vibrant Hochelaga-Maisonneuve district. Over the past decade, the neighbourhood has undergone a remarkable transformation, evolving from a traditional working-class area into one of Montreal's most sought-after urban communities.

*** Today, the strip is lined with independent cafés, boutique restaurants, specialty retailers, and unique local concepts, while increasingly attracting well-known national brands and service-oriented businesses. The result is a dynamic retail corridor that continues to grow in popularity with both residents and visitors, widely recognized as one of the city's emerging culinary and lifestyle destinations.

The sale is made without any legal warranty of quality or title.

Mortgage assumption:

Bank: Beneva | Balance: $1,785,615 | Rate: 3.39% | Term: 5 years | Monthly payment: $8,214 | Amortization: 29 years

Responsibility for appliances
Owner provides the fridges, stoves and furniture inside the units

Number of units
18

Number of Parking Spaces
None

Hot Water System
Gas hot water system

Heating System
Electric baseboard heating

4043 - 4047 Ontario E., Hochelaga-Maisonneuve

BUILDING DESCRIPTION

General Information

Cadastral number	5 908 391

Total Municipal Assessment

Total Municipal Assessment	$4,072,200
Municipal Land Assessment	$394,500
Municipal Building Assessment	$3,677,700

Construction

Number of Storeys	3
Type of Building	Attached from both sides
Type of Construction	Wood and brick
Year of Construction	2018

Features

Plumbing	Copper , Pex
Condition of Roof	Membrane Roof
Condition of Doors	Great condition (2018)
Condition of Balconies	N/A
Condition of Windows	Hybrid PVC / Aluminium
Condition of Kitchens	Great condition from 2018
Electrical Panels	Breakers
Exterior Siding	Brick
Condition of Bathrooms	Great condition from 2018
Floor Covering	Vinyl

Electromechanical System

Fire System	Up to date 2018 construction

Building type

Laundry Room	Laundry room in the common areas
Number of Rooms	16 X Studios and 2 X retail units
Number of Units	16 residential units and 2 retail units
Washer/Dryer Inlet	None
Appliance Responsibility	Owner provides the fridges, stoves and furniture inside the units
Heating Responsibility	Electric baseboard heating paid for by the landlord
Hot Water Responsibility	Gas hot water paid for by the landlord

The current in place mortgage is with Beneva carries a favorable interest rate of only 3.39%. The loan amount for a new mortgage could be $3,485,000, with new financing at an interest rate of 3.80%, with CMHC-insured financing. To facilitate the transaction, Beneva would allow the purchaser to benefit from the current interest rate on the remaining tranche / term (approximately $1.785 M, 24 months at 3.39%), and to apply a blended rate with the pricing that will be assigned to them for the first 5-year term.

Parking

Type of Parking	N/A
Number of Parking Spaces	None

Area

Land Surface Area	3,397 sq. ft.

FEATURES

Fenced
No

Internet and Telecom
no

Plumbing
Copper , Pex

Condition of Roof
Membrane Roof

Condition of Doors
Great condition (2018)

Condition of Balconies
N/A

Concierge Agreement
Yes

Intercom and Doorbell
Yes

Heating System
Electric baseboard heating

Hot Water System
Gas hot water system

Condition of Windows
Hybrid PVC / Aluminium

Condition of Kitchens
Great condition from 2018

Electrical Panels
Breakers

Exterior Siding
Brick

Condition of Bathrooms
Great condition from 2018

Environmental Report
Yes from 2017

Floor Covering
Vinyl

REVENUE

	yearly	$ / Pi²
Residential	$217,020	$1,005
Affordable Res.		
Commercial	$89,020	$412
Lockers		
Parking		
Laundry	$2,880	$13
Recovery	$34,625	$160
Total Revenues	**$343,545**	**$1,590**
Vac. / Bad debt	$12,779	$48
EGR	**$330,766**	**$1,531**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$16,538	5 %	$919
Municipal Taxes	Current	$41,830	12.6 %	$2,324
School Taxes	Current	$3,126	0.9 %	$174
Insurance	Current	$9,197	2.8 %	$511
Electricity	Current	$10,877	3.3 %	$604
Heating	Current	$6,249	1.9 %	$347
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Estimated	$6,400	1.9 %	$356
Maintenance	Estimated	$11,200	3.4 %	$622
Appliances	Estimated	$1,920	0.6 %	$107
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$3,308	1 %	$184
Réserve Pour Climatiseurs	Estimated	$3,040	0.9 %	$169
Total Expenses		**$113,685**	**34.4 %**	**$6,316**
Net Revenue		**$217,081**		**$12,060**

FINANCING

	ASSUMPTION	CMHC
Maximum loan amount	$1,817,170	$4,012,971
Financing CAP		4.60 %
Debt coverage ratio		1.1
Interest Rate	3.39 %	3.9 %
Amortization	29 Years	40 Years
Term	5 Years	5 Years

TREASURY

	ASSUMPTION	CMHC
Net Revenue	$217,081	$217,081
Annual Mortgage Cost	$98,556	$209,517
Net cash after mortgage	$118,525	$7,564

RETURN ON INVESTMENT

Down Payment	$3,022,830	$827,029
Cash on cash return	3.9 %	0.9 %
Return on liquidity + capitalization	5.8 %	6.4 %
Return on liquidity + cap. + appreciation	9.0 %	18.1 %

CPU	GIM	NIM	CAP
268 900 $	14,1	22,3	4,5 %


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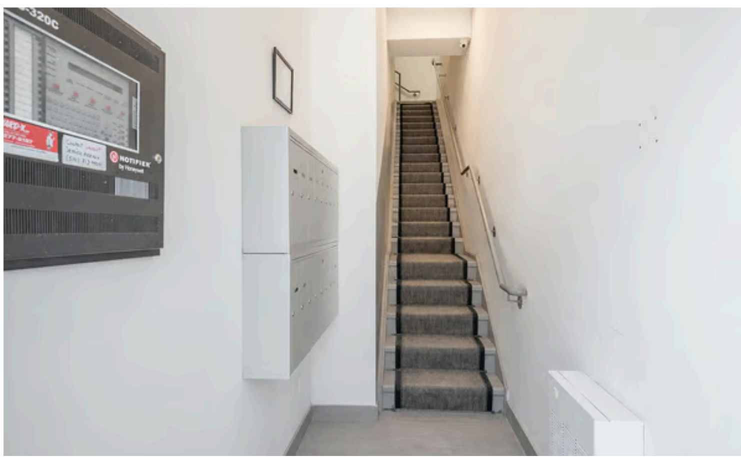

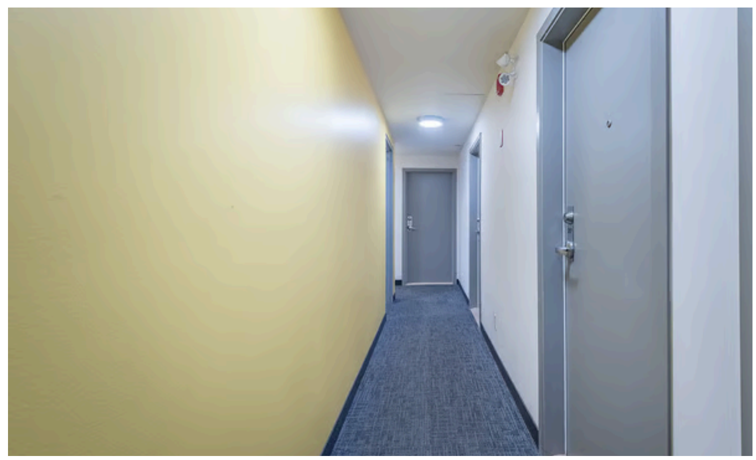


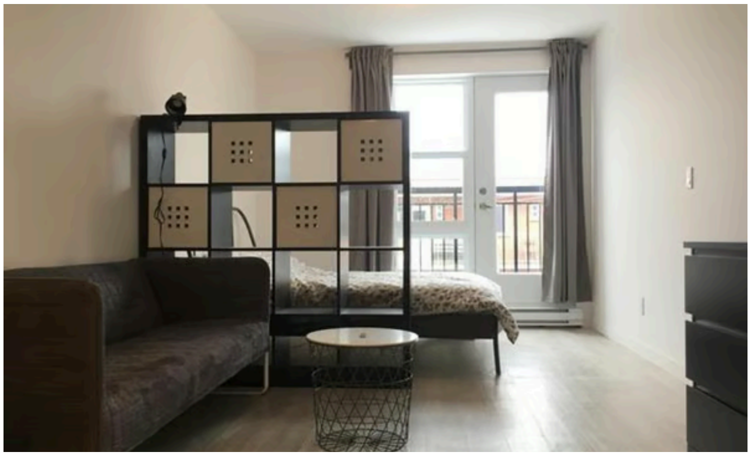

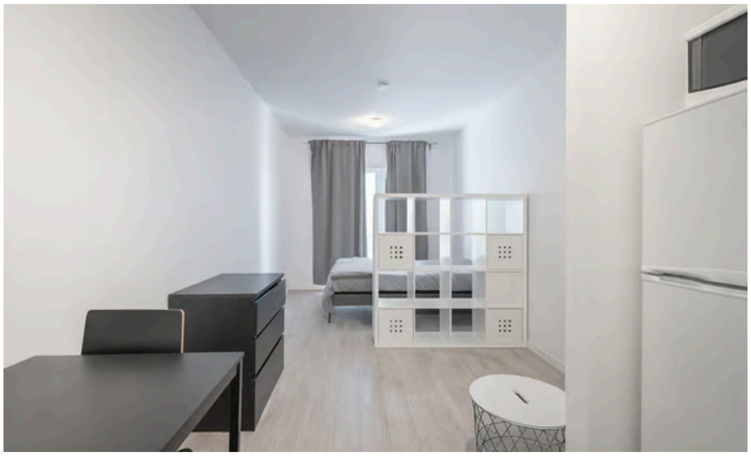

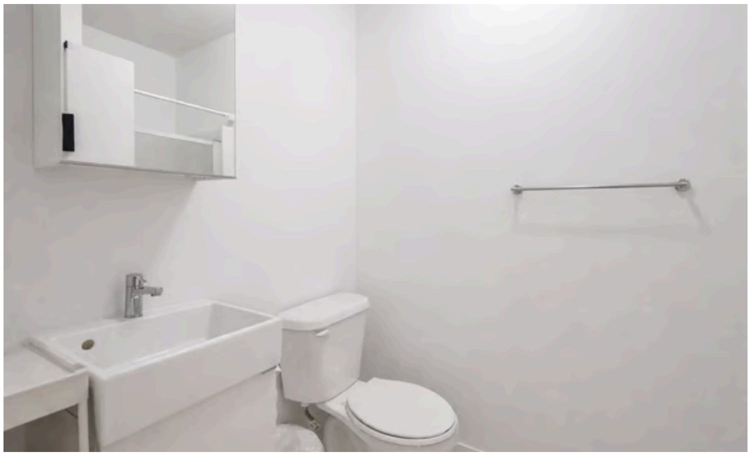
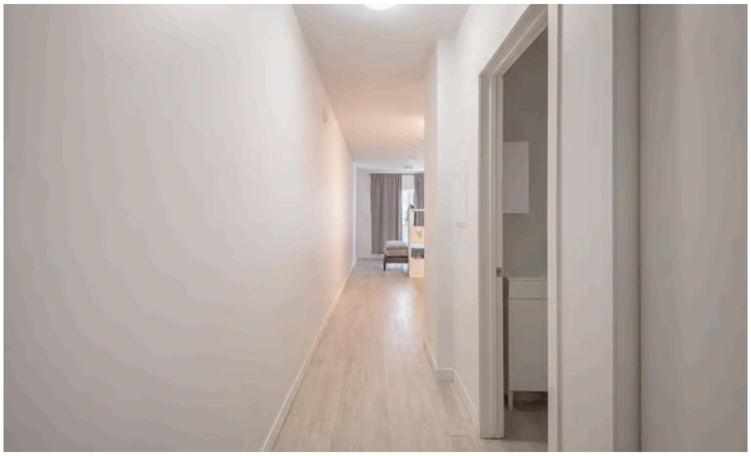
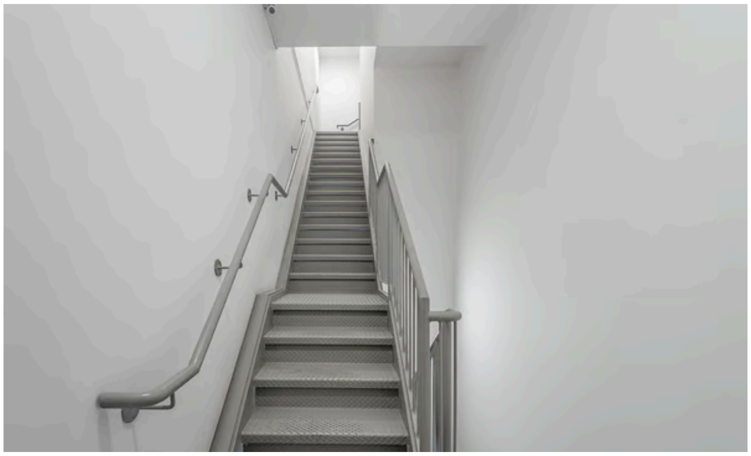

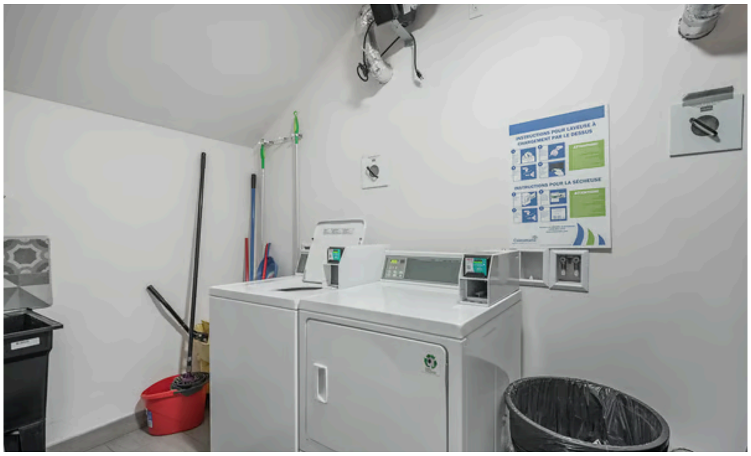


NFS-320C
NOTIFIER
by Honeywell