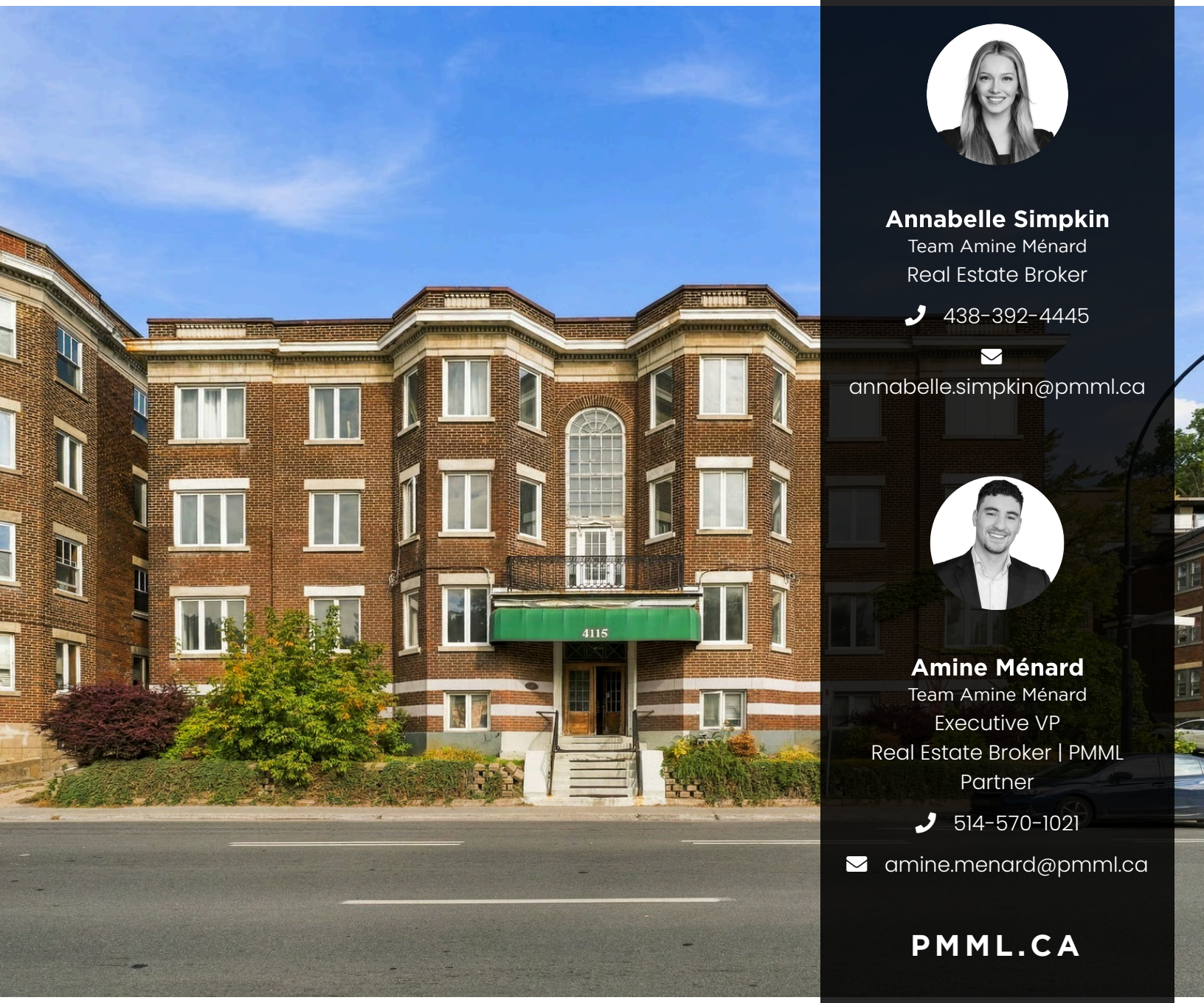
4115 DE LA COTE-DES-NEIGES
VILLE-MARIE O

13 UNITS

PMML

FOR SALE



Annabelle Simpkin
Team Amine Ménard
Real Estate Broker
438-392-4445
annabelle.simpkin@pmml.ca

Amine Ménard
Team Amine Ménard
Executive VP
Real Estate Broker | PMML
Partner
514-570-1021
amine.menard@pmml.ca

PMML.CA

Listing generated on: 2026-10-08 20:25

BUILDING TYPE

Detached / Corner building

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A true 13-unit trophy asset on the prestigious slopes of Mount Royal, on upper Côte-des-Neiges Road. Set on a single lot, it comprises a character brick building at the front and a rear section with an independent entrance. Four brand-new 4½ units were built there in 2025, following the conversion of an indoor parking level. Its unit mix (5 x 6½, 4 x 4½ and 3 x 3½) offers exceptionally spacious apartments. The property also includes 12 indoor parking spaces. Served directly by bus lines 165 and 465, it is close to Mount Royal Park, Beaver Lake, the Montreal General Hospital and downtown. An exceptional asset on the mountain, supported by strong and steady demand for large apartments in this sought-after area.

HIGHLIGHTS

- Quick access to the Guy-Concordia and Côte-des-Neiges metro stations via bus 165, steps from Summit Park
- Turnkey brand-new 4½ units: new plumbing, electrical system and double-glazed windows, kitchens with quartz countertops, independent electrical meters and hot water tanks
- Very large 6½ units of approximately 1,300 sq. ft. each, with 9- to 10-foot ceilings and 100 A electrical panels
- Attractive condo conversion potential, driven by the size of the units and the prestige of the area (subject to an exemption from the borough)
- 12 indoor parking spaces, a sought-after feature in the area
- Basement laundry room for tenants of the front section

ASKING PRICE :

$6,800,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Creation of 4 brand-new 4½ units in the rear section, with an independent entrance, following the conversion of an indoor parking level in 2025

New plumbing in the 4 new units, including piping and water service entrances

New electrical system with independent meters in the 4 new units

New windows in the 4 new units, including cutting of the openings

New kitchens with quartz countertops, washer and dryer, and an independent hot water tank in each of the 4 new units

New TPO membrane roof on the rear section in 2025, with a 20-year warranty

Maintenance of the front section roof in 2025

ADDITIONAL INFORMATION

Invoices for the work completed are available

Recent Phase 1 environmental report available, with no issues identified

The property is located on a single lot: 1 063 408

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

Responsibility for appliances
Owner (3/unit)

Number of units
13



Number of Parking Spaces
12

Hot Water System
Rear : Independent tanks (4 are new) / Front: 1 boiler (5 yrs old)





Heating System
Electric baseboards



4115 De La Cote-des-Neiges, Ville-Marie O



BUILDING DESCRIPTION

General Information

Cadastral number	1063408

Total Municipal Assessment

Total Municipal Assessment	3 622 500 $
Municipal Land Assessment	2 573 700 $
Municipal Building Assessment	1 048 800 $

Construction

Number of Storeys	3
Type of Building	Detached / Corner building
Type of Construction	Brick and wood
Year of Construction	1925

Electromechanical System

Fire System	Smoke detectors

Building type

Laundry Room	Laundry room in the basement
Number of Rooms	59
Number of Units	13 units: 4 x 5.5 (2 bath), 6 x 5.5, 3 x 3.5
Washer/Dryer Inlet	In certain units
Appliance Responsibility	Owner (3/unit)
Heating Responsibility	Tenants
Hot Water Responsibility	Owner / Tenants

Parking

Type of Parking	Garage
Number of Parking Spaces	12

Area

Land Surface Area	10 614 sq.ft.





FEATURES

Fenced

No

Internet and Telecom

Yes

Plumbing

Plumbing and water services for the 4 rear units is new

Condition of Roof

Front : Tar & Gravel (2010) / Rear : TPO Membrane (2026)

Condition of Doors

Good condition

Condition of Balconies

N/A

Concierge Agreement

No

Intercom and Doorbell

Yes

Heating System

Electric baseboards

Hot Water System

Rear : Independent tanks (4 are new) / Front: 1 boiler (5 yrs old)

Condition of Windows

Front: Most windows have been replaced / Rear: New

Condition of Kitchens

6/9 original units renovated + 4 new (rear)

Electrical Panels

Breakers (100 A)

Exterior Siding

Brick

Condition of Bathrooms

Excellent condition

Environmental Report

Up to date Phase 1

Floor Covering

Laminate / Hardwood / Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	$343,644	90 %	$2,203
Affordable Res.			
Commercial			
Lockers			
Parking	$36,000	9.4 %	$231
Laundry	$2,000	0.5 %	$13
Total Revenues	**$381,644**		**$2,446**
Vac. / Bad debt	$11,449	3 %	$73
EGR	**$370,195**		**$2,373**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$18,510	5 %	$1,424
Municipal Taxes	Current	$21,848	5.9 %	$1,681
School Taxes	Current	$2,751	0.7 %	$212
Insurance	Current	$10,617	2.9 %	$817
Electricity	Current	$4,097	1.1 %	$315
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$5,200	1.4 %	$400
Maintenance	Normalised	$9,100	2.5 %	$700
Appliances	Current	$2,340	0.6 %	$180
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$3,702	1 %	$285
Total Expenses		**$78,165**	**21.1 %**	**$6,013**
Net Revenue		**$292,030**		**$22,464**

FINANCING

Maximum loan amount	$5,093,138	$5,310,805
Financing CAP	4.87 %	5.22 %
Debt coverage ratio	1.1	1.1
Interest Rate	4.3 %	4.3 %
Amortization	40 Years	45 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	$292,030	$292,030
Annual Mortgage Cost	$280,158	$280,765
Net cash after mortgage	$11,872	$11,265

RETURN ON INVESTMENT

Down Payment	$1,706,862	$1,489,195
Cash on cash return	0.7 %	0.8 %
Return on liquidity + capitalization	3.7 %	3.6 %
Total yearly return with appreciation of 2 %	11.72 %	12.72 %

CPU	GIM	NIM	CAP
523 100 $	17,8	23,3	4,3 %





