

4735 - 4745 HOCHELAGA HOCHELAGA-MAISONNEUVE

6 UNITS

PMML

FOR SALE



Atdhe Veliu

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PMML.CA



BUILDING TYPE

Semi-detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

4 residential units (including 2 large and fully-renovated 3 1/2s) and 2 commercial, long-term tenants (one grocery shop and one pizzeria).

2 garages and one exterior parking.

Steps away from the Biodôme, the Olympic Stadium and metro Viau, the property benefits from strong neighbourhood visibility, access to public transportation, nearby services, and established residential and commercial demand.

HIGHLIGHTS

- ✓ Stable commercial revenues and optimization potential for at least two of the four residential units.
- ✓ Attractive long-term investment opportunity, with good potential for rental and value appreciation in one of Montréal's established and evolving urban neighbourhoods.

ASKING PRICE :

\$1,450,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New roof (2019)

New balconies and awning - back (2024)

Complete interior remodelling, including 2 skylights, 2 units (2026)

New staircases (2020-2026)

Building maintained regularly.

ADDITIONAL INFORMATION

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

Gross revenues include expected revenues from one, fully-renovated vacant apartment at estimated \$1,075/month.

Responsibility for appliances

Tenants

Number of units

6



Number of Parking Spaces

2 (+1)

Hot Water System

Independent tanks



Heating System

Electric baseboards



4735 - 4745 Hochelaga, Hochelaga-Maisonneuve



BUILDING DESCRIPTION

General Information

Cadastral number	1 881 797
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Total Municipal Assessment

Total Municipal Assessment	\$ 1,154,700
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Municipal Land Assessment	\$ 431,200
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Municipal Building Assessment	\$ 723,500
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Construction

Number of Storeys	2
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Type of Building	Semi-detached
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Type of Construction	Brick and wood
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Year of Construction	1951
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Electromechanical System

Fire System	Smoke detectors
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Building type

Laundry Room	N/A
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Number of Units	4 x 3.5 + 2 Comm
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Washer/Dryer Inlet	Yes, in each residential unit
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Appliance Responsibility	Tenants
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Heating Responsibility	Tenants
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Hot Water Responsibility	Tenants
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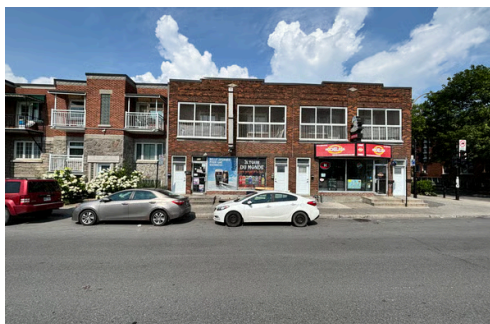
Parking

Type of Parking	Garage (+exterior)
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Number of Parking Spaces	2 (+1)
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Area

Land Surface Area	4 865 ft ²
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FEATURES

Fenced

Yes

Condition of Roof

New (2019)

Concierge Agreement

N/A

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

To be verified

Intercom and Doorbell

Doorbells

Condition of Windows

Good

Exterior Siding

Brick

Floor Covering

Wood, ceramic, and linoleum

Plumbing

To be verified

Condition of Balconies

Back - newly replaced, aluminum (2024)

Heating System

Electric baseboards

Condition of Kitchens

Good

Condition of Bathrooms

Good

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$45,396	47.4 %	\$631
Affordable Res.			
Commercial	\$50,400	52.6 %	\$700
Lockers			
Parking			
Laundry			
Total Revenues	\$95,796		\$1,331
Vac. / Bad debt	\$2,874	3 %	\$40
EGR	\$92,922		\$1,291

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration				
Municipal Taxes	Current	\$15,267	16.4 %	\$2,545
School Taxes	Current	\$827	0.9 %	\$138
Insurance	Current	\$10,910	11.7 %	\$1,818
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor				
Maintenance				
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs				
Total Expenses		\$27,004	29.1 %	\$4,501
Net Revenue		\$65,918		\$10,986

FINANCING

	conv
Maximum loan amount	\$755,588
Financing CAP	6.54 %
Debt coverage ratio	1.25
Interest Rate	5.0 %
Amortization	25 Years
Term	5 Years

TREASURY

	conv
Net Revenue	\$65,918
Annual Mortgage Cost	\$52,734
Net cash after mortgage	\$13,184

RETURN ON INVESTMENT

Down Payment	\$694,412
Cash on cash return	1.9 %
Return on liquidity + capitalization	4.2 %
Total yearly return with appreciation of 2 %	8.33 %

CPU
241 700 \$

GIM
15,1

NIM
22

CAP
4,6 %

