

4800 - 4808 PARTHENAIS PLATEAU MONT-ROYAL O

5 UNITS

PMML

FOR SALE



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BUILDING TYPE

In a row on the corner

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

Rare 5-unit corner unit in the heart of the Plateau-Mont-Royal! A quality asset, ideal for an owner-occupant looking to combine lifestyle and profitability. With the option to make the ground floor unit available to the buyer, you can enjoy a spacious apartment while collecting rent from the other units. The building comprises one 9.5-unit (3 Bedroom + 1 bedroom + 2 bathroom) and four 3.5-unit (1 bedroom). The building boasts significant renovations (approximately \$500,000 invested) and a sophisticated design: windows on three sides, providing exceptional natural light, as well as the potential for additional units (zoning allows for up to 8 units). The ground floor offers a perfect layout for owner occupancy (with a basement), while the additional units ensure a solid income base. Financially, the asset presents attractive ratios: \$121,296 in potential gross annual income and competitive GRM /NRM /CAP RATE. Prime location: steps away from the cafes, restaurants, shops, and services of Mont-Royal Avenue, parks, and bike paths, with easy access to public transportation (metro stations). Strategic purchase: a well-located building, already enhanced by significant investments, with a rare owner-occupancy option in the Plateau. We look forward to closing the transaction with you!

HIGHLIGHTS

5 units, 3 detached sides for maximum light | 5/5 renovated units (±\$500,000 invested) | Ground floor unit available for buyer | Possibility of adding units (Zoning H.2-4 | 2 to 8 units) To be confirmed | Competitive GRM / NRM / CAP RATE (± GRM 17.32 / NRM 22.5 / CAP RATE 4.44%) | AAA tenants | 2 Garages;

ASKING PRICE :
\$1,850,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Major renovations: Complete stripping of all units, re-framing of the floor, redoing of partitions, new plumbing, electrical wiring, insulation, new drywall, bathroom and kitchen, redoing of rear balconies, removal of old furnace and installation of new furnace, replacement of all water heaters, new roof for the garages and drywall finishing inside the garage, installation of a new roof drain for the garage, construction of 4 storage lockers in the basement, running internet cables to all apartments. (approximately \$500k of renovations).

ADDITIONAL INFORMATION

Possible optimizations:

- Ground floor unit available for the buyer;
- Adding large private terraces above the garages for each unit;
- Adding more units is possible (Zoning H.2-4 / 2 to 8 units) To be confirmed;
- Locker rentals are possible;
- Unit 4808: Not renewed in 2026. Currently listed for rent by owner at \$1850;
- Fully optimized potential rental value of approximately \$133,056;

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

Responsibility for appliances

Owner

Number of units

5



Number of Parking Spaces

2 spaces

Hot Water System

Independent tanks (basement)



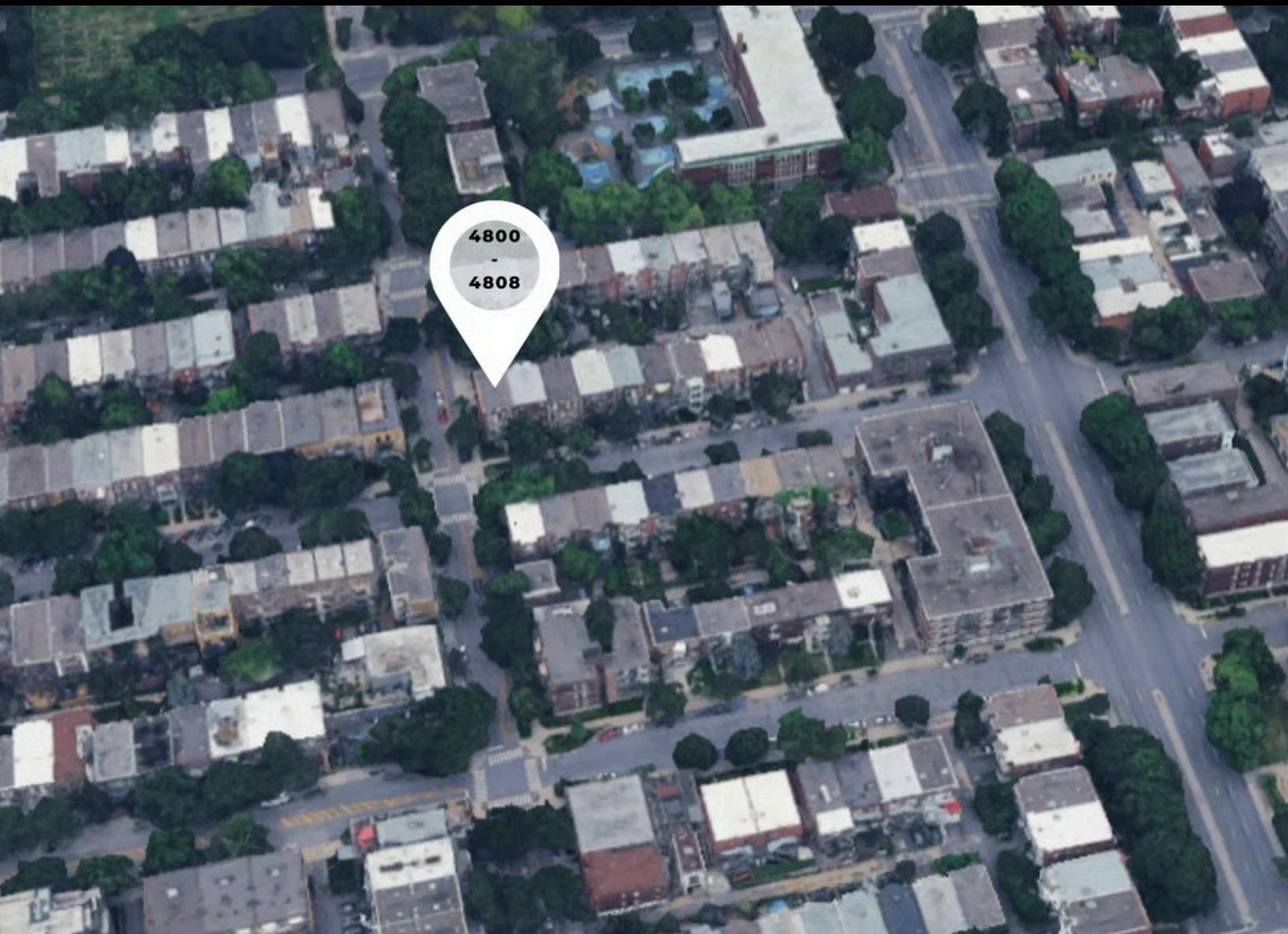
Heating System

Electric baseboards





4800 - 4808 Parthenais, Plateau Mont-Royal O



BUILDING DESCRIPTION

General Information

Cadastral number 1 584 881

Total Municipal Assessment

Total Municipal Assessment 1 154 400 \$

Municipal Land Assessment 485 000 \$

Municipal Building Assessment 669 400 \$

Construction

Number of Storeys 3

Type of Building In a row on the corner

Type of Construction Brick and wood

Year of Construction 1932

Neighborhood walkable and bikeable (Walk Score 97 / Bike Score 100) | Metro: access to green and orange lines within walking distance | Bus (STM): several lines serve the area | Several elementary and secondary schools | Several parks and green spaces nearby | Health and public services | Sports and recreation: many options

Features

Plumbing Abs

Condition of Roof Flat

Condition of Doors To be verified

Condition of Balconies Wood

Condition of Windows To be verified

Condition of Kitchens Renovated

Electrical Panels Circuit breakers

Exterior Siding Bricks

Condition of Bathrooms Renovated

Floor Covering Floating floor / Parquet flooring / Wood / Ceramic

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms 1 X 9.5 (3br + 1), 4 X 3.5 (1br)

Number of Units 5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Owner

Heating Responsibility Tenants

Hot Water Responsibility Tenants

Parking

Type of Parking Garage / Detached

Number of Parking Spaces 2 spaces

Area

Land Surface Area 2,175 sq ft



FEATURES

Fenced

N/A

Condition of Roof

Flat

Concierge Agreement

N/A

Hot Water System

Independent tanks (basement)

Electrical Panels

Circuit breakers

Environmental Report

N/A

Internet and Telecom

Oui

Condition of Doors

To be verified

Intercom and Doorbell

Yes, doorbell

Condition of Windows

To be verified

Exterior Siding

Bricks

Floor Covering

Floating floor / Parquet flooring /
Wood / Ceramic

Plumbing

Abs

Condition of Balconies

Wood

Heating System

Electric baseboards

Condition of Kitchens

Renovated

Condition of Bathrooms

Renovated

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$108,840	89.7 %	\$1,814
Affordable Res.			
Commercial			
Lockers	\$3,456	2.8 %	\$58
Parking	\$9,000	7.4 %	\$150
Laundry			
Total Revenues	\$121,296		\$2,022
Vac. / Bad debt	\$3,639	3 %	\$61
EGR	\$117,657		\$1,961

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,295	4.5 %	\$1,059
Municipal Taxes	Current	\$7,277	6.2 %	\$1,455
School Taxes	Current	\$905	0.8 %	\$181
Insurance	Current	\$4,685	4 %	\$937
Electricity	Estimated	\$2,873	2.4 %	\$575
Heating	Estimated	\$2,227	1.9 %	\$445
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	1.1 %	\$250
Maintenance	Normalised	\$3,500	3 %	\$700
Appliances	Current	\$1,500	1.3 %	\$300
WiFi	Current	\$1,187	1 %	\$237
Heat Pump				
CHMC: Other Costs	Normalised	\$1,177	1 %	\$235
Thermopompe				
Total Expenses		\$31,875	27.1 %	\$6,375
Net Revenue		\$85,782		\$17,156

FINANCING

	schl	conv
Maximum loan amount	\$1,572,500	\$1,044,603
Financing CAP	4.53 %	6.16 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.0 %	4.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$85,782	\$85,782
Annual Mortgage Cost	\$76,190	\$71,485
Net cash after mortgage	\$9,592	\$14,297

RETURN ON INVESTMENT

Down Payment	\$277,500	\$805,397
Cash on cash return	3.5 %	1.8 %
Return on liquidity + capitalization	9.7 %	4.5 %
Return on liquidity + cap. + appreciation	23.0 %	9.1 %

CPU
370 000 \$

GIM
15,3

NIM
21,6

CAP
4,6 %

