FOR SALE

PMML

5168 - 5174 DES ERABLES | PLATEAU MONT-ROYAL E

6 UNITS





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Produced on: October 13, 2026

BUILDING TYPE

Row house

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

PRIME LOCATION – PLATEAU-MONT-ROYAL. Superb opportunity to acquire this 6-unit building (6 x 4½ with double living room, no closed bedroom), fully rented. Privileged location near De Lorimier Park, Promenade Masson, Mont-Royal Avenue, and the shops and restaurants of Laurier East. Beautiful 9-foot ceilings, energy costs at the tenants' expense, and a backyard with access to a green alley. Peaceful, sought-after, and easy-to-rent area. A strategic investment in the heart of the Plateau offering potential for rental income growth.

HIGHLIGHTS

- Piling of the rear foundation wall in 2022 by Bisson Expert ($30,000)
- Beautiful units, renovated over the years.
- Highly sought-after area with strong rental demand.
- Located near all services and amenities: Promenade Masson and Mont-Royal, daycares, primary and secondary schools, several parks, restaurants, pharmacies, and public transportation just steps away

ASKING PRICE :

$1,439,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Roof redone in October 2018 with elastomeric two-ply membrane
Stabilization of the rear wall over approximately 25 feet using metal piles
Rear fiberglass balconies
Bathroom and kitchen renovated over time
Plumbing and electricity partially redone

ADDITIONAL INFORMATION

Current rents below market for 4½ units of this configuration in the Plateau. 2 units below $970.

Good potential for medium-term income optimization.

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

Responsibility for appliances
Tenants (Except Apt #5174)

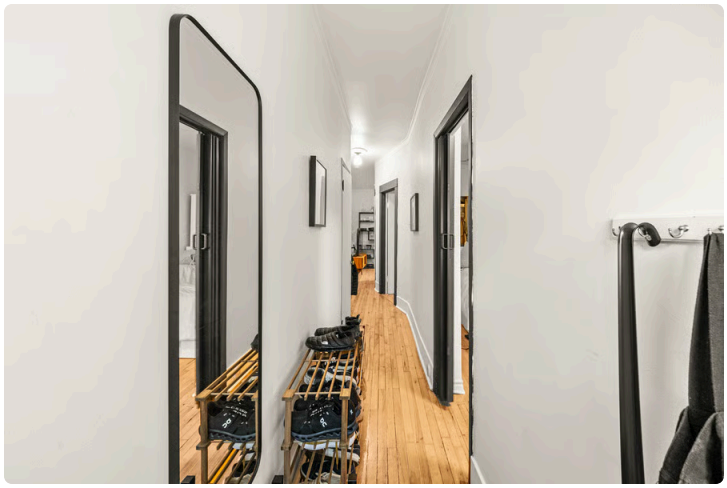
Number of units
6



Number of Parking Spaces

Hot Water System
Water heater





Heating System
Electric baseboards



5168 - 5174 Des Erables, Plateau Mont-Royal E



BUILDING DESCRIPTION

General Information

Cadastral number	3 795 903

Total Municipal Assessment

Total Municipal Assessment	1 316 300 $
Municipal Land Assessment	439 300 $
Municipal Building Assessment	877 000 $

Construction

Number of Storeys	3
Type of Building	Row house
Type of Construction	Brick and wood
Year of Construction	1926

To be verified

Building type

Laundry Room	No
Number of Units	6 x 4.5
Washer/Dryer Inlet	Yes
Appliance Responsibility	Tenants (Except Apt #5174)
Heating Responsibility	Tenants
Hot Water Responsibility	Tenants

Parking

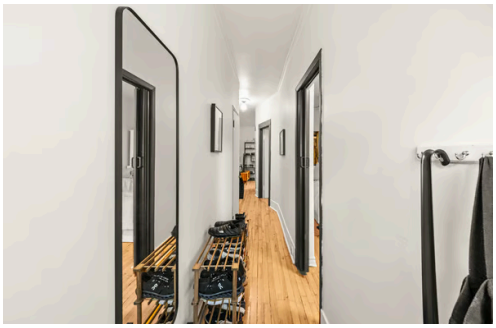
Type of Parking	Outdoor

Area

Land Surface Area	2 150 pi²







FEATURES

Plumbing

Redone by the previous owner

Condition of Roof

2018 - Elastomeric two-ply membrane

Condition of Doors

Good condition

Condition of Balconies

Good condition - Fiberglass at the back

Concierge Agreement

No

Intercom and Doorbell

To be verified

Heating System

Electric baseboards

Hot Water System

Water heater

Condition of Windows

PVC sliding - To be verified

Condition of Kitchens

Good condition - Renovated or refreshed over the years

Electrical Panels

Circuit breakers

Exterior Siding

Brick

Condition of Bathrooms

Good condition - Renovated or refreshed over the years

Environmental Report

No

Floor Covering

Hardwood slats, ceramic, parquet

REVENUE

	yearly	% / GR	RPU (m)
Residential	$78,900	100 %	$1,096
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	**$78,900**		**$1,096**
Vac. / Bad debt	$2,367	3 %	$33
EGR	**$76,533**		**$1,063**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$3,444	4.5 %	$574
Municipal Taxes	Current	$8,404	11 %	$1,401
School Taxes	Current	$1,000	1.3 %	$167
Insurance	Current	$3,619	4.7 %	$603
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$1,500	2 %	$250
Maintenance	Normalised	$4,200	5.5 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$765	1 %	$128
Total Expenses		**$22,932**	**30.0 %**	**$3,822**
Net Revenue		**$53,601**		**$8,933**

FINANCING

Maximum loan amount	$853,943	$921,587	$990,743
Financing CAP	4.71 %	4.94 %	5.14 %
Debt coverage ratio	1.1	1.1	1.1
Interest Rate	4.0 %	4.4 %	4.4 %
Amortization	30 Years	40 Years	50 Years
Term	5 Years	5 Years	5 Years

TREASURY

Net Revenue	$53,601	$53,601	$53,601
Annual Mortgage Cost	$48,728	$51,451	$51,296
Net cash after mortgage	$4,873	$2,150	$2,304

RETURN ON INVESTMENT

Down Payment	$585,057	$517,413	$448,257
Cash on cash return	0.8 %	0.4 %	0.5 %
Return on liquidity + capitalization	3.4 %	2.2 %	1.8 %
Total yearly return with appreciation of 2 %	8.34 %	7.76 %	8.26 %

CPU	GIM	NIM	CAP
239 800 $	18,2	26,9	3,7 %



