

**5413 - 5419 PAPINEAU
PLATEAU MONT-ROYAL E**

6 UNITS

PMML

FOR SALE



Amine Ménard

Team Amine Ménard

Executive VP

Real Estate Broker | PMML

Partner

📞 514-570-1021

✉️ amine.menard@pmml.ca



PMML.CA



BUILDING TYPE

In a row

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

A 6-unit apartment building ideally located on a major thoroughfare in Plateau-Mont-Royal. The building includes one 6½-room main unit of approximately 1,750 sq. ft., four 4½-room units of approximately 850 sq. ft. each, and one 3½-room unit.

Significant capital improvements have been made in recent years, notably to the plumbing, five of the six bathrooms, and the kitchens, which were renovated with quartz countertops in those same units.

The building represents an ideal opportunity for an owner-occupier or an investor seeking a stabilized asset that generates strong income and requires little capital investment in the short to medium term.

HIGHLIGHTS

- ✓ On the edge of the renowned Petit-Laurier district, featuring shops, restaurants, and an active social life
- ✓ Easy access to public transportation on Papineau and a metro station a few bus minutes away.
- ✓ Large main dwelling of 1750 sq. ft.
- ✓ 4 parking spaces at the rear of the building.

ASKING PRICE :

\$2,050,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Basement unit was refreshed (2025)
Plumbing redone
Bathrooms and kitchens renovated in 5 of the 6 units

ADDITIONAL INFORMATION

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

Responsibility for appliances

Tenant

Number of units

6



Number of Parking Spaces

4 spaces

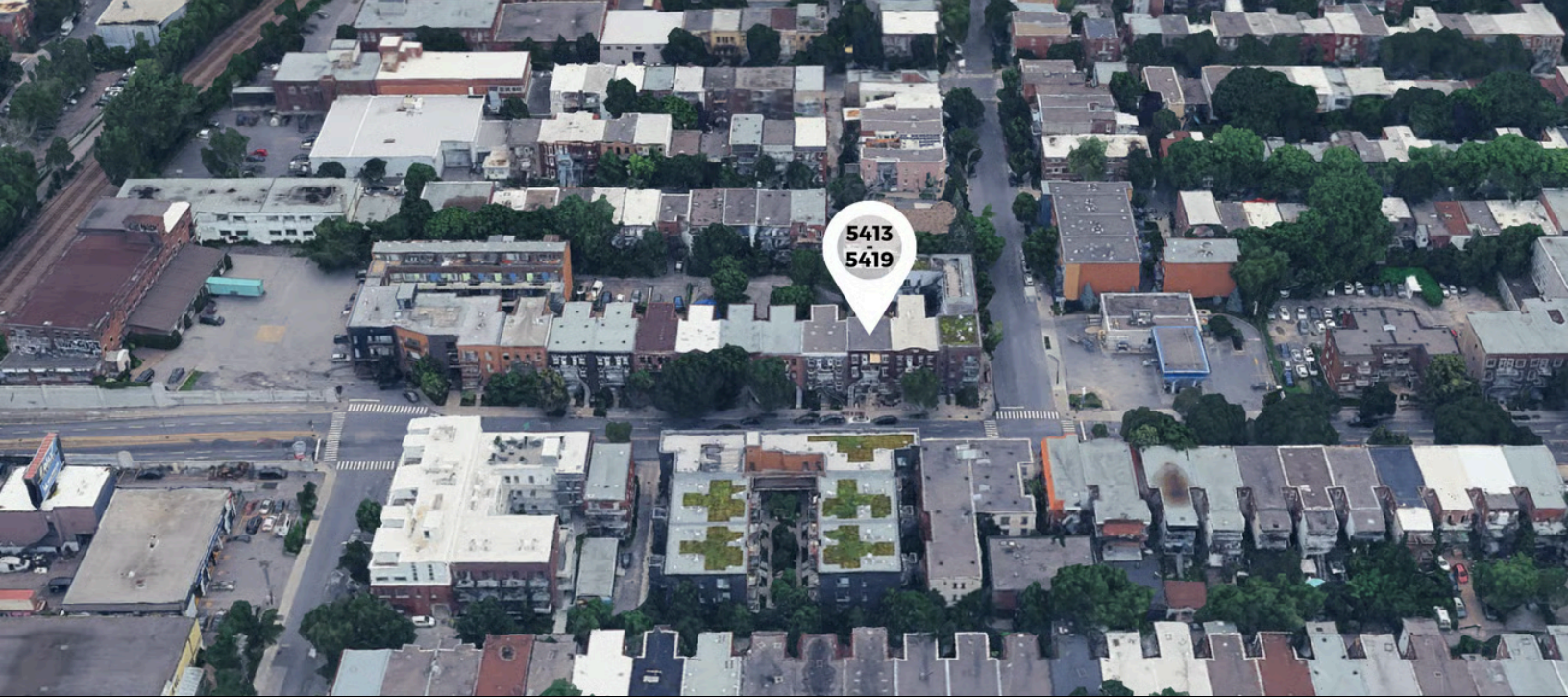
Hot Water System

Independent tanks

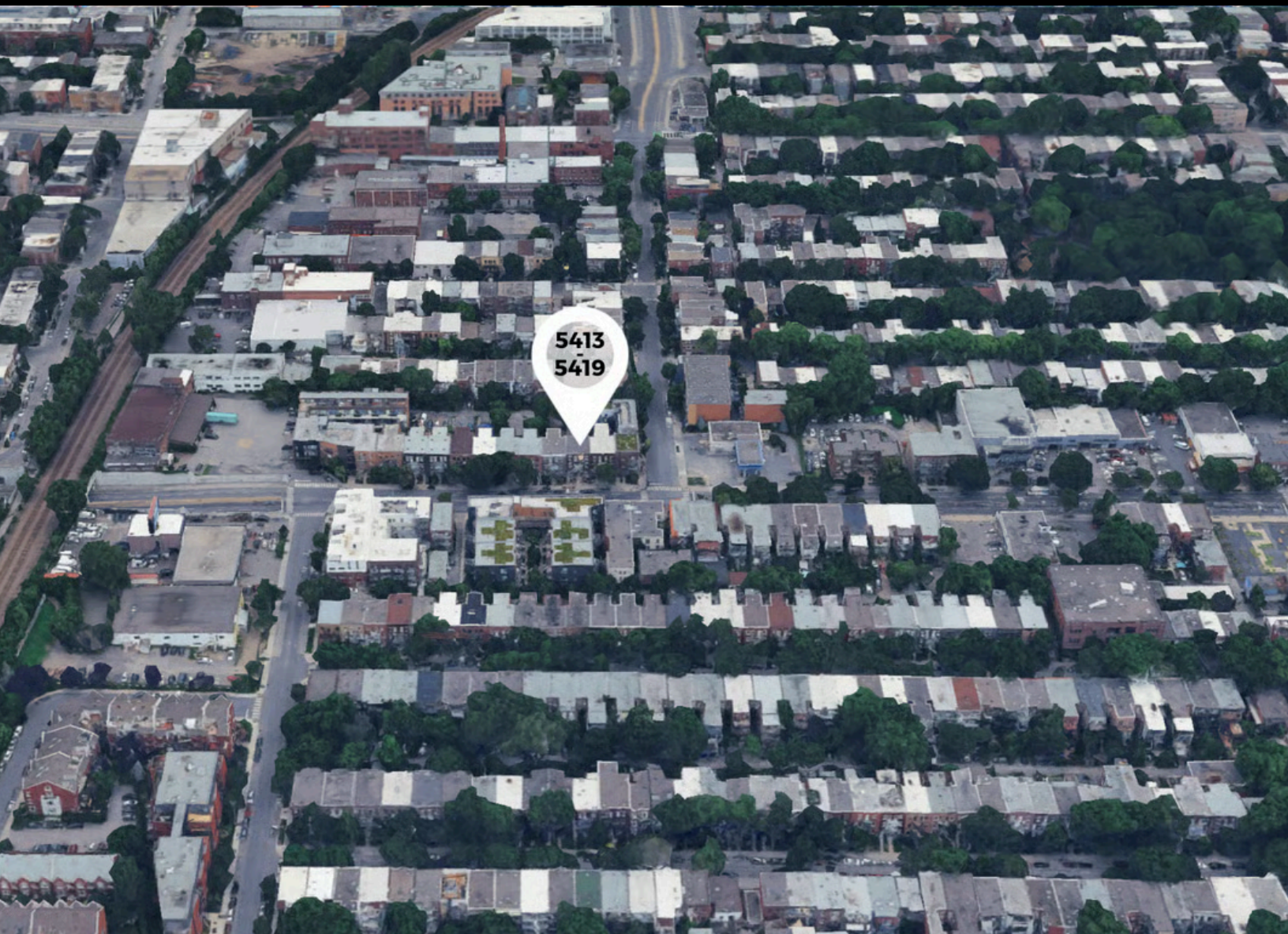


Heating System

Electric baseboards



5413 - 5419 Papineau, Plateau Mont-Royal E



BUILDING DESCRIPTION

General Information

Cadastral number 3 795 731

Total Municipal Assessment

Total Municipal Assessment 1 898 200 \$

Municipal Land Assessment 563 000 \$

Municipal Building Assessment 1 335 200 \$

Construction

Number of Storeys 3

Type of Building In a row

Type of Construction Brick and wood

Year of Construction 1930

Features

Plumbing Plumbing 100% redone in 5 of the 6 units in 2020

Condition of Roof Tar and gravel, inspected annually, fair condition (2005)

Condition of Doors Year unknown

Condition of Balconies To be verified

Condition of Windows Year unknown

Condition of Kitchens Quartz countertops in kitchens, redone in 5 of the 6 units in 2020

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Bathrooms 100% redone in 5 of the 6 units in 2020

Floor Covering Hardwood/Floating floor

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Units 1 x 6.5 (1720 sq. ft.) + 4 x 4.5 (850 sq. ft.) + 1 x 3.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenant

Heating Responsibility Tenant

Hot Water Responsibility Tenant

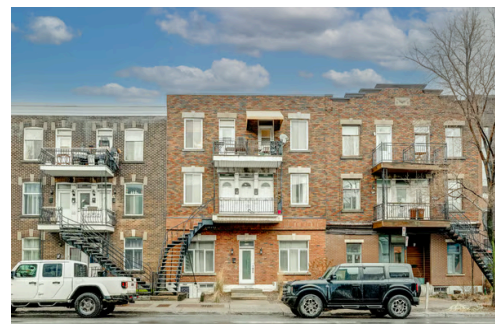
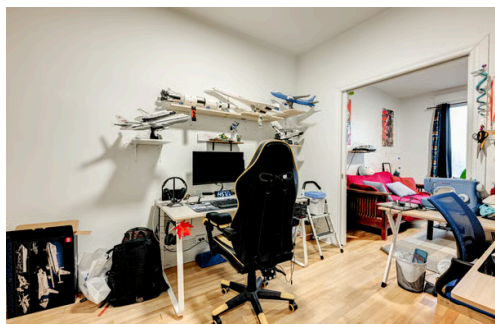
Parking

Type of Parking Outdoor

Number of Parking Spaces 4 spaces

Area

Land Surface Area 4040 sq. ft.



FEATURES

Internet and Telecom

N/A

Condition of Doors

Year unknown

Intercom and Doorbell

Doorbell

Condition of Windows

Year unknown

Exterior Siding

Brick

Floor Covering

Hardwood/Floating floor

Plumbing

Plumbing 100% redone in 5 of the 6 units in 2020

Condition of Balconies

To be verified

Heating System

Electric baseboards

Condition of Kitchens

Quartz countertops in kitchens, redone in 5 of the 6 units in 2020

Condition of Bathrooms

Bathrooms 100% redone in 5 of the 6 units in 2020

Condition of Roof

Tar and gravel, inspected annually, fair condition (2005)

Concierge Agreement

No

Hot Water System

Independent tanks

Electrical Panels

Circuit breakers

Environmental Report

Phase I conclusive

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$133,824	98 %	\$1,859
Affordable Res.			
Commercial			
Lockers			
Parking	\$2,700	2 %	\$38
Laundry			
Total Revenues	\$136,524		\$1,896
Vac. / Bad debt	\$4,096	3 %	\$57
EGR	\$132,428		\$1,839

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,959	4.5 %	\$993
Municipal Taxes	Current	\$11,411	8.6 %	\$1,902
School Taxes	Current	\$1,364	1 %	\$227
Insurance	Estimated	\$3,962	3 %	\$660
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.1 %	\$250
Maintenance	Normalised	\$4,200	3.2 %	\$700
Appliances				
WiFi	Current	\$952	0.7 %	\$159
Heat Pump				
CHMC: Other Costs	Normalised	\$1,324	1 %	\$221
Total Expenses		\$30,673	23.2 %	\$5,112
Net Revenue		\$101,756		\$16,959

FINANCING

	schl	conv
Maximum loan amount	\$1,742,500	\$1,343,365
Financing CAP	4.80 %	5.68 %
Debt coverage ratio	1.1	1.2
Interest Rate	4.2 %	4.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

TREASURY

	schl	conv
Net Revenue	\$101,756	\$101,756
Annual Mortgage Cost	\$95,264	\$84,796
Net cash after mortgage	\$6,492	\$16,959

RETURN ON INVESTMENT

Down Payment	\$307,500	\$706,635
Cash on cash return	2.1 %	2.4 %
Return on liquidity + capitalization	8.1 %	6.9 %
Total yearly return with appreciation of 2 %	21.43 %	12.74 %

CPU
341 700 \$

GIM
15

NIM
20,2

CAP
5 %

