

# 574 - 582 VIMONT HOCHELAGA-MAISONNEUVE

6 UNITS

# PMML

FOR SALE



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## BUILDING TYPE

Attached

## BUILDING CATEGORY

Low Rise

## PROPERTY DESCRIPTION

A 6-unit building located on a quiet street with access to Notre-Dame Street, 10 minutes from the Viau metro station and Maisonneuve Park in Hochelaga-Maisonneuve. The building consists of 1 x 5.5 + 2 x 4.5 + 3 x 3.5 units. This diversity of units allows you to reach a large pool of stable tenants. Energy costs are paid by the tenants. Two paid parking spaces in the rear generate additional income. A hassle-free, high-performing, and stable building—a smart investment for long-term ownership in an area with high rental demand.

## HIGHLIGHTS

- ✓ Close to Viau metro
- ✓ Close to Maisonneuve Park
- ✓ Easy access to Notre-Dame Street
- ✓ The 5.5 becomes available on July 1

ASKING PRICE :  
**\$1,450,000**

## SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

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All doors have been replaced.  
Most units renovated and refreshed.  
All rear balconies have been replaced.

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## ADDITIONAL INFORMATION

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

## Responsibility for appliances

Tenants



## Number of units

6

## Number of Parking Spaces

2 spots

## Hot Water System

Independent tanks (in the crawl space)



## Heating System

Electric baseboards



574 - 582 Vimont, Hochelaga-Maisonneuve



# BUILDING DESCRIPTION

## General Information

Cadastral number 1 560 070

## Total Municipal Assessment

Total Municipal Assessment 1 100 000 \$

Municipal Land Assessment 286 700 \$

Municipal Building Assessment 813 300 \$

## Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brique et Bois

Year of Construction 1924

## Features

Plumbing Copper, ABS

Condition of Roof Elastomer Membrane 2013

Condition of Doors Replaced between 2020 - 2025

Condition of Balconies Excellent condition | New

Condition of Windows To be changed soon

Condition of Kitchens 3 renovated | 2 refreshed

Electrical Panels Breakers

Exterior Siding Brick and wood

Condition of Bathrooms 3 renovated | 2 refreshed

Floor Covering Hardwood | Vinyl | Ceramic

## Electromechanical System

Fire System No

## Building type

Laundry Room No

Number of Rooms N/A

Number of Units 1 x 5.5 + 2 x 4.5 + 3 x 3.5

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

The owner wishes to list apartment 574 (5.5) to rent for July 1st. The 2026-2027 renewals have been sent out according to the new TAL calculation grid. Projected revenue for July 1st is \$90,960.00, assuming all renewals are accepted.

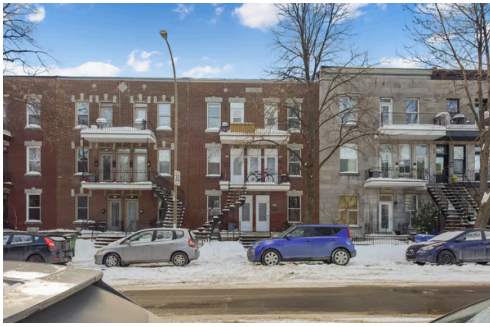
## Parking

Type of Parking At the rear in the courtyard | Access via the alleyway

Number of Parking Spaces 2 spots

## Area

Land Surface Area 2 683 pi<sup>2</sup>



## FEATURES

### Fenced

No

### Condition of Doors

Replaced between 2020 - 2025

### Heating System

Electric baseboards

### Condition of Kitchens

3 renovated | 2 refreshed

### Condition of Bathrooms

3 renovated | 2 refreshed

### Plumbing

Copper, ABS

### Condition of Balconies

Excellent condition | New

### Hot Water System

Independent tanks (in the crawl space)

### Electrical Panels

Breakers

### Environmental Report

No

### Condition of Roof

Elastomer Membrane 2013

### Intercom and Doorbell

No

### Condition of Windows

To be changed soon

### Exterior Siding

Brick and wood

### Floor Covering

Hardwood | Vinyl | Ceramic

## REVENUE

	yearly	% / GR	RPU (m)
Residential	\$90,000	100 %	\$1,250
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
<b>Total Revenues</b>	<b>\$90,000</b>		<b>\$1,250</b>
Vac. / Bad debt	\$2,700	3 %	\$38
<b>EGR</b>	<b>\$87,300</b>		<b>\$1,213</b>

## EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$3,929	4.5 %	\$655
Municipal Taxes	Current	\$6,136	7 %	\$1,023
School Taxes	Current	\$664	0.8 %	\$111
Insurance	Current	\$3,643	4.2 %	\$607
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.7 %	\$250
Maintenance	Normalised	\$4,200	4.8 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$873	1 %	\$146
<b>Total Expenses</b>		<b>\$20,944</b>	<b>24.0 %</b>	<b>\$3,491</b>
<b>Net Revenue</b>		<b>\$66,356</b>		<b>\$11,059</b>

## FINANCING

Maximum loan amount	\$1,226,667	\$876,027
Financing CAP	4.00 %	4.50 %
Debt coverage ratio	1.1	1.2
Interest Rate	3.9 %	4.0 %
Amortization	40 Years	25 Years
Term	5 Years	5 Years

## TREASURY

Net Revenue	\$66,356	\$66,356
Annual Mortgage Cost	\$64,048	\$55,297
Net cash after mortgage	\$2,308	\$11,059

### RETURN ON INVESTMENT

Down Payment	\$223,333	\$573,973
Cash on cash return	1.0 %	1.9 %
Return on liquidity + capitalization	7.3 %	5.6 %

CPU  
241 700 \$

GIM  
16,1

NIM  
21,9

CAP  
4,6 %



