

60 - 66 AVENUE DULUTH EST PLATEAU MONT-ROYAL E

6 UNITS

PMML

FOR SALE



Atdhe Veliu

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PMML.CA



BUILDING TYPE

Attached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

A rare mixed-use investment opportunity on Duluth Avenue, in the heart of Plateau-Mont-Royal.

Residential units completely renovated in 2025 redesigned to offer 5 bedrooms and 2 bathrooms on each floor and 1 kitchen on the first floor.

Rooms are rented at \$700-\$750 per month.

The ground floor is occupied by a sushi restaurant and a beauty salon.

HIGHLIGHTS

- ✓ Walk Score®: 99/100 – Walker's Paradise
- ✓ Transit Score 76/100: Excellent Transit
- ✓ Bike Score 98: Biker's Paradise

ASKING PRICE :

\$1,650,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Each residential floor, comprising 5 rooms, 2 bathrooms underwent a complete renovation in 2025. The work included new flooring, doors and cabinetry, upgraded lighting, electrical wiring and plumbing, as well as wall repairs and finishing, painting, and all other improvements associated with a full-scale renovation.

ADDITIONAL INFORMATION

Rooms are rented on monthly basis.

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

Responsibility for appliances

Owner

Number of units

6



Number of Parking Spaces

0

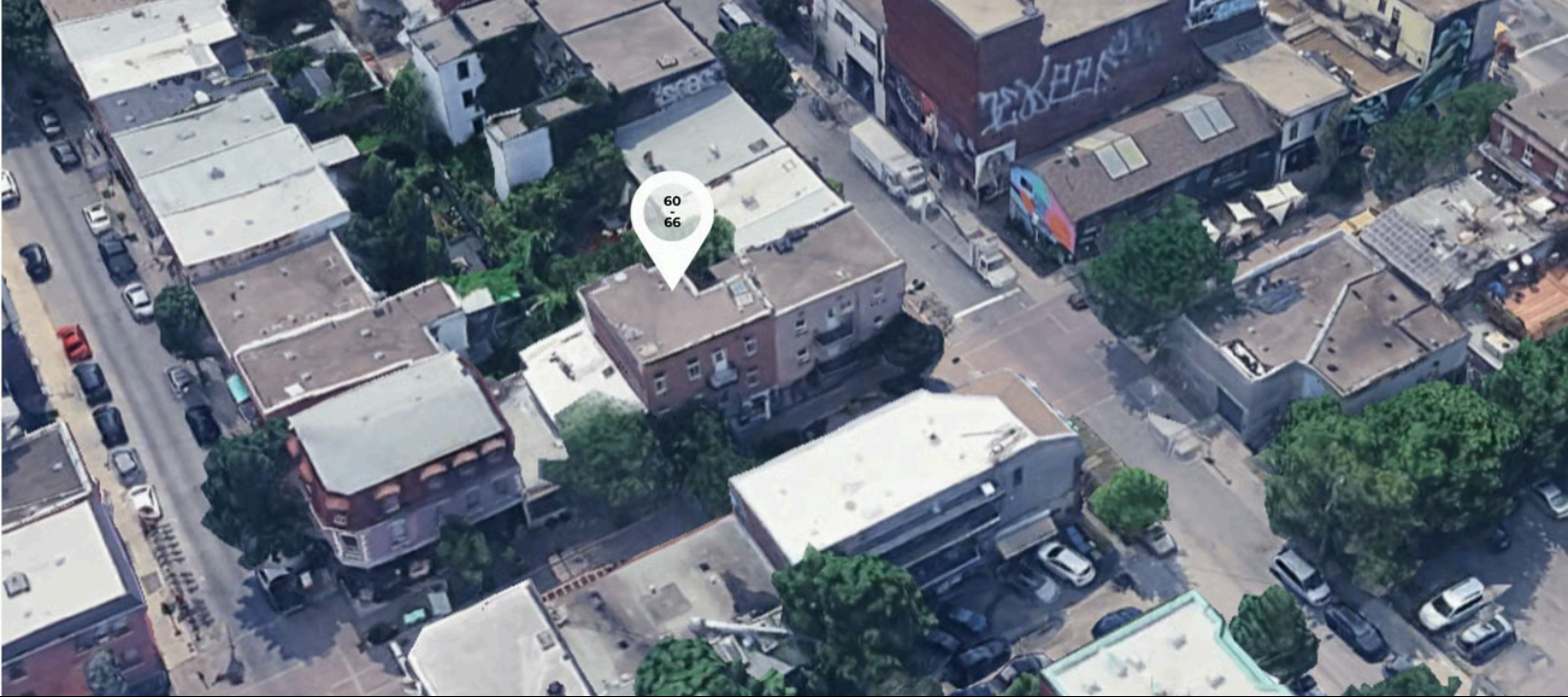
Hot Water System

Independent electrical tanks

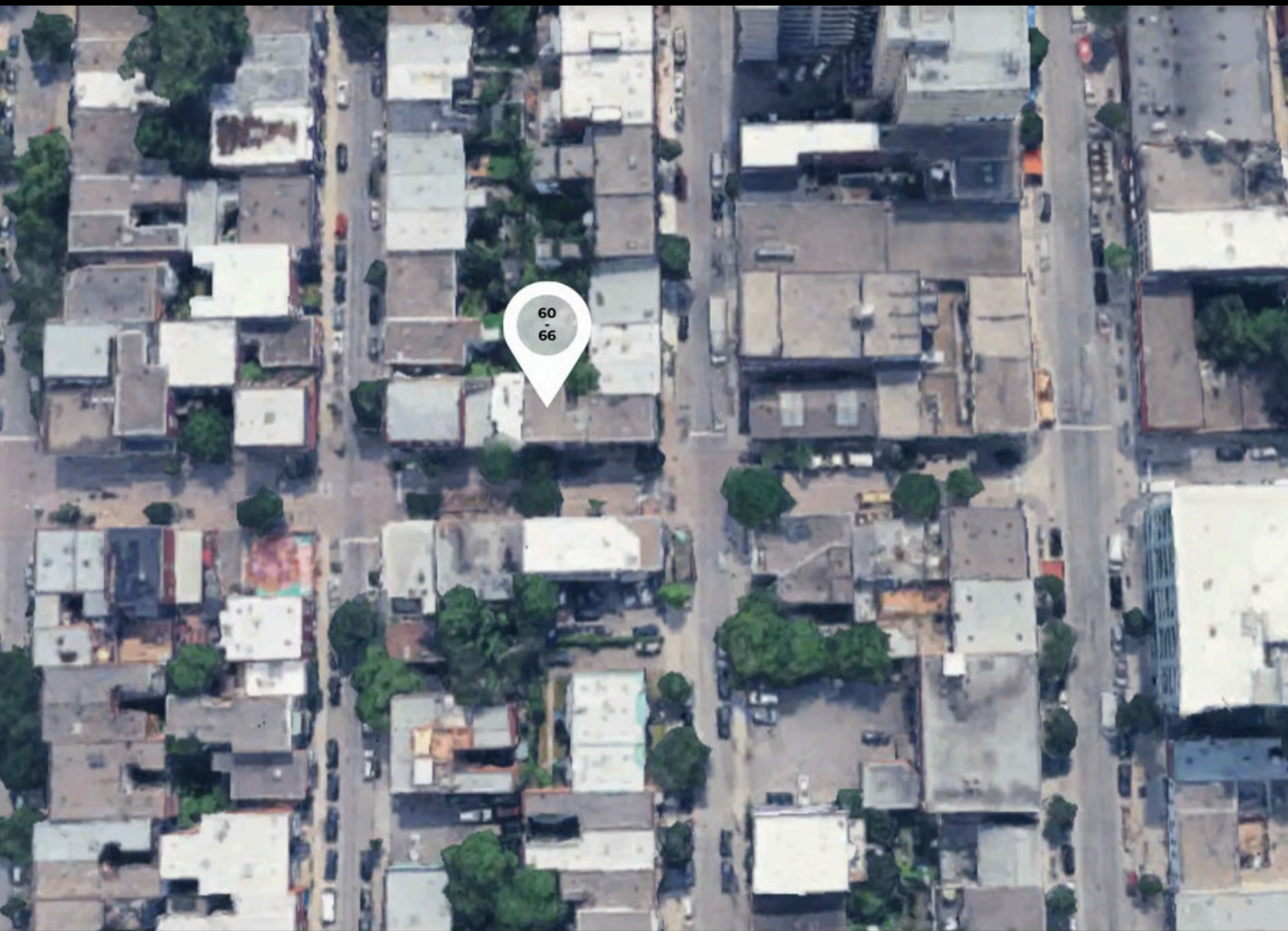


Heating System

Electric baseboards



60 - 66 Avenue Duluth Est, Plateau Mont-Royal E



BUILDING DESCRIPTION

General Information

Cadastral number	2 003 528
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Total Municipal Assessment

Total Municipal Assessment	1 004 200 \$
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Municipal Land Assessment	253 200 \$
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Municipal Building Assessment	751 000 \$
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Construction

Number of Storeys	3
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Type of Building	Attached
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Type of Construction	Brick and wood
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Year of Construction	1921
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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	2 x 7.5 + 2 commercial
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Washer/Dryer Inlet	To be verified
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Appliance Responsibility	Owner
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Heating Responsibility	Tenants
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Hot Water Responsibility	Tenants
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	0
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Area

Land Surface Area	1 185 sq.ft.
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FEATURES

Fenced

N/A

Condition of Roof

To be verified

Concierge Agreement

N/A

Hot Water System

Independent electrical tanks

Electrical Panels

Breakers

Environmental Report

N/A

Internet and Telecom

Yes

Condition of Doors

Good condition

Intercom and Doorbell

To be verified

Condition of Windows

Good condition

Exterior Siding

Brick

Floor Covering

Hardwood Flooring / Ceramic Tiles / Roof Tiles

Plumbing

To be verified

Condition of Balconies

Good condition

Heating System

Electric baseboards

Condition of Kitchens

Good condition

Condition of Bathrooms

Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$84,600	69.5 %	\$1,175
Affordable Res.			
Commercial	\$37,200	30.5 %	\$517
Lockers			
Parking			
Laundry			
Total Revenues	\$121,800		\$1,692
Vac. / Bad debt	\$3,654	3 %	\$51
EGR	\$118,146		\$1,641

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,317	4.5 %	\$886
Municipal Taxes	Current	\$16,356	13.8 %	\$2,726
School Taxes	Current	\$721	0.6 %	\$120
Insurance	Estimated	\$12,451	10.5 %	\$2,075
Electricity				
Heating				
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,500	1.3 %	\$250
Maintenance	Normalised	\$4,200	3.6 %	\$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,181	1 %	\$197
Total Expenses		\$41,726	35.3 %	\$6,954
Net Revenue		\$76,420		\$12,737

FINANCING

Maximum loan amount	\$888,972	\$1,323,312
Financing CAP	6.45 %	4.91 %
Debt coverage ratio	1.25	1.1
Interest Rate	4.85 %	4.35 %
Amortization	25 Years	40 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$76,420	\$76,420
Annual Mortgage Cost	\$61,136	\$73,334
Net cash after mortgage	\$15,284	\$3,086

RETURN ON INVESTMENT

Down Payment	\$761,028	\$326,688
Cash on cash return	2.0 %	0.9 %
Return on liquidity + capitalization	4.5 %	5.0 %
Total yearly return with appreciation of 2 %	8.82 %	15.14 %

CPU
275 000 \$

GIM
13,6

NIM
21,6

CAP
4,6 %

SOCIO-DEMOGRAPHIC DATA

📍 Montréal

Total population :

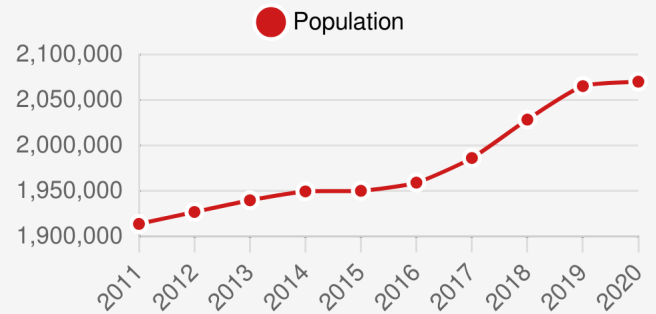
2,069,849 inhabitants

Average age of the population :

Region : **40.5 Years**

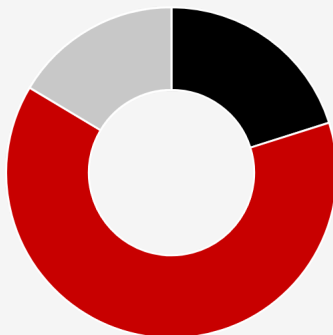
Province : **42.6 Years**

Population growth

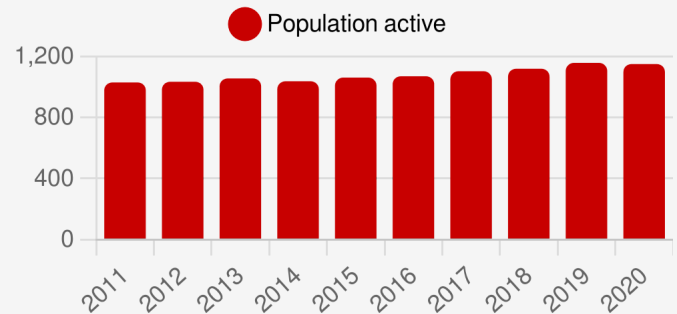


Age group proportion

● 0-19 Years ● 20-64 Years
● 65 Years and over



Active population



Economic indicators

Indicator	Region	Province
Employment rate	60.9 %	60.6 %
Unemployment rate	8.1 %	5.9 %
Disposable income per capita	31,290 \$ / Year	30,721 \$ / Year

