

6656 - 6662 SAINT-DENIS ROSEMONT

5 UNITS

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Row (semi-detached)

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Exclusive investment opportunity!

Mixed-use property featuring 4 residential units (2 x 5½ and 2 x 6½) as well as 7 prestigious private offices. The building has been carefully maintained over the years and offers an excellent investment opportunity with strong potential for optimization and value creation for at least half of the residential units. The property also benefits from a prime location in a highly sought-after area (Little Italy / Rosemont-La Petite-Patrie).

HIGHLIGHTS

- ✓ Rare investment product: mixed income (residential + commercial).
- ✓ Prestigious building: in-place average rent of ~\$80/sq. ft./year (gross).
- ✓ 2 residential units currently rented below market rates.
- ✓ Expansion potential on the rear parking lot (subject to approval from competent authorities).
- ✓ Strong-performing asset: tenants in place, well-established business community.
- ✓ 2-minute walk to Beaubien metro, 7 minutes to Jean-Talon Market, with quick access to Highway 40.

ASKING PRICE :

\$2,425,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Over \$130,000 invested in the property over the last 11 years including soundproofing, electrical, crawl space, roof, HVAC, masonry, interior and exterior renovations. All invoices will be available following the acceptance of a promise to purchase.

ADDITIONAL INFORMATION

All four (4) residential leases have been renewed until June 2027.

Six (6) commercial leases have been renewed for 2027 and 2029.

Potential gross income exceeding \$204,000/year.

Pest inspections (mice, bed bugs, ants) have been conducted in 2024–2025. No presence was detected

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

Responsibility for appliances

Tenant (except residential unit 6656)

Number of units

5



Number of Parking Spaces

4 stalls

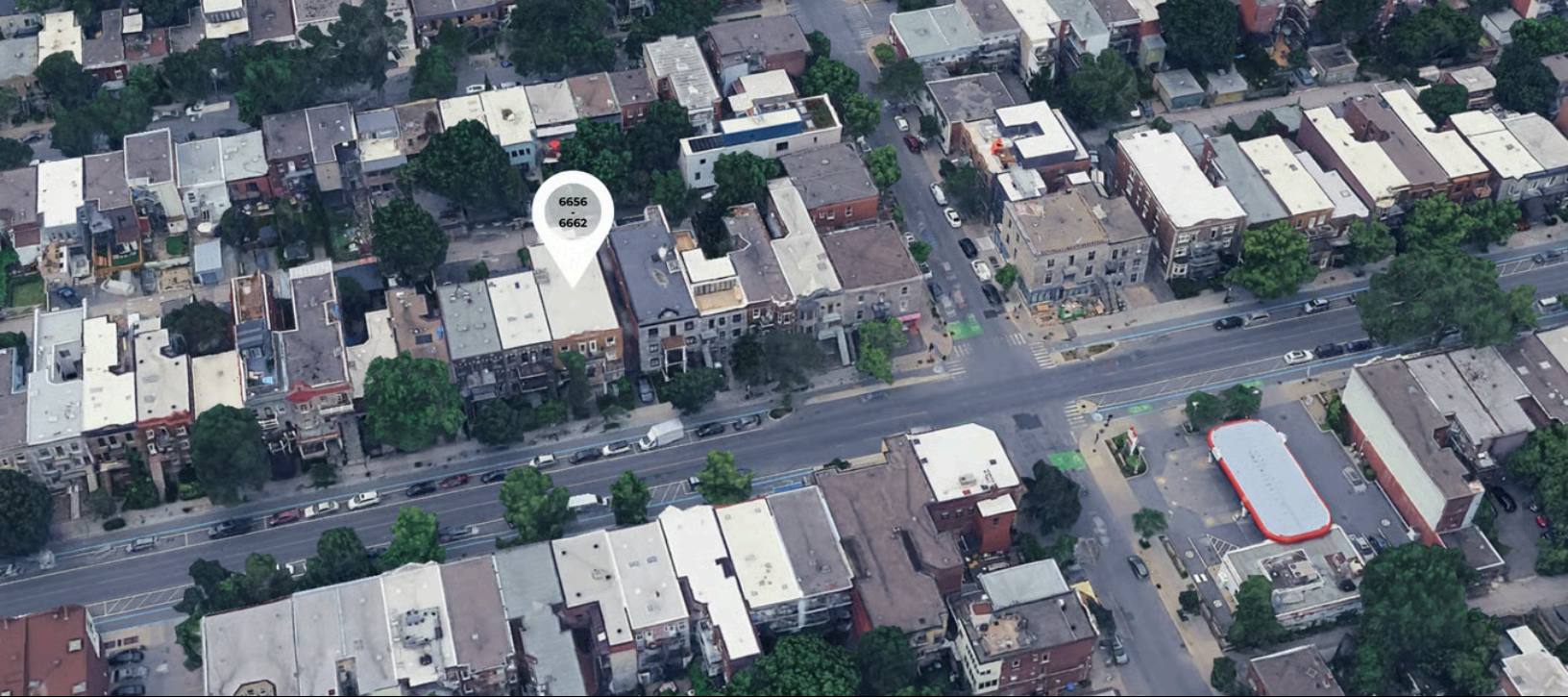
Hot Water System

1 gas-fired water heater

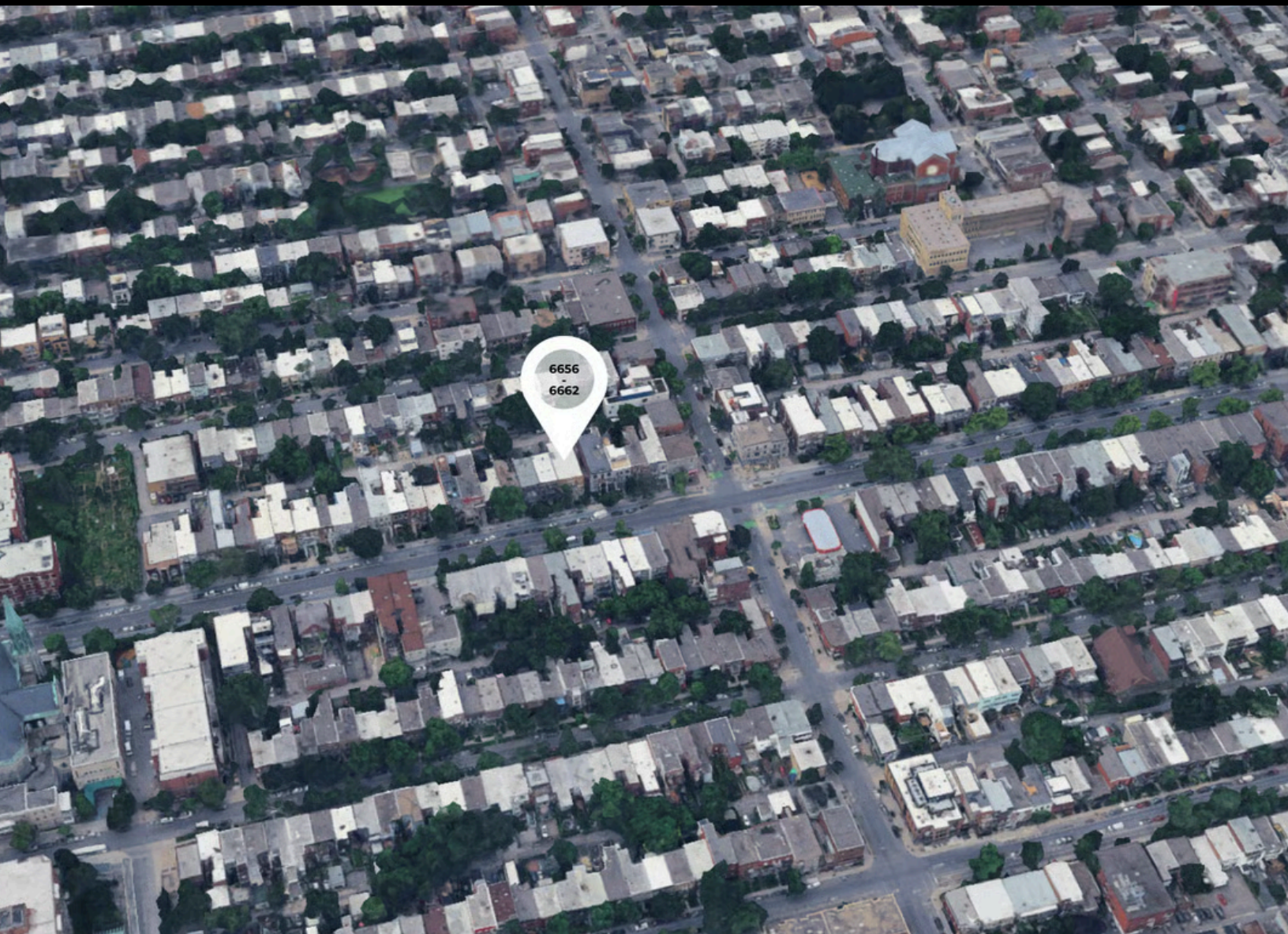


Heating System

Electricity, natural gas



6656 - 6662 Saint-Denis, Rosemont



BUILDING DESCRIPTION

General Information

Cadastral number 2 333 593

Total Municipal Assessment

Total Municipal Assessment \$1,812,300

Municipal Land Assessment \$903,400

Municipal Building Assessment \$908,900

Construction

Number of Storeys 3

Type of Building Row (semi-detached)

Type of Construction Brick & wood

Year of Construction 1922

Features

Plumbing Copper and steel piping

Condition of Roof Elastomeric membrane (good condition; 2016 renovation)

Condition of Doors Good overall condition

Condition of Balconies Good condition. 1 balcony and guardrail renovated.

Condition of Windows Sliding windows (good overall condition)

Condition of Kitchens Ground floor kitchen renovated (good overall condition)

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Renovated bathrooms on 2nd floor (good overall condition)

Floor Covering Parquet flooring and carpet

Electromechanical System

Fire System n/a

Building type

Laundry Room n/a

Number of Rooms 22 residential rooms and 7 office spaces

Number of Units 2 x 5½ - 2 x 6½ - 1 office (5 units in total)

Washer/Dryer Inlet In each unit

Appliance Responsibility Tenant (except residential unit 6656)

Heating Responsibility Owner

Hot Water Responsibility Owner

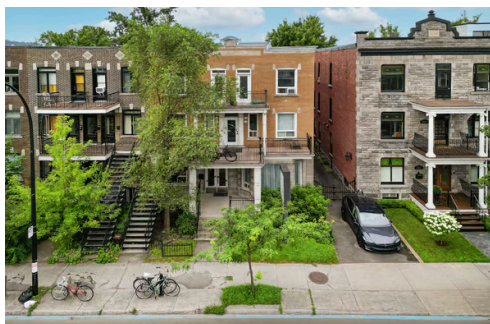
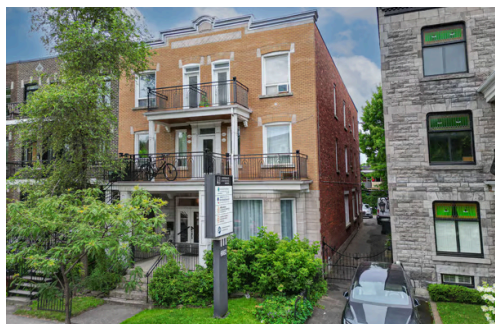
Parking

Type of Parking Outdoor

Number of Parking Spaces 4 stalls

Area

Land Surface Area 4,862 sq.ft.



FEATURES

Fenced

n/a

Condition of Roof

Elastomeric membrane (good condition; 2016 renovation)

Concierge Agreement

n/a

Hot Water System

1 gas-fired water heater

Electrical Panels

Circuit breakers

Environmental Report

Phase I (2015)

Internet and Telecom

Internet provided by the owner for the ground floor office space (with specificities)

Condition of Doors

Good overall condition

Intercom and Doorbell

Door bell on the ground floor and 3rd floor

Condition of Windows

Sliding windows (good overall condition)

Exterior Siding

Brick

Floor Covering

Parquet flooring and carpet

Plumbing

Copper and steel piping

Condition of Balconies

Good condition. 1 balcony and guardrail renovated.

Heating System

Electricity, natural gas

Condition of Kitchens

Ground floor kitchen renovated (good overall condition)

Condition of Bathrooms

Renovated bathrooms on 2nd floor (good overall condition)

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$86,088	42 %	\$1,435
Affordable Res.			
Commercial	\$116,160	56.7 %	\$1,936
Lockers			
Parking	\$2,496	1.2 %	\$42
Laundry			
Total Revenues	\$204,744		\$3,412
Vac. / Bad debt	\$6,142	3 %	\$102
EGR	\$198,602		\$3,310

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$8,937	4.5 %	\$1,787
Municipal Taxes	Current	\$23,293	11.7 %	\$4,659
School Taxes	Current	\$1,287	0.6 %	\$257
Insurance	Current	\$8,387	4.2 %	\$1,677
Electricity	Current	\$1,970	1 %	\$394
Heating	Current	\$6,471	3.3 %	\$1,294
Snow Removal	Current	\$1,200	0.6 %	\$240
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$1,250	0.6 %	\$250
Maintenance	Normalised	\$3,500	1.8 %	\$700
Appliances				
WiFi	Current	\$876	0.4 %	\$175
Heat Pump				
CHMC: Other Costs	Normalised	\$1,986	1 %	\$397
Alarm	Current	\$389	0.2 %	\$78
Autres	Current	\$539	0.3 %	\$108
Total Expenses		\$60,085	30.3 %	\$12,017
Net Revenue		\$138,517		\$27,703

FINANCING

	conv
Maximum loan amount	\$1,653,908
Financing CAP	6.28 %
Debt coverage ratio	1.2
Interest Rate	5.0 %
Amortization	25 Years
Term	5 Years

TREASURY

	conv
Net Revenue	\$138,517
Annual Mortgage Cost	\$115,431
Net cash after mortgage	\$23,086

RETURN ON INVESTMENT

Down Payment	\$771,092
Cash on cash return	3.0 %
Return on liquidity + capitalization	7.4 %
Total yearly return with appreciation of 4 %	20.03 %

CPU
485 000 \$

GIM
11,8

NIM
17,5

CAP
5,7 %

