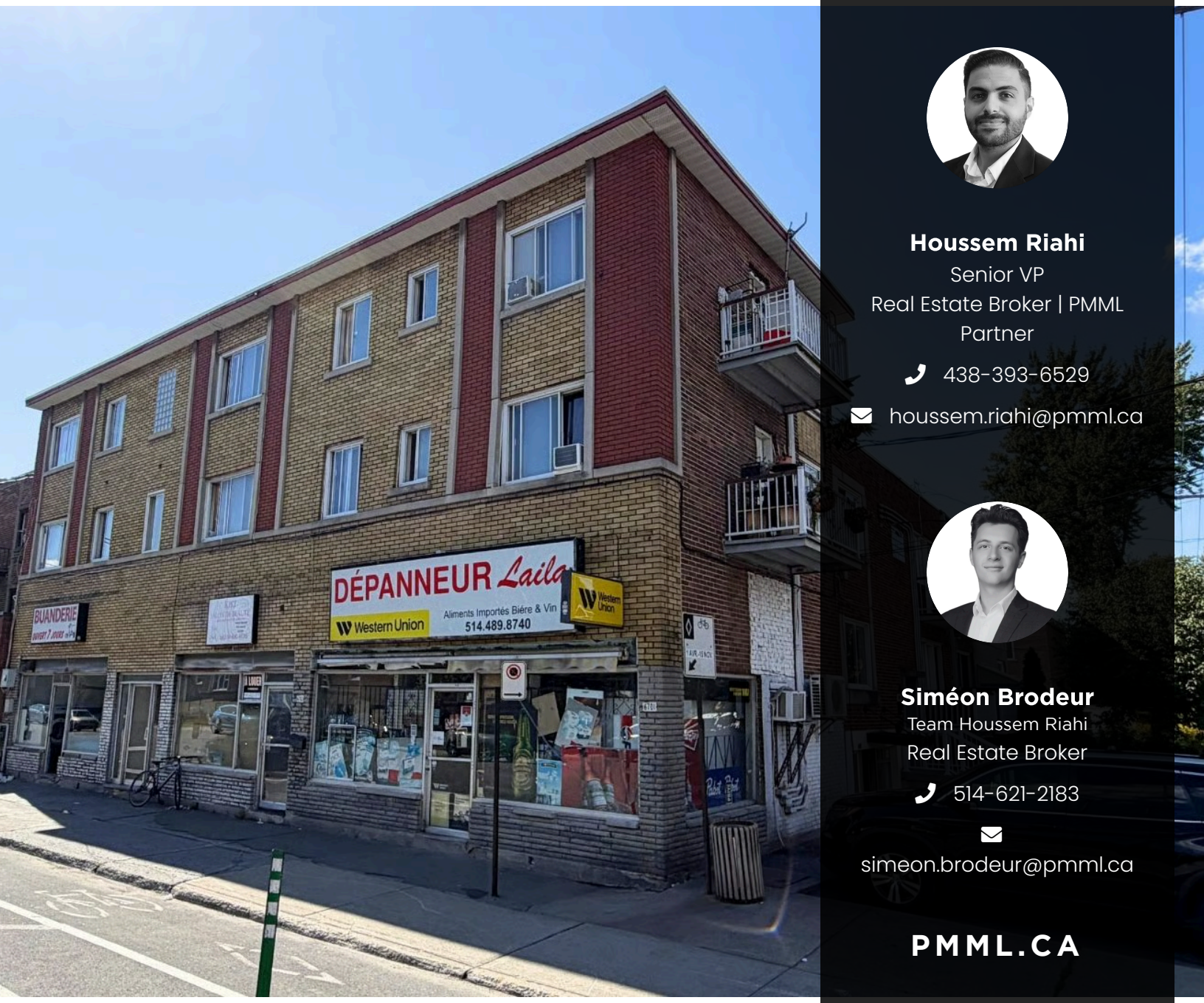
6701-6707 FIELDING
NOTRE-DAME-DE-GRACE

10 UNITS

PMML

FOR SALE



Houssem Riahi
Senior VP
Real Estate Broker | PMML
Partner
438-393-6529
houssem.riahi@pmml.ca

Siméon Brodeur
Team Houssem Riahi
Real Estate Broker
514-621-2183
simeon.brodeur@pmml.ca

PMML.CA

Listing generated on: 2026-10-07 15:15

BUILDING TYPE

Corner building (row house)

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

This 10-unit mixed-use property generates annual revenue of over $150,000 and offers excellent optimization potential. The building comprises 6 residential units, all 5½ apartments, as well as 4 commercial spaces currently occupied by a convenience store, a laundromat, a gaming and entertainment venue, and one vacant unit. The vacant space offers an excellent opportunity to welcome a new commercial tenant or operate your own business. Ideally located near Cavendish Boulevard, Côte-Saint-Luc Road, several bus routes, and Snowdon metro station, the property benefits from a strategic location in a sought-after area with strong rental demand. An exceptional opportunity for an investor seeking a well-located property with solid income and immediate upside potential.

HIGHLIGHTS

- ✔ Near Snowdon metro, several bus routes, parks, schools, and restaurants.
- ✔ Possibility to rent or fit out the vacant commercial space.

ASKING PRICE :

$1,996,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

The roof was renovated in 2018

All apartments were redone 2 to 3 years ago (flooring, kitchen, bathroom)

Work on the entire front brickwork to be expected mid-September (up to 100,000$)

ADDITIONAL INFORMATION

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

Responsibility for appliances
Tenants

Number of units
10



Number of Parking Spaces
2

Hot Water System
Independent tank





Heating System
Electric baseboards



6701-6707 Fielding, Notre-Dame-de-Grace



BUILDING DESCRIPTION

General Information

Cadastral number	3323597

Total Municipal Assessment

Total Municipal Assessment	1 403 200 $
Municipal Land Assessment	393 000 $
Municipal Building Assessment	1 010 200 $

Construction

Number of Storeys	3
Type of Building	Corner building (row house)
Type of Construction	Brick and wood
Year of Construction	1958

Electromechanical System

Fire System	Smoke detector

Building type

Laundry Room	No
Number of Rooms	30
Number of Units	6 x 5.5 + 4 x commercial
Washer/Dryer Inlet	Yes, in each unit
Appliance Responsibility	Tenants
Heating Responsibility	Landlord, except for one unit
Hot Water Responsibility	Tenants

Parking

Type of Parking	Outdoor
Number of Parking Spaces	2

Area

Land Surface Area	4 230 sq.ft







FEATURES

Fenced

No

Condition of Roof

Good condition, changed in 2018

Concierge Agreement

No

Hot Water System

Independent tank

Electrical Panels

Circuit breakers

Condition of Bathrooms

Good condition | Redone 2-3 years ago

Internet and Telecom

Internet available

Condition of Doors

Average condition

Intercom and Doorbell

Doorbell at entrance

Condition of Windows

Good condition | Sliding windows

Exterior Siding

Brick

Environmental Report

Update to be done

Plumbing

Copper | PEX

Condition of Balconies

Good condition | Metal balcony

Heating System

Electric baseboards

Condition of Kitchens

Good condition | Redone 2-3 years ago

Distance from fire station and hydrant

Fire station 78 at 750m from the building

Floor Covering

Floating | Ceramic

REVENUE

	yearly	% / GR	RPU (m)
Residential	$113,400	63.9 %	$945
Affordable Res.			
Commercial	$46,080	26 %	$384
Lockers			
Parking			
Laundry			
Potentiel Rent Commercial	$18,000	10.1 %	$150
Total Revenues	**$177,480**		**$1,479**
Vac. / Bad debt	$5,324	3 %	$44
EGR	**$172,156**		**$1,435**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$7,747	4.5 %	$775
Municipal Taxes	Current	$18,249	10.6 %	$1,825
School Taxes	Current	$1,021	0.6 %	$102
Insurance	Current	$5,651	3.3 %	$565
Electricity	Estimated	$8,803	5.1 %	$880
Heating	Estimated	$465	0.3 %	$47
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	$2,500	1.5 %	$250
Maintenance	Normalised	$7,000	4.1 %	$700
Appliances				
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$1,722	1 %	$172
Total Expenses		**$53,158**	**30.9 %**	**$5,316**
Net Revenue		**$118,998**		**$11,900**

FINANCING

Maximum loan amount	$1,433,349
Financing CAP	6.23 %
Debt coverage ratio	1.25
Interest Rate	4.5 %
Amortization	25 Years
Term	5 Years

TREASURY

Net Revenue	$118,998
Annual Mortgage Cost	$95,198
Net cash after mortgage	$23,800

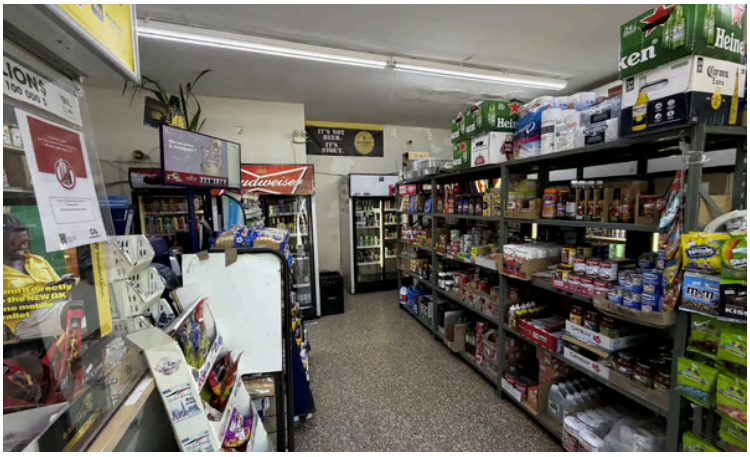
RETURN ON INVESTMENT	
Down Payment	$562,651
Cash on cash return	4.2 %
Return on liquidity + capitalization	9.9 %
Total yearly return with appreciation of 2 %	17 %

CPU	GIM	NIM	CAP
199 600 $	11,3	16,8	6 %

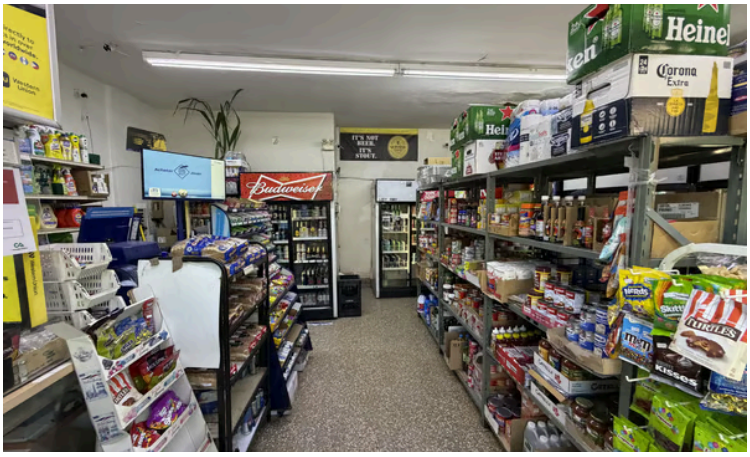

DÉPANNEUR Laila

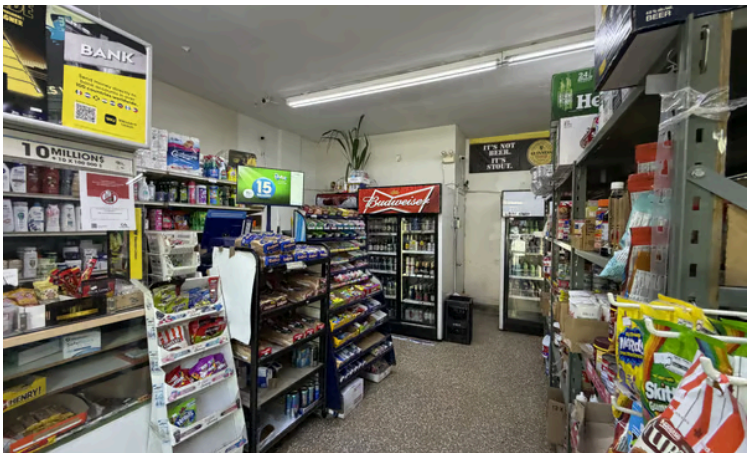

BUANDERIE
DÉPANNEUR Laila


BUANDERIE
DÉPANNEUR Laila

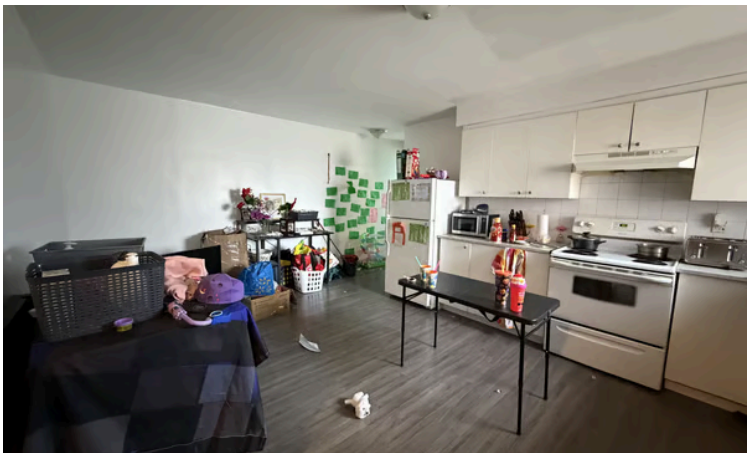

Budweiser


Heineken
Ferme


Heine
Budweiser


BANK
Budweiser

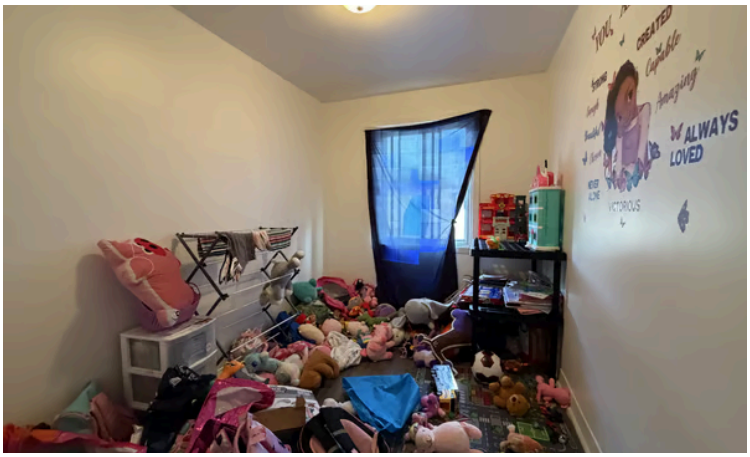


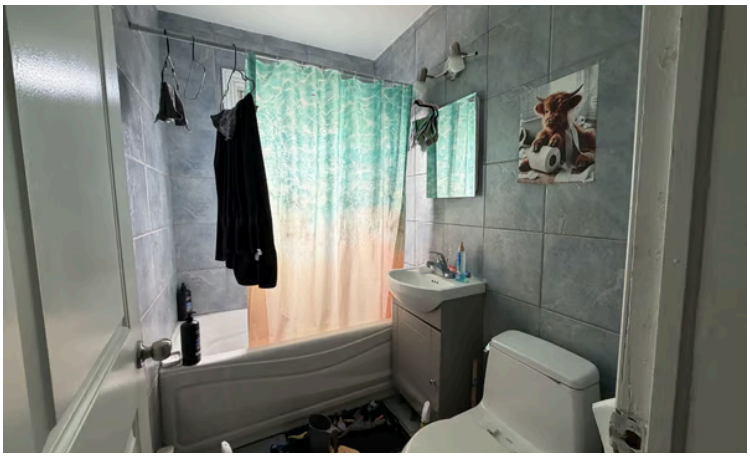










ALWAYS
LOVED




01


DÉFENSE DE
FUMER






BUANDERIE
OUVERT 7 JOURS




BUANDERIE
OUVERT 7 JOURS
DÉPANNEUR
À LOUER

