

6841 SHERBROOKE OUEST NOTRE-DAME-DE-GRACE

8 UNITS

PMML

FOR SALE



Houssein Riahi

Senior VP
Real Estate Broker | PMML
Partner

📞 438-393-6529

✉️ houssein.riahi@pmml.ca



PMML.CA



BUILDING TYPE

Attached

BUILDING CATEGORY

Low Rise

PROPERTY DESCRIPTION

8 units building comprising 1 x 5½, 5 x 4½, and 2 x 3½ apartments, including two detached single garages, a coin-operated laundry room generating additional income, and 6 storage spaces in the basement. The units are spacious, mostly renovated, and the building has undergone several major upgrades (e.g., electrical redone in 2020, multiple kitchens and bathrooms, and numerous windows), along with aesthetic improvements over the years.

Heating costs (central, natural gas) are covered by the owner, while electricity costs (Hydro-Québec) are paid by the tenants. Prime, strategically located property just steps from Concordia University (Loyola Campus), the McGill University Health Centre, the Montreal Children's Hospital, parks, Vendôme metro station, and the EXO commuter train (Montreal-Ouest station). An exceptional investment offering strong optimization potential and sustained revenue growth, supported by high rental demand and the quality and size of the units.

HIGHLIGHTS

- ✓ Original woodwork preserved, building with unique character.
- ✓ Electrical system completely redone in 2020. New main electrical entrance and new electrical panels in all units.
- ✓ Located directly across from a park: above-average natural light in the units.
- ✓ Quick access to Highways 20 and 15.

ASKING PRICE :

\$2,160,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Complete electrical upgrade: all units, common areas, and garages.

Recessed lighting installed in 2021 in kitchens, hallways, and bathrooms.

70% of windows replaced (2016–2025).

Two full bathrooms renovated in 2018.

New kitchens installed: 2017 (unit #1), 2020 (unit #3), and 2026 (unit #6).

Concrete walls redone on two façades with a waterproof membrane (2018).

Plumbing maintained and updated as needed (2016–2026).

New gas furnace installed in February 2024.

New central water heater installed in 2016.

ADDITIONAL INFORMATION

2 single garages are rented to the same tenant who does not reside in the building.

6 storage spaces are included in the leases.

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

Responsibility for appliances

Owner

Number of units

8



Number of Parking Spaces

1 space for 5.5 | Garage

Hot Water System

Réservoir Central | Gaz naturel



Heating System

Central furnace | Natural gas



6841 Sherbrooke Ouest, Notre-Dame-de-Grace



BUILDING DESCRIPTION

General Information

Cadastral number 3 324 312

Total Municipal Assessment

Total Municipal Assessment \$ 1 522 600

Municipal Land Assessment \$ 340 600

Municipal Building Assessment \$ 1 182 000

Construction

Number of Storeys 3

Type of Building Attached

Type of Construction Brick

Year of Construction 1931

Features

Plumbing Copper, PEX, and ABS

Condition of Roof Elastomeric membrane

Condition of Doors Good condition | Wood

Condition of Balconies Good condition |
Fiberglass

Condition of Windows Good condition | 70%
replaced between 2016
and 2025

Condition of Kitchens Several renovated |
Good condition

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Bathrooms Several renovated |
Good condition

Floor Covering Hardwood, Ceramic

Electromechanical System

Fire System Yes, compliant

Building type

Laundry Room 1 washer and 1 dryer

Number of Rooms To be verified

Number of Units 1 x 5.5 + 5 x 4.5 + 2 x 3.5

Washer/Dryer Inlet No

Appliance Responsibility Owner

Heating Responsibility Owner

Hot Water Responsibility Owner

Parking

Type of Parking Interior and exterior

Number of Parking Spaces 1 space for 5.5 | Garage

Area

Land Surface Area 4 731 sq.ft.



FEATURES

Fenced

Yes, backyard

Condition of Roof

Elastomeric membrane

Concierge Agreement

Yes, verbal

Hot Water System

Réservoir Central | Gaz naturel

Electrical Panels

Circuit breakers

Environmental Report

Phase I

Internet and Telecom

Yes

Condition of Doors

Good condition | Wood

Intercom and Doorbell

Intercom

Condition of Windows

Good condition | 70% replaced between 2016 and 2025

Exterior Siding

Brick

Floor Covering

Hardwood, Ceramic

Plumbing

Copper, PEX, and ABS

Condition of Balconies

Good condition | Fiberglass

Heating System

Central furnace | Natural gas

Condition of Kitchens

Several renovated | Good condition

Condition of Bathrooms

Several renovated | Good condition

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$120,720	96.6 %	\$1,258
Affordable Res.			
Commercial			
Lockers			
Parking	\$2,520	2 %	\$26
Laundry	\$1,700	1.4 %	\$18
Total Revenues	\$124,940		\$1,301
Vac. / Bad debt	\$3,748	3 %	\$39
EGR	\$121,192		\$1,262

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	\$5,454	4.5 %	\$682
Municipal Taxes	Current	\$9,434	7.8 %	\$1,179
School Taxes	Current	\$1,212	1 %	\$152
Insurance	Current	\$7,181	5.9 %	\$898
Electricity	Current	\$719	0.6 %	\$90
Heating	Current	\$10,854	9 %	\$1,357
Snow Removal				
Elevator				
Lawn				
Structural Reserve				
Janitor	Normalised	\$2,000	1.7 %	\$250
Maintenance	Normalised	\$5,600	4.6 %	\$700
Appliances	Estimated	\$960	0.8 %	\$120
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	\$1,212	1 %	\$151
Total Expenses		\$44,626	36.8 %	\$5,578
Net Revenue		\$76,566		\$9,571

FINANCING

Maximum loan amount	\$1,415,409	\$1,197,654
Financing CAP	4.60 %	5.43 %
Debt coverage ratio	1.1	1.3
Interest Rate	3.9 %	3.9 %
Amortization	40 Years	40 Years
Term	5 Years	5 Years

TREASURY

Net Revenue	\$76,566	\$76,566
Annual Mortgage Cost	\$73,486	\$62,549
Net cash after mortgage	\$3,080	\$14,017

RETURN ON INVESTMENT

Down Payment	\$744,591	\$962,346
Cash on cash return	0.4 %	1.5 %
Return on liquidity + capitalization	2.6 %	2.9 %
Total yearly return with appreciation of 2 %	8.36 %	7.36 %

CPU
270 000 \$

GIM
17,3

NIM
28,2

CAP
3,5 %









