

7705 - 7715 PAPINEAU VILLERAY

AREA : 10,975 SQ. FT.

PMML

FOR SALE



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BUILDING TYPE

Attached

BUILDING CATEGORY

To be determined

PROPERTY DESCRIPTION

Exceptional real estate asset offering a solid tenant base composed of highly reputable occupants, in place for several years and bound by long-term commitments. The building has undergone significant modernizations and rests on a durable structure, designed to withstand the test of time. A distinctive opportunity for an investor seeking performance, security, and quality in a thriving market.

HIGHLIGHTS

- ✓ Located in the Villeray district, in the Villeray–Saint-Michel–Parc-Extension borough, a dynamic residential and commercial sector of Montreal.
- ✓ Papineau Avenue is a major north-south artery in Montreal, well-served by public transport and connected to the city's main thoroughfares, which promotes visibility and access.
- ✓ The building was entirely renovated in 2021 (facade, roof, windows, common areas), and offers attractive commercial/office spaces for lease.
- ✓ The site is approximately a 10-minute walk from Fabre metro station (Blue line), and Papineau Avenue offers parking without meters or permits outside of peak hours, which facilitates access for employees and clients.

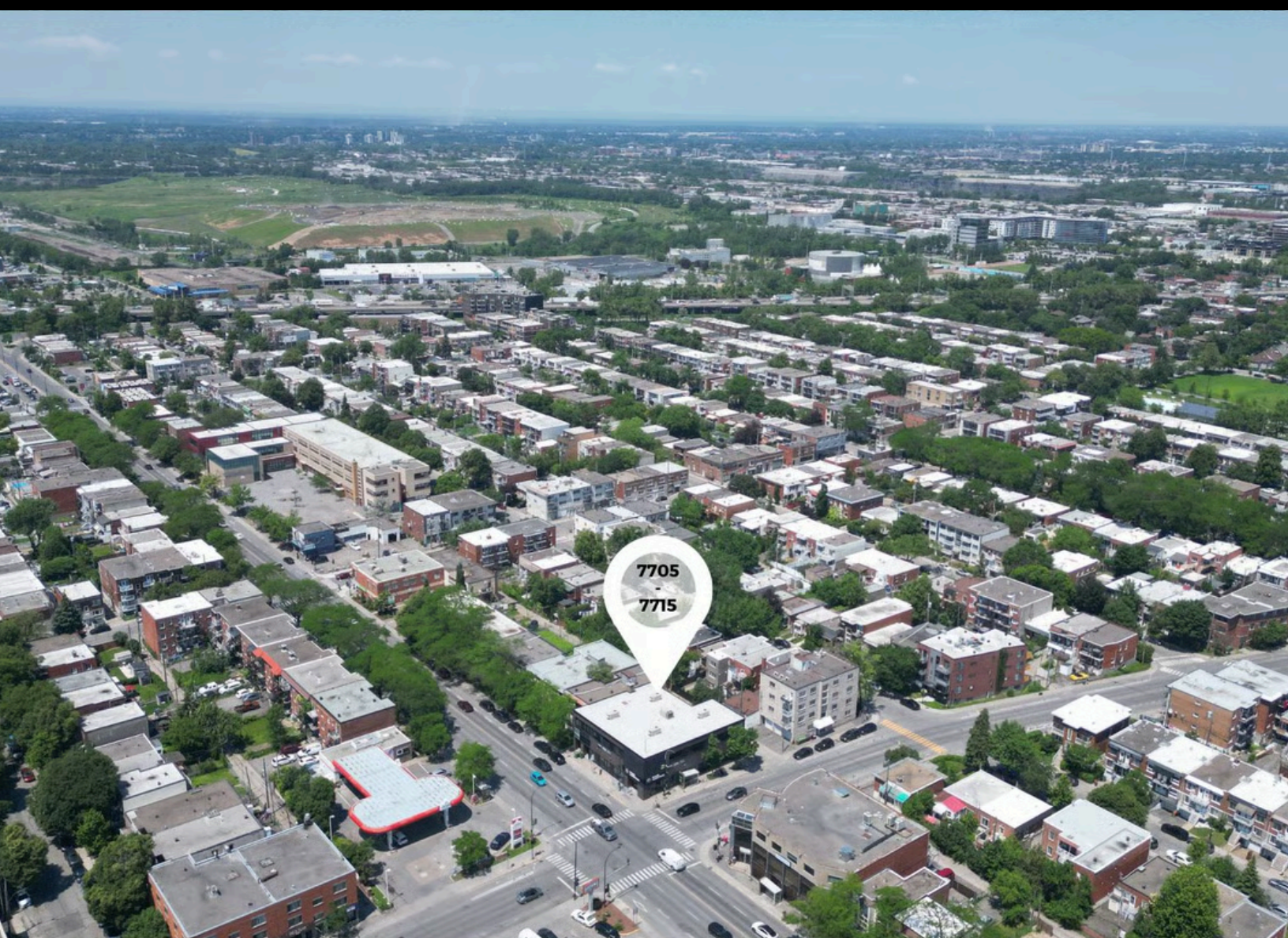
ASKING PRICE :

\$3,090,000

+ GST/PST



7705 - 7715 Papineau, Villeray



BUILDING DESCRIPTION

General Information

Cadastral number	3 790 947
Land size	7 245 SQ. Ft.

Total Municipal Assessment

Total Municipal Assessment	2 449 000 \$
Municipal Land Assessment	639 400 \$
Municipal Building Assessment	1 809 600 \$

Construction

Number of Storeys	2
Type of Building	Attached
Type of Construction	Brick and wood
Year of Construction	1961
Building Dimensions	75' x 82' (irr.)

Features

Plumbing	Copper and PEX
Condition of Roof	2022
Electrical Panels	Circuit breakers
Exterior Siding	Brick, facade refurbishment (2020-2021)
Condition of Doors/Windows	Window refurbishment (2020-2021)

Electromechanical System

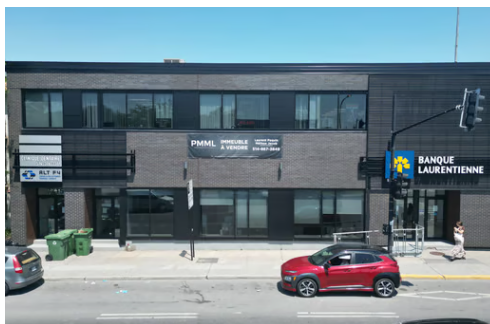
Fire System	Smoke detectors
Security System	To be verified
Existing Facilities	Offices

Parking

Number of Parking Spaces	6 spaces
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Area

Gross Area	10 975 sq. ft.
Leasable Surface Area	10 975 sq. ft.



FEATURES

Plumbing

Copper and PEX

Heating System

Electric and rooftop HVAC unit

Exterior Siding

Brick, facade refurbishment (2020-2021)

Condition of Roof

2022

Hot Water System

To be verified

Environmental Report

To be verified

Service Contract

Yes

Electrical Panels

Circuit breakers

Condition of Doors/Windows

Window refurbishment (2020-2021)

REVENUE

	yearly	\$ / PI²
Commercial	\$204,192	\$18.61
Lockers		
Parking		
Revenu Potentiel	\$16,120	\$1.47
Total Revenues	\$220,312	\$20.07
Expenses recovery	yearly	\$ / PI²
General Recovery	\$109,061	\$9.94
Total expenses recovery	\$109,061	\$9.94
Total Gross Income	\$329,373	\$30.01
Vac. / Bad debt		
EGR	\$329,373	\$30.01

EXPENSES

	Calc.	yearly	\$ / PI²
Administration			
Management Fees			
Municipal Taxes	Current	\$76,296	\$6.95
School Taxes	Current	\$2,042	\$0.19
Insurance	Current	\$5,756	\$0.52
Electricity	Current	\$20,934	\$1.91
Heating			
Snow Removal	Current	\$1,025	\$0.09
Elevator			
Lawn			
Structural Reserve	Real	\$3,294	\$0.30
Janitor	Current	\$8,362	\$0.76
Maintenance			
WiFi			
Heat Pump			
Total Expenses		\$117,709	\$10.73

