

**3651-3655 ONTARIO EST
MERCIER (MONTRÉAL)**

AREA : 4,743 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Mixed-use income property.

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Corner semi-commercial property located at Ontario East and De Chambly in Mercier-Hochelaga-Maisonneuve. The property includes 3 ground-floor commercial units, 2 large residential apartments on the upper floors and a basement. Fully leased, the asset offers a mix of commercial and residential income on an established commercial corridor.

HIGHLIGHTS

- ✓ • Fully leased 5-unit mixed-use property
- ✓ • 3 commercial units and 2 large 6.5-room apartments
- ✓ • 3 storeys + basement
- ✓ • Located on Ontario East commercial corridor
- ✓ • Established Mercier-Hochelaga-Maisonneuve sector

ASKING PRICE :

1 849 000\$

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

N/A

ADDITIONAL INFORMATION

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

Commercial leases are net-type leases with expense recoveries.

The buyer shall conduct their own due diligence regarding use and zoning.



3651-3655 Ontario East, Montréal

Main attractions of the sector

- Located in Mercier-Hochelaga-Maisonneuve, the property benefits from its position on Ontario East Street, an established commercial corridor in east Montréal. The area offers local retail, cafés, restaurants, services, public transit and a dynamic neighbourhood environment.



BUILDING DESCRIPTION

General Information

Cadastral number	3 362 844
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Total Municipal Assessment

Cadastre	3 362 844
Total Municipal Assessment	\$687,200
Municipal Land Assessment	\$226,000
Municipal Building Assessment	\$461,200

Construction

Clearance Height	N/A
Number of Storeys	3
Type of Building	Mixed-use income property.
Type of Construction	Wood frame and structural floors, concrete foundations, brick exterior walls
Year of Construction	1926
Building Dimensions	N/A
	N/A

Features

Plumbing	Copper supply; copper and plastic waste piping; cast iron drainage.
Condition of Roof	N/A
Electrical Panels	N/A
Exterior Siding	Brick
Condition of Doors/Windows	Aluminum storefront windows, sliding vinyl windows, commercial glass doors and standard doors. Current condition to be confirmed.

Electromechanical System

Lighting	N/A
Fire System	Smoke detectors indicated, fire hose or fire alarm system.
Security System	Security alarm system (To be confirmed)
Existing Facilities	N/A

Building type

Semi-commercial income property comprising 3 commercial units and 2 residential apartments. Fully leased property located on an established commercial corridor in Mercier-Hochelaga-Maisonneuve.

Parking

Type of Parking	N/A
Number of Parking Spaces	N/A

Area

Gross Area	± 6,583 sq. ft. including basement
Leasable Surface Area	± 4,690 sq. ft. above grade
Land Surface Area	180.8 m ² / approx. 1,946 sq. ft.
Building Area	± 4,690 sq. ft. above grade
Average Surface Area / Unit	± 938 sq. ft. / unit, overall above-grade average



FEATURES

Plumbing

Copper supply; copper and plastic waste piping; cast iron drainage.

Heating System

Electric baseboards; central heating.

Exterior Siding

Brick

In-Building Services

N/A

Condition of Roof

N/A

Hot Water System

Electric

Environmental Report

N/A

Service Contract

N/A

Electrical Panels

N/A

Condition of Doors/Windows

Aluminum storefront windows, sliding vinyl windows, commercial glass doors and standard doors. Current condition to be confirmed.

REVENUE

	yearly	\$ / PI ²
Residential	\$39,792	\$8.39
Affordable Res.		
Commercial	\$50,208	\$10.59
Lockers		
Parking		
Laundry		
Total Revenues	\$90,000	\$18.98
Expenses recovery	yearly	\$ / PI²
General Recovery	\$11,628	\$2.45
Tax Recovery		
Insurance Recovery		
Maintenance Recovery		
Total expenses recovery	\$11,628	\$2.45
Total Gross Income	\$101,628	\$21.43
Vac. / Bad debt		
EGR	\$101,628	\$21.43

EXPENSES

	Calc.	yearly	\$ / PI ²
Administration			
Management Fees	Estimated	\$5,086	\$1.07
Municipal Taxes	Current	\$9,086	\$1.92
School Taxes	Current	\$496	\$0.10
Insurance	Estimated	\$5,500	\$1.16
Electricity			
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve			
Janitor			
Maintenance	Estimated	\$1,020	\$0.22
Appliances			
WiFi			
Heat Pump			
Total Expenses		\$21,188	\$4.47

