

4250 ONTARIO EST HOCHELAGA-MAISONNEUVE

AREA : 12,500 SQ. FT.

PMML

FOR SALE



Florian Leterrier

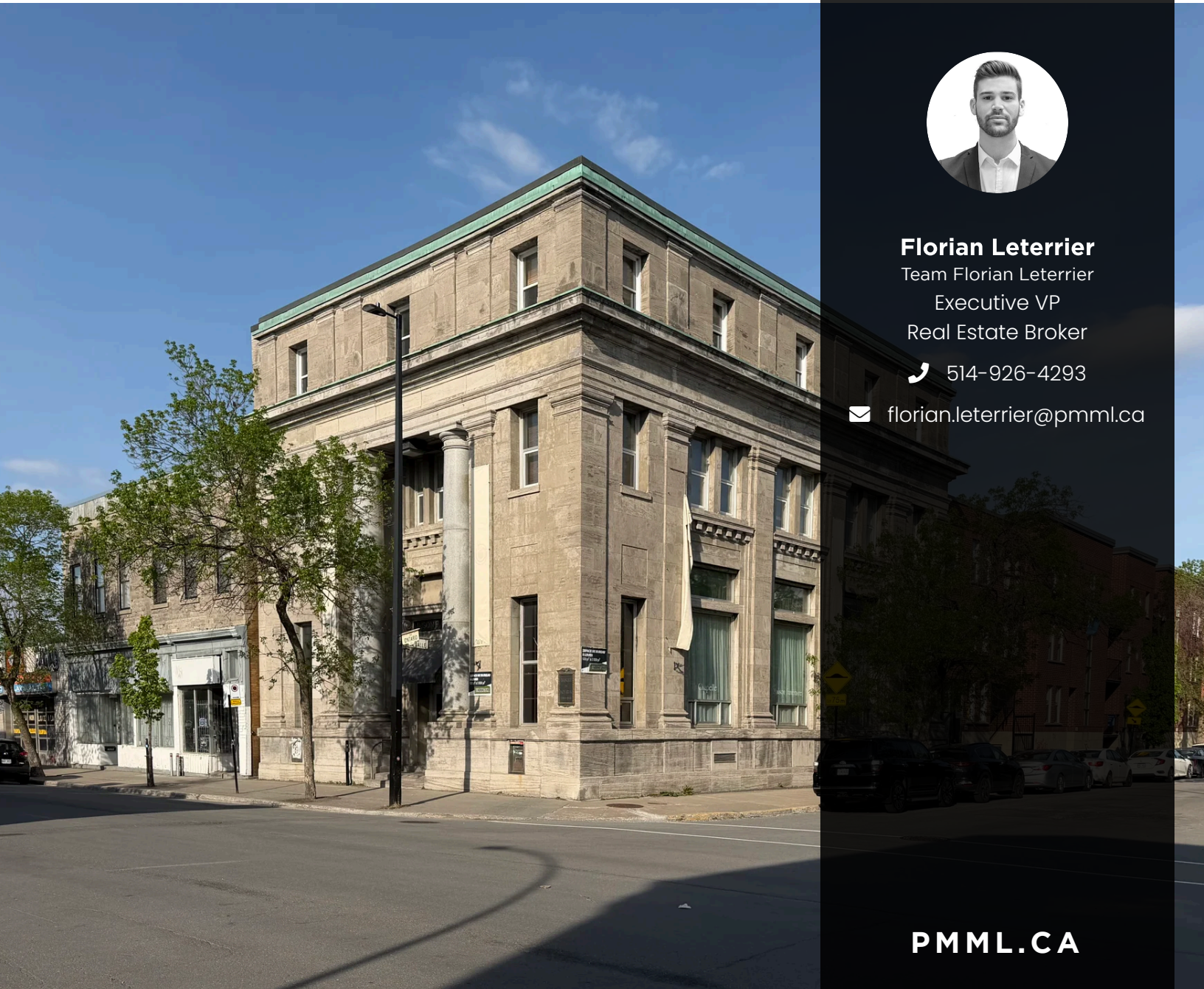
Team Florian Leterrier

Executive VP

Real Estate Broker

📞 514-926-4293

✉️ florian.leterrier@pmml.ca



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Mixed Uses

PROPERTY DESCRIPTION

Located in the heart of the vibrant Hochelaga-Maisonneuve neighborhood, the property enjoys a strategic location directly on Ontario Street East, one of the main commercial thoroughfares in eastern Montreal. This address benefits from excellent visibility as well as heavy foot and vehicle traffic, in an area known for its bustling commercial, cultural, and residential activity.

The building is situated in a rapidly revitalizing neighborhood, surrounded by numerous local shops, independent cafés, restaurants, specialty boutiques, and neighborhood services. The area attracts a diverse clientele of residents, professionals, and visitors seeking an authentic and ever-evolving urban lifestyle.

The property offers quick access to major highways, public transit, and the neighborhood's main attractions. Its location on Promenade Ontario makes it a prime spot for a commercial, professional, or investment project.

HIGHLIGHTS

- ✓ Strategic location on Ontario Street East
- ✓ Rapidly growing and revitalizing neighborhood
- ✓ Excellent commercial visibility
- ✓ High foot and vehicle traffic
- ✓ Neighborhood known for its urban and friendly atmosphere
- ✓ Immediate proximity to shops, cafés, and restaurants
- ✓ Easy access to public transit and major highways
- ✓ Area sought after by both residents and entrepreneurs
- ✓ Attractive potential for investors and owner-occupiers

ASKING PRICE :

\$2,900,000

+ GST/PST ON THE COMMERCIAL PORTION

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Top floor, renovated in 2021

ADDITIONAL INFORMATION

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

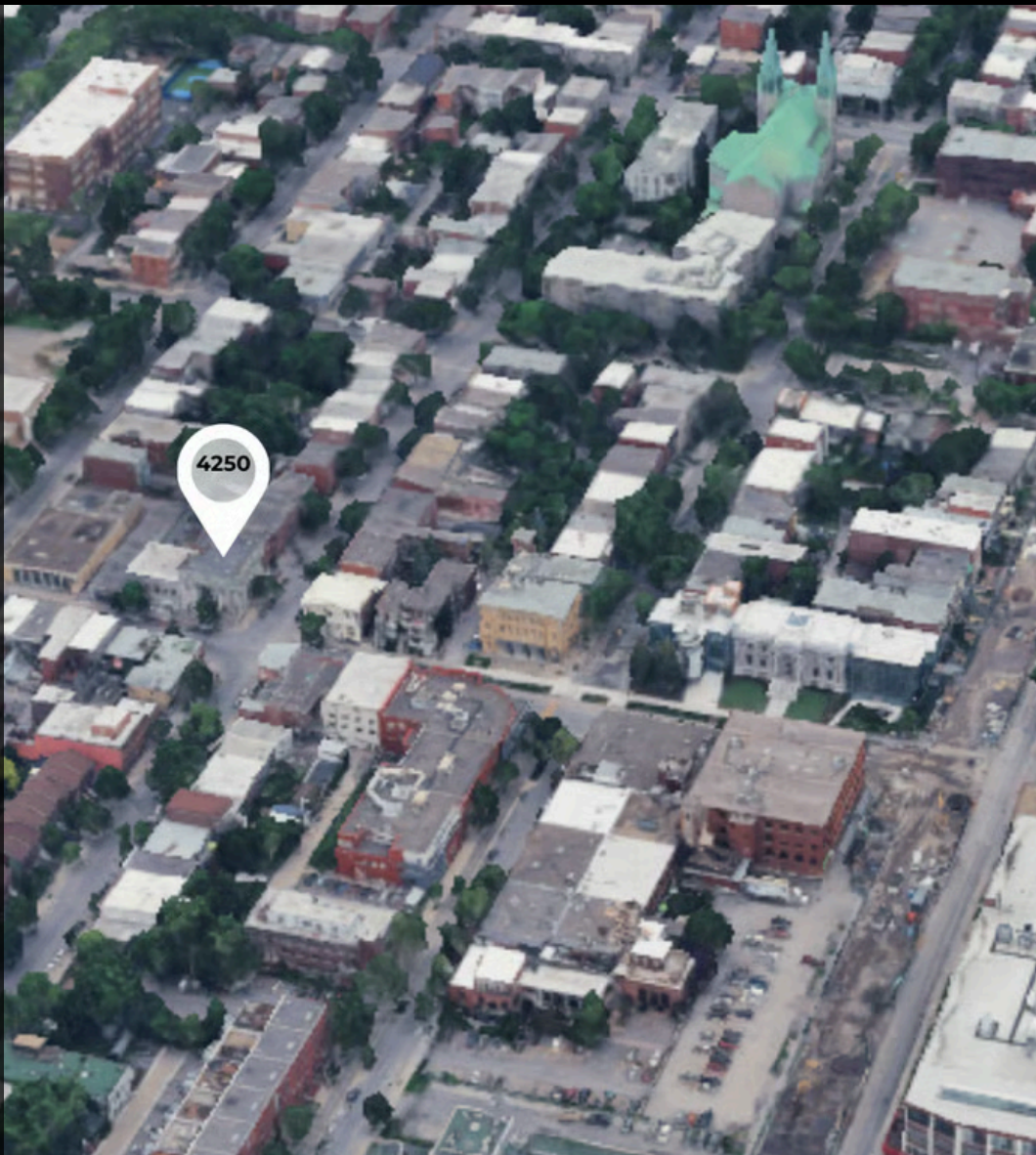
Potential for renovation: The ceiling height on the ground floor could allow for the addition of an extra floor, subject to the necessary municipal permits.



4250 Ontario Est, Hochelaga-Maisonneuve

Main attractions of the sector

- The Hochelaga-Maisonneuve neighborhood is now one of the most sought-after areas in Montreal thanks to its balance of community life, commercial development, and accessibility. The Promenade Ontario is home to more than 300 shops, restaurants, and service providers, contributing to the area's constant vibrancy. The neighborhood is also known for its many green spaces, bike paths, diverse cultural offerings, and lively, authentic neighborhood atmosphere. The neighborhood's ongoing transformation is increasing its residential and commercial appeal.



BUILDING DESCRIPTION

General Information

Cadastral number	3 312 780
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Total Municipal Assessment

Cadastral	3 312 780
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Total Municipal Assessment	2 139 800 \$
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Municipal Land Assessment	836 600 \$
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Municipal Building Assessment	1 303 200 \$
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Construction

Number of Storeys	3
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Type of Building	Detached
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Year of Construction	1932
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Building Dimensions	To be verified
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Steel, brick, and stone

Features

Plumbing	To be verified
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Condition of Roof	~17 years old (in good condition)
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Electrical Panels	1 x 200A + 6 x 100A (circuit breakers)
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Exterior Siding	Brick and stone
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Condition of Doors/Windows	To be verified
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Electromechanical System

Lighting	To be verified
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Fire System	Yes (certificate of conformity)
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Security System	Yes (burglary + fire)
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Existing Facilities	Funeral home, professional offices, 1 residential unit (5.5-bedroom)
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	2 spaces
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Area

Gross Area	Approx. 12,500 sq. ft. (including finished basement)
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Leasable Surface Area	Approx. 10,000 sq. ft. (80% occupied)
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Land Surface Area	5 003 sq ft
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Building Area	± 10,000 sq ft
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Average Surface Area / Unit	To be verified
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FEATURES

Plumbing

To be verified

Heating System

Electric + heat pumps (central and wall-mounted)

Exterior Siding

Brick and stone

In-Building Services

Professional services + commercial use + residential

Condition of Roof

~17 years old (in good condition)

Hot Water System

Water tank

Environmental Report

Available

Service Contract

(internet, maintenance, alarm)

Electrical Panels

1 x 200A + 6 x 100A (circuit breakers)

Condition of Doors/Windows

To be verified

REVENUE

		yearly	\$ / PI ²
Residential		\$30,960	\$2.48
Affordable Res.			
Commercial		\$162,300	\$12.98
Lockers			
Parking			
Laundry			
Total Revenues		\$193,260	\$15.46
Expenses recovery		yearly	\$ / PI²
General Recovery		\$49,413	\$3.95
Tax Recovery			
Insurance Recovery			
Maintenance Recovery			
Total expenses recovery		\$49,413	\$3.95
Total Gross Income		\$242,673	\$19.41
Vac. / Bad debt			
EGR		\$242,673	\$19.41

EXPENSES

	Calc.	yearly	\$ / PI ²
Administration			
Management Fees			
Municipal Taxes	Current	\$50,650	\$4.05
School Taxes	Current	\$1,632	\$0.13
Insurance	Current	\$17,527	\$1.40
Electricity	Current	\$4,048	\$0.32
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve			
Janitor	Current	\$12,000	\$0.96
Maintenance	Estimated		
Appliances			
WiFi	Estimated	\$1,440	\$0.12
Heat Pump			
Total Expenses		\$87,297	\$6.98



