



315 RIELLE

Institutional-grade 32-unit multifamily building

FOR SALE

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Real Estate Agency

THE OFFERING

315 RIELLE

Immeubles Gloria Commercial Inc. (the “Agency”) is proud to present, on an exclusive basis, the sale of 315 Rielle Street, Montreal (the “Property”), on behalf of 10880884 CANADA INC. (the “Seller”).

This institutional-grade, 32-unit multifamily asset was completely renovated in 2019–2020 with high-end finishes—quartz countertops, hardwood and porcelain floors, noise insulation, and new mechanical, electrical, and plumbing systems—offering investors a true turn-key acquisition. The unit mix is well-balanced with two 2 ½, seventeen 3 ½, and thirteen 4 ½ apartments, plus a large 6-space underground garage.

Strategically located just 250 meters from De l’Église metro and steps from Wellington Street—voted “World’s Coolest Street” in 2022—the Property offers unmatched access to Verdun’s vibrant lifestyle, cafés, restaurants, shops, and the waterfront park with its urban beach. With Concordia, McGill, and UQAM students driving demand, the area is one of Montreal’s most dynamic rental markets.

Beyond its strong in-place income, the Property benefits from long-term appreciation potential, CMHC MLI Select financing eligibility, and even the option to develop a penthouse office or studio on the 4th floor.

This memorandum represents a rare opportunity to secure a fully repositioned, high-quality multifamily building in one of Montreal’s most desirable neighborhoods—a prime addition to any institutional or private portfolio.



315 Rielle

10,550,000 \$

Verdun

32 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	582,032 \$
TOTAL EXPENSES	135,133 \$
NET REVENUE	430,434 \$
GRM	18.13
NRM	24.51
MUNICIPAL EVALUATION	5,099,200 \$

COST PER UNIT

329,688 \$

CAPITALIZATION
RATE

4.07 %

RETURN ON
CASH FLOW

1.54 %

RETURN ON
INVESTMENT

5.16 %

Highlights

- Completely renovated building of 32 units in the heart of Verdun
- De l'Église metro station 250 meters away (3 minutes walk)
- Next to Wellington Street, voted "World's Coolest Street" in 2022
- All the cafés, restaurants/bars, fine cuisine grocery stores nearby
- Near Arthur-Therrien Park with access to Verdun's Beach
- All the units were completely renovated in 2019-2020
- High-end finishings: quartz countertops, noise insulation, etc.
- Extensive electrical, plumbing, brick and foundation work done
- Electrical heating paid by the tenants | Hot water paid by owner
- Possibility to build-out an office space on the 4th floor (penthouse unit)
- Possibility to qualify for a CMHC MLI Select financing
- Amazing turn-key investment opportunity in a prime location!



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Residential

Studio	1 ½	0
Alcove	2 ½	2
1 bdrm	3 ½	17
2 bdrm	4 ½	13
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units	32	



Commercial

Commercial	0
Total Units	0



Parking

Parking	0
Garage	6
Storage	1
Total Spaces	7

General Information

Zoning	Residential
Cadastral	1183690
Building Type	Attached
Floor Nb.	3
Year Built	1968
Lot Area	567 m2
Building Area	495 m2
Stove	Included in leases
Refrigerator	Included in leases
Washer	Coinamatic
Dryer	Coinamatic
Elevator	None
Wash/Dry Hookups	Laundry room
Dishwasher Hookups	
Pool	None
Furnished	Fridge & stove
AC units	None
Basement	Garage and units
Fireplace	None
Intercom	Yes

Location

Main Artery	Wellington St.
Intersection	Highway 15 S.
Shopping Center	IDS shopping mall
Metro Station	De l'Eglise Metro
Bus	37, 58, 61, 107, 350
School	Concordia, McGill, UQAM
Hospital	Verdun Hospital
Attraction	Promenades Wellington

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Natural Gas
Responsibility	Owner
Water Tank	

Building Overview

Roof	Elastomeric membrane and fascia (2017)
Windows	All the windows and doors replaced (2019)
Balconies	Aluminium balconies redone (2019)
Exterior Walls	Masonry, sills and brick pointing (2019) Foundation repaired (2019) Basement concrete floor and ramp redone
Electricity	Breaker panels and most wiring in all apartments redone (2019)
Plumbing	Drains, roof vents, PVC piping all around, copper entries, wirsbo/copper hot and cold, french drain
Heating System	Electrical heating paid by the tenants Electrical baseboards replaced (2019)
Hot Water Tanks	Natural gas hot water boiler (2019) Hot water paid by the owner
Elevator	None
Garage	All wiring and electrical replaced, main, heaters, garage door motor (2019) 6 interior garage spaces and some bicycle racks
Bathrooms	100% of the units completely renovated (2019)
Kitchens	100% of the units completely renovated (2019) Quartz countertops, stainless steel appliances
Certificate of Location	Martin Lavoie - 2017-10-11
Environmental Report	Phase 1 and 2 (2018-02) Phase 1 (2020-04)

Notes

- Complete building renovation in 2019-2020
 - Apartments: Sound insulation (double gypse, cellulose for floors), hardwood and porcelain floors, new ventilation
 - Common areas electricity redone: main, exterior lights, cameras, intercom, internet and server room, etc.
 - Common areas: Flooring rebuilt, metal support in basement, stairs repaired, new basement slab | Fire security entire system brought to code
 - Possibility to build-out office space on the 4th floor (penthouse unit). Patio door, drains, water lines are existing in the unit.
- *** This sale is made without any legal warranty of quality, on an "as is, where is" basis, at the buyer's own risks. ***

Revenue & Expenses

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Verdun

32 units

RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	0	0%	0 \$	0 \$	0%
Alcove	2 ½	2	6%	1,080 \$	25,908 \$	5%
1 bdrm	3 ½	17	53%	1,374 \$	280,260 \$	51%
2 bdrm	4 ½	13	41%	1,556 \$	242,664 \$	44%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	3.84	32		1,429 \$	548,832 \$	

COMMERCIAL				
Type	Size	Units	Annual \$	\$/sq.ft
Commercial Space	0	0		
Total	0	0		

REVENUE

		\$	%	Per Unit	Notes
Revenue - Residential	32	548,832 \$	94%	17,151 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	6	9,600 \$	2%	300 \$	Estimated
Revenue - Parking	0	0 \$	0%	0 \$	
Revenue - Laundry		6,360 \$	1%	199 \$	Estimated (Coinamatic keeps 35%)
Revenue - Storage		240 \$	0%	8 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		17,000 \$	3%	531 \$	July 2026 estimated increases (3.1%)
GROSS POTENTIAL REVENUE		582,032 \$	100%		
Vacancies - Residential		16,465 \$	3.0%	515 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		565,567 \$			

EXPENSES

Taxes - Municipal	28,846 \$	5.1%	901 \$	2025 invoice
Taxes - School	3,746 \$	0.7%	117 \$	2025-2026 invoice
Taxes - Water	0 \$	0.0%	0 \$	
Taxes - Garbages	0 \$	0.0%	0 \$	
Taxes - Special	0 \$	0.0%	0 \$	
Natural Gas	7,783 \$	1.4%	243 \$	
Electricity	1,248 \$	0.2%	39 \$	
Insurance	20,921 \$	3.7%	654 \$	
Lawn Care / Snow Removal	0 \$	0.0%	0 \$	
Garbage Removal	0 \$	0.0%	0 \$	
Elevator	0 \$	0.0%	0 \$	
Telephone / Intercom	0 \$	0.0%	0 \$	
Internet	9,271 \$	1.6%	290 \$	Included in all leases
Contract - Coinamatic	0 \$	0.0%	0 \$	Coinamatic keeps 35% of revenues
Repairs & Maintenance	19,520 \$	3.5%	610 \$	CMHC normalized
Reserve - Appliances	3,840 \$	0.7%	120 \$	CMHC normalized
Superintendent - Janitor	11,680 \$	2.1%	365 \$	CMHC normalized
Administration	28,278 \$	5.0%	884 \$	CMHC normalized
Other Expense	0 \$	0.0%	0 \$	
TOTAL EXPENSES	135,133 \$	23.9%	4,223 \$	
NET REVENUE	430,434 \$	76.1%		

Investment Analysis

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10,550,000 \$

Verdun

32 units

FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		
LISTED PRICE	10,550,000 \$		10,550,000 \$		10,550,000 \$
LOAN AMOUNT	8,100,000 \$	76.8 %	6,850,000 \$	64.9 %	0.0 %
Lender	CMHC MLI Select		CMHC (regular)		
Rate	3.80 %		3.80 %		
Amortization	40		40		
Term	5		5		
Maturity Date					
Monthly Payment	32,705 \$		27,658 \$		0 \$
Debt Coverage	1.10		1.30		0.00
CASH TO PURCHASE	2,450,000 \$	23.2 %	3,700,000 \$	35.1 %	10,550,000 \$ 100.0 %

RETURN

Net Revenue	430,434 \$	430,434 \$	430,434 \$
Mortgage Annual Cost	392,459 \$	331,895 \$	0 \$
Cash Flow	37,974 \$	98,539 \$	430,434 \$
Return on Cash Flow	1.54 %	2.66 %	4.07 %
Return on Investment	5.16 %	4.68 %	4.07 %
G.R.M.	18.13	18.13	18.13
N.R.M.	24.51	24.51	24.51
Cost per Unit	329,688 \$	329,688 \$	329,688 \$
Cap. Rate	4.07 %	4.07 %	4.07 %

COST PER UNIT

329,688 \$

RETURN ON
CASH FLOW

1.54 %

RETURN ON
INVESTMENT

5.16 %

CAPITALIZATION
RATE

4.07 %

Notes

- Option 1: New CMHC MLI Select 50 points financing with the energy efficiency criteria.
- Option 2: New regular CMHC financing.

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32 units

Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
SS	315	001	3.5	1,325 \$	1,450 \$	125 \$	477	2.78 \$	
SS	315	002	3.5	1,375 \$	1,450 \$	75 \$	550	2.50 \$	
SS	315	003	4.5	1,435 \$	1,800 \$	365 \$	578	2.48 \$	
SS	315	004	3.5	1,175 \$	1,550 \$	375 \$	417	2.82 \$	
SS	315	005	2.5	1,100 \$	1,250 \$	150 \$	331	3.32 \$	
1	315	101	2.5	1,059 \$	1,250 \$	191 \$	261	4.06 \$	
1	315	102	4.5	1,456 \$	1,800 \$	344 \$	577	2.52 \$	
1	315	103	3.5	1,325 \$	1,550 \$	225 \$	361	3.67 \$	
1	315	104	4.5	1,400 \$	1,800 \$	400 \$	614	2.28 \$	
1	315	105	4.5	1,800 \$	1,800 \$	0 \$	670	2.69 \$	
1	315	106	3.5	1,375 \$	1,550 \$	175 \$	516	2.66 \$	
1	315	107	3.5	1,483 \$	1,550 \$	67 \$	516	2.87 \$	
1	315	108	3.5	1,403 \$	1,550 \$	147 \$	516	2.72 \$	
1	315	109	4.5	1,637 \$	1,800 \$	163 \$	616	2.66 \$	
2	315	201	3.5	1,581 \$	1,550 \$	-31 \$	388	4.07 \$	
2	315	202	4.5	1,500 \$	1,800 \$	300 \$	577	2.60 \$	
2	315	203	3.5	1,375 \$	1,550 \$	175 \$	361	3.81 \$	
2	315	204	4.5	1,456 \$	1,800 \$	344 \$	614	2.37 \$	
2	315	205	4.5	1,742 \$	1,800 \$	58 \$	670	2.60 \$	
2	315	206	3.5	1,403 \$	1,550 \$	147 \$	516	2.72 \$	
2	315	207	3.5	1,378 \$	1,550 \$	172 \$	516	2.67 \$	
2	315	208	3.5	1,325 \$	1,550 \$	225 \$	516	2.57 \$	
2	315	209	4.5	1,650 \$	1,800 \$	150 \$	616	2.68 \$	
3	315	301	3.5	1,325 \$	1,550 \$	225 \$	388	3.41 \$	
3	315	302	4.5	1,430 \$	1,800 \$	370 \$	577	2.48 \$	
3	315	303	3.5	1,250 \$	1,550 \$	300 \$	361	3.46 \$	
3	315	304	4.5	1,461 \$	1,800 \$	339 \$	614	2.38 \$	
3	315	305	4.5	1,721 \$	1,800 \$	79 \$	670	2.57 \$	
3	315	306	3.5	1,378 \$	1,550 \$	172 \$	516	2.67 \$	
3	315	307	3.5	1,404 \$	1,550 \$	146 \$	516	2.72 \$	
3	315	308	3.5	1,475 \$	1,550 \$	75 \$	516	2.86 \$	

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
3	315	309	4.5	1,534 \$	1,800 \$	266 \$	616	2.49 \$	
4	315	401	Office	0 \$	750 \$	750 \$	175	0.00 \$	Office/small studio (Unfinished)
P	315	Garage	Garage	175 \$	175 \$	0 \$		0.00 \$	Estimated
P	315	Garage	Garage	175 \$	175 \$	0 \$		0.00 \$	Estimated
P	315	Garage	Garage	175 \$	175 \$	0 \$		0.00 \$	Estimated
P	315	Garage	Garage	125 \$	175 \$	50 \$		0.00 \$	
P	315	Garage	Garage	0 \$	175 \$	175 \$		0.00 \$	Included in lease
P	315	Garage	Garage	150 \$	175 \$	25 \$		0.00 \$	
L	315	Laundry	Laundry	530 \$	530 \$	0 \$		0.00 \$	Estimated (Coinamatic keeps 35%)
S	315	Storage	Storage	20 \$	20 \$	0 \$		0.00 \$	Bike rack and tire storage

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	Average sq.ft	
								\$/sq.ft	
RESIDENTIAL	32 Units	45,736 \$	548,832 \$	52,050 \$	624,600 \$	6,314 \$	75,768 \$		3.84
OTHER REVENUES		1,350 \$	16,200 \$	2,350 \$	28,200 \$	1,000 \$	12,000 \$		517
GRAND TOTAL		47,086 \$	565,032 \$	54,400 \$	652,800 \$	7,314 \$	87,768 \$		2.76 \$

Residential - Rent Roll Statistics

315 Rielle

Verdun

32 units

RESIDENTIAL

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Studio	1 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Alcove	2 ½	2	1,080 \$	1,059 \$	1,100 \$	2,159 \$	25,908 \$	1,250 \$	2,500 \$	30,000 \$	171 \$	341 \$	4,092 \$
1 bdrm	3 ½	17	1,374 \$	1,175 \$	1,581 \$	23,355 \$	280,260 \$	1,538 \$	26,150 \$	313,800 \$	164 \$	2,795 \$	33,540 \$
2 bdrm	4 ½	13	1,556 \$	1,400 \$	1,800 \$	20,222 \$	242,664 \$	1,800 \$	23,400 \$	280,800 \$	244 \$	3,178 \$	38,136 \$
3 bdrm	5 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	3.84	32	1,429 \$			45,736 \$	548,832 \$	1,627 \$	52,050 \$	624,600 \$	197 \$	6,314 \$	75,768 \$

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		6	133 \$	0 \$	175 \$	800 \$	9,600 \$	175 \$	1,050 \$	12,600 \$	42 \$	250 \$	3,000 \$
Parking		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Storage		1	20 \$	20 \$	20 \$	20 \$	240 \$	20 \$	20 \$	240 \$	0 \$	0 \$	0 \$
Other		1	0 \$	0 \$	0 \$	0 \$	0 \$	750 \$	750 \$	9,000 \$	750 \$	750 \$	9,000 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Laundry	W: 3 D: 3					530 \$	6,360 \$		530 \$	6,360 \$		0 \$	0 \$
TOTAL						1,350 \$	16,200 \$		2,350 \$	28,200 \$		1,000 \$	12,000 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
315	32	1,429 \$	45,736 \$	548,832 \$
Total	32	1,429 \$	45,736 \$	548,832 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	9	1,438 \$	12,938 \$	155,256 \$
2	9	1,490 \$	13,410 \$	160,920 \$
3	9	1,442 \$	12,978 \$	155,736 \$
SS	5	1,282 \$	6,410 \$	76,920 \$
TOTAL	32	1,429 \$	45,736 \$	548,832 \$

Residential - Rent Roll Statistics

315 Rielle

Verdun

32 units

RESIDENTIAL RENT - \$ PER UNIT

Type	Size	Units	Avg Size	Actual			Market	Upside		
				Min	Max	Average	\$/unit	\$/unit	Monthly \$	Annual \$
Studio	1 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Alcove	2 ½	2	296 sq.ft	1,059 \$	1,100 \$	1,080 \$	1,250 \$	171 \$	341 \$	4,092 \$
1 bdrm	3 ½	17	467 sq.ft	1,175 \$	1,581 \$	1,374 \$	1,538 \$	164 \$	2,795 \$	33,540 \$
2 bdrm	4 ½	13	616 sq.ft	1,400 \$	1,800 \$	1,556 \$	1,800 \$	244 \$	3,178 \$	38,136 \$
3 bdrm	5 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
4 bdrm +	6 ½ +	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	3.84	32	517 sq.ft			1,429 \$	1,627 \$	197 \$	6,314 \$	75,768 \$

RESIDENTIAL RENT - \$ PER SQUARE FOOT

Type	Size	Units	Avg Size	Actual			Market	Upside
				Min	Max	Average	\$/sq.ft	\$/sq.ft
Studio	1 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
Alcove	2 ½	2	296 sq.ft	3.32 \$	4.06 \$	3.65 \$	4.22 \$	0.58 \$
1 bdrm	3 ½	17	467 sq.ft	2.50 \$	4.07 \$	2.94 \$	3.29 \$	0.35 \$
2 bdrm	4 ½	13	616 sq.ft	2.28 \$	2.69 \$	2.52 \$	2.92 \$	0.40 \$
3 bdrm	5 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
TOTAL	3.84	32	517 sq.ft			2.76 \$	3.18 \$	0.42 \$

THE LOCATION

315 RIELLE



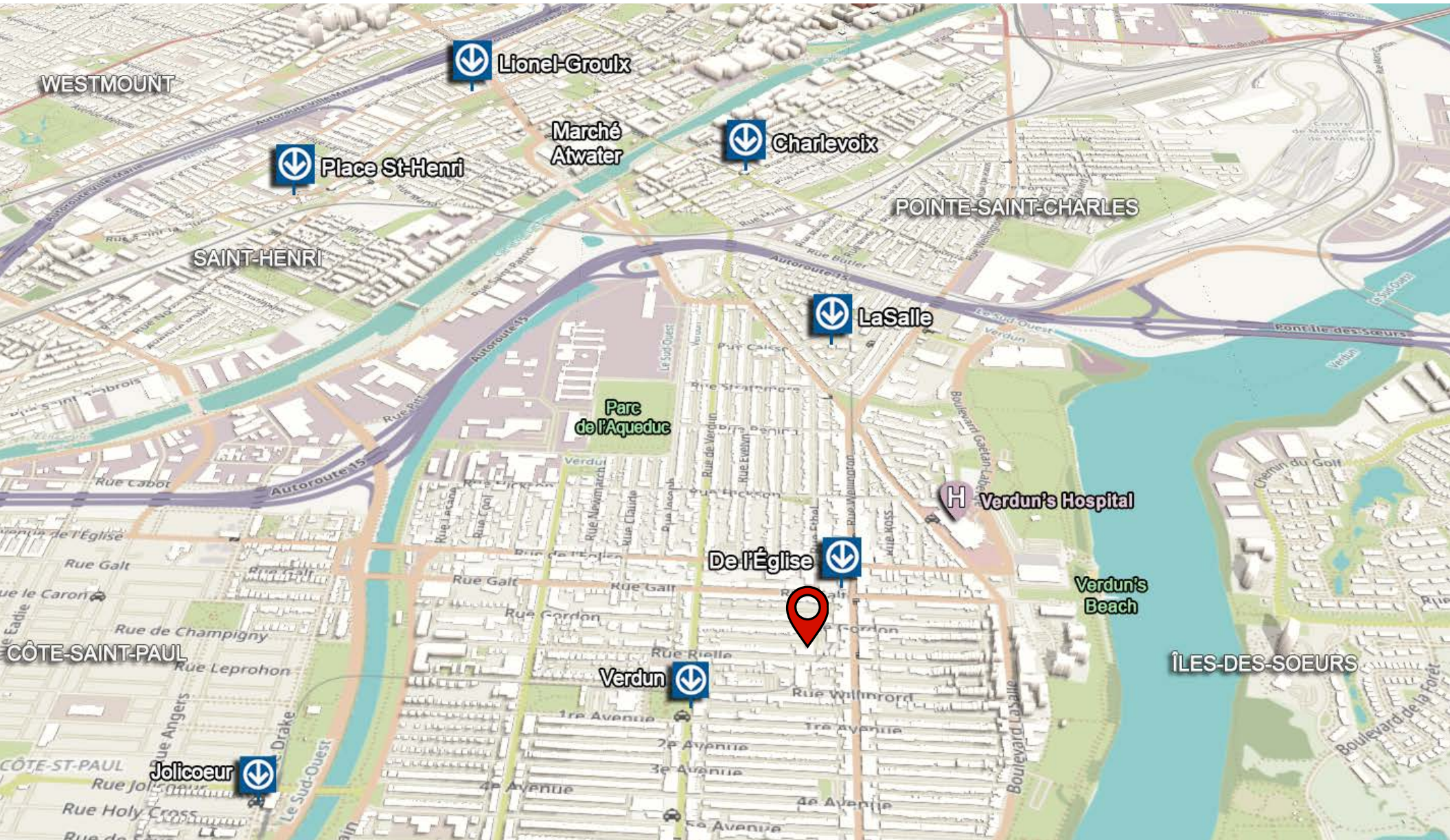
De L'Église
metro
250 m
(~3 min.)



Arthur-Therrien
Park and
Verdun's Beach
(~10 min.)



Atwater Market
2.7 km
(~30 min.)



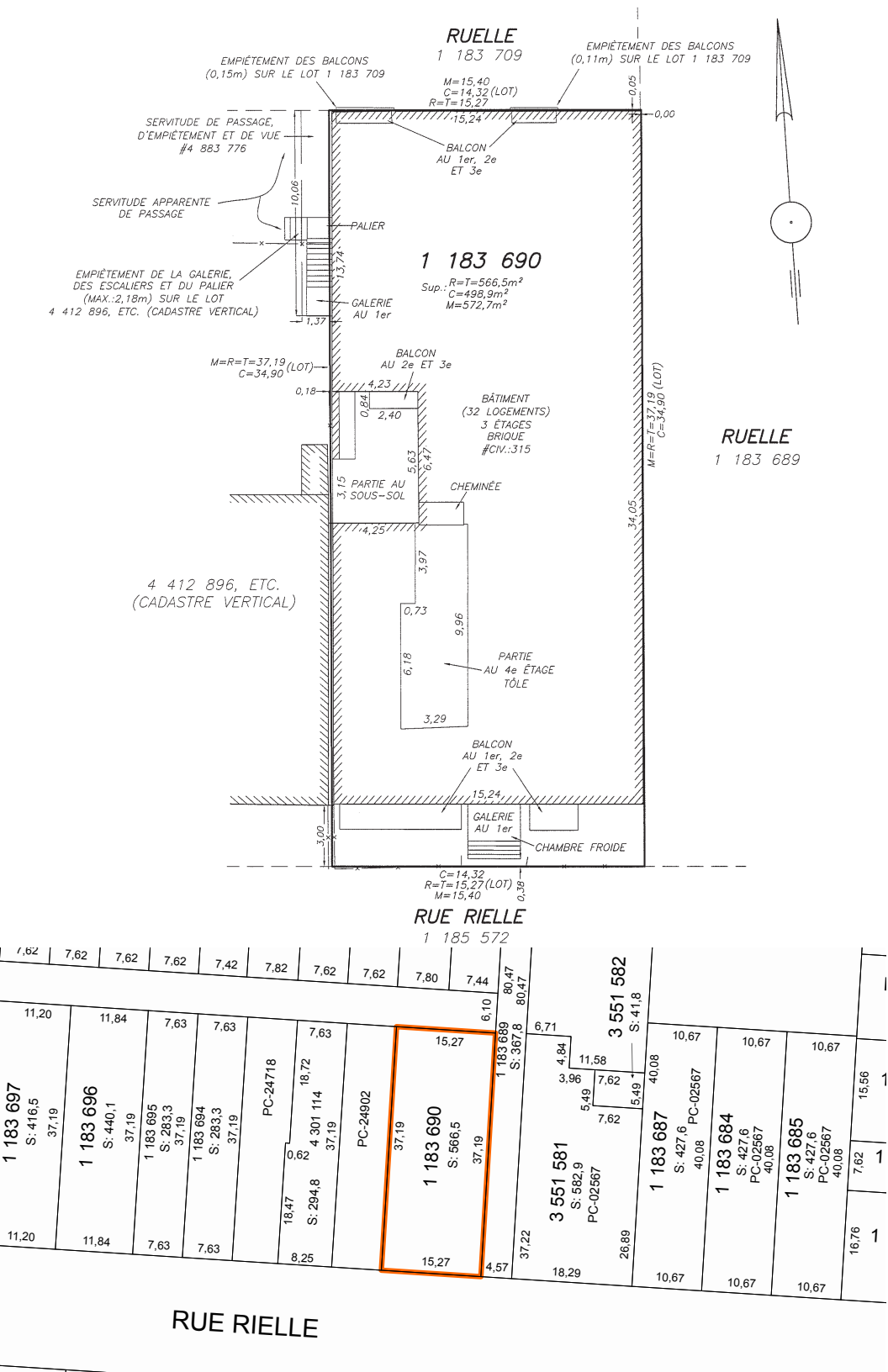
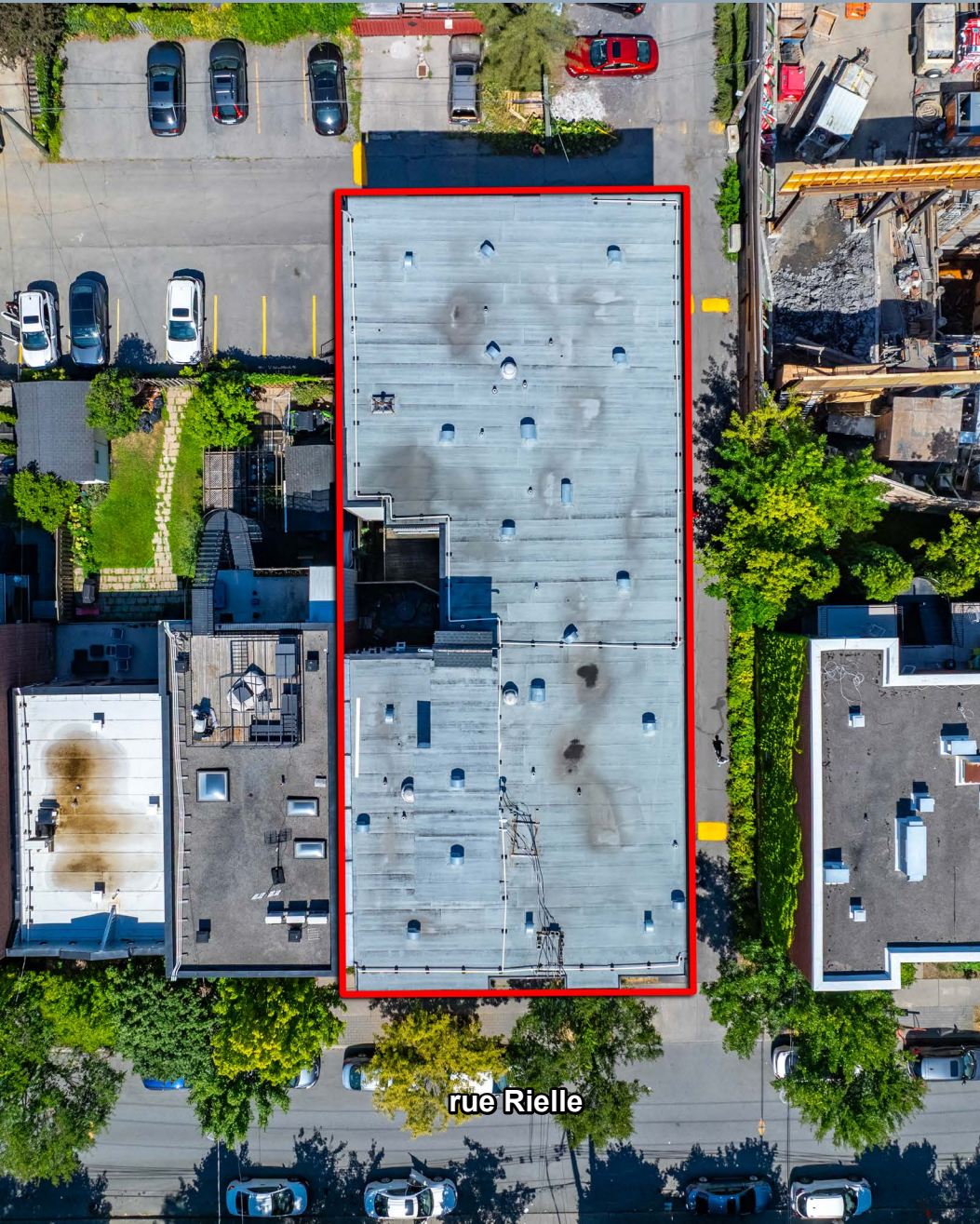
THE LOCATION

315 RIELLE



CERTIFICATE OF LOCATION

315 RIELLE



RENOVATIONS

315 RIELLE



Renovations

The property has been 100% renovated in 2019 to a standard in line with that of new condominium construction. All work indicated below has been completed by CCQ and RBQ accredited professionals using 100% new materials.

Electrical (2019)

- **Common Areas:** Main electrical entry, aerial powerline, exterior lighting (3 facades), intercom system, cameras, CAT6 wiring/server room, new wiring & heaters in utility rooms, entrance, and hallways.
- **Apartment Units:** Breaker panels, LED recessed lighting, wiring for range hood & microwave, new plugs/switches/fixtures, baseboard heaters & thermostats, CAT6 wiring & router.
- **Basement/Garage:** Full electrical replacement, new main distribution to laundry/garage, garage door motor.

Plumbing (2019)

- **Common Areas:** Roof drains & vents (cast iron & PVC), copper & Wirsbo water entry, Gaz boiler.
- **Apartment Units:** Cast iron & PVC drains, Wirsbo water distribution.
- **Basement/Garage:** PVC underground drains, copper hot & cold water, French drain system around perimeter & center.

Building Structure (2019)

- **Exterior:** Masonry repairs (bricks, sills, pointing), elastomere membrane roof, doors & windows, balconies, fascias, brick acid wash & foundation stripping, sealed/treatment of foundation.
- **Interior Common Areas:** Walls/floors rebuilt where needed, metal support beams in basement, terrazzo stairs repaired/polished, basement concrete slab replaced with new gravel base.
- **Apartments:** Double gypse and cellulose soundproofing, new insulation along exterior walls, hardwood floors refinished (living/bedrooms), porcelain floors (kitchens/baths), new/updated gypse, plastering, priming & painting, bathroom/kitchen ventilation ducts added.

Fire Alarm (2019)

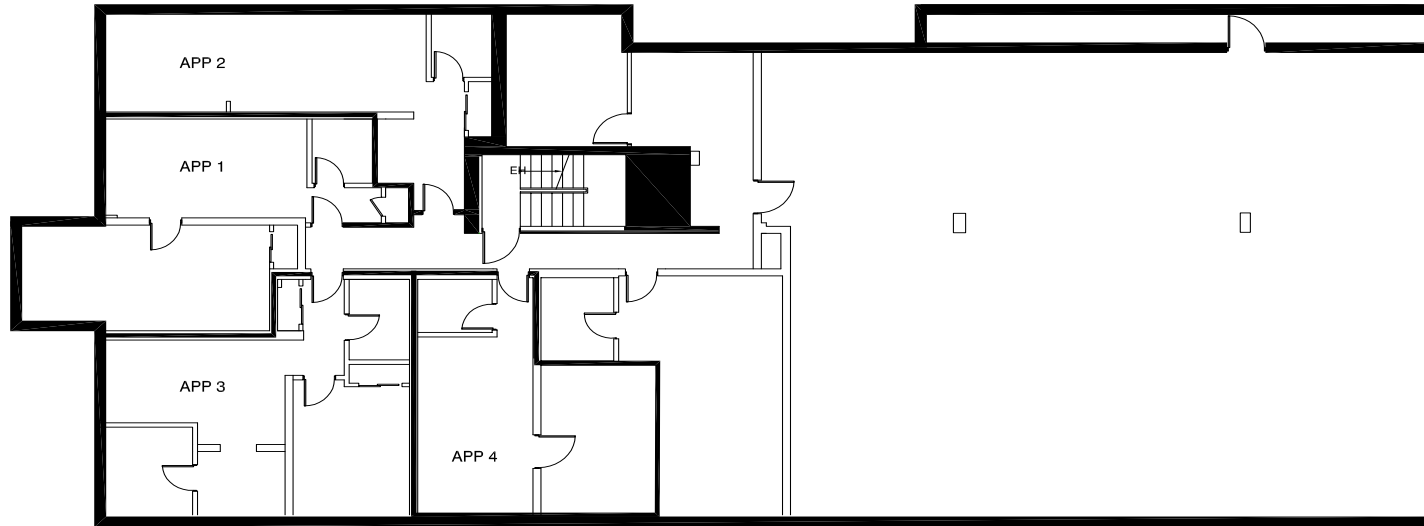
- **Common Areas:** Fire alarm system brought to code, main panel, horns, smoke detectors, emergency exit lighting.
- **Apartment Units:** Smoke detectors, horns (linked to main panel).
- **Basement:** Smoke detectors, horns, exit lighting.
- **Security:** Cameras at entrances/exits, intercom system.

PLAN

Basement and 1st Floor

315 RIELLE

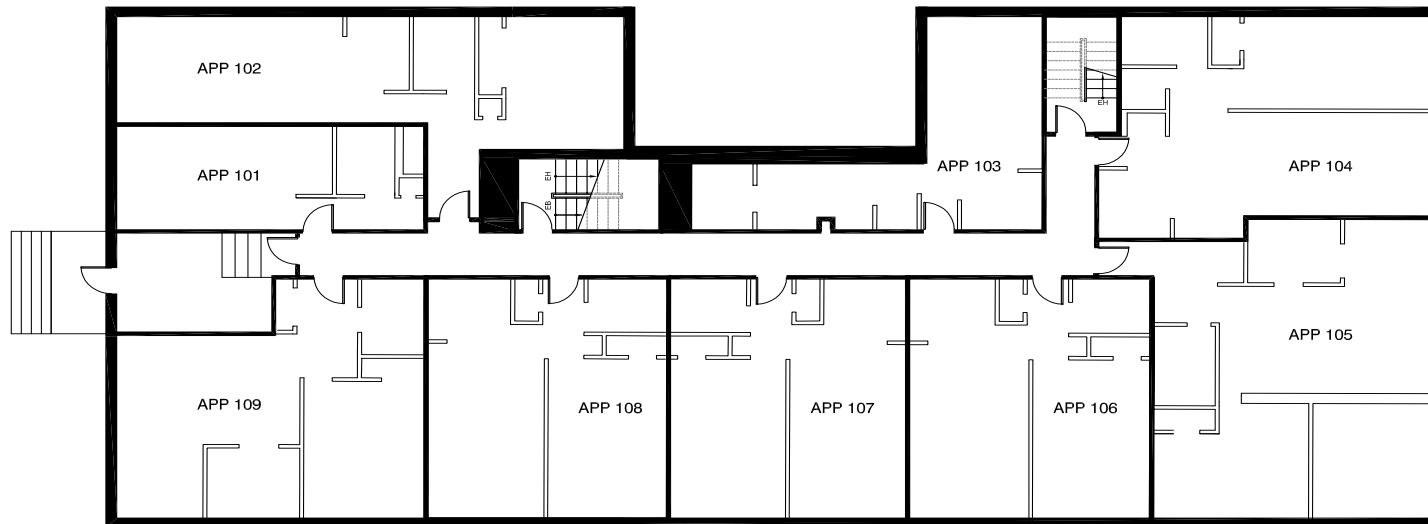
Basement



BASEMENT

The basement accommodates 4 fully renovated apartments, as well as the furnace room, common laundry room and the 6-space garage.

1st Floor



1st FLOOR

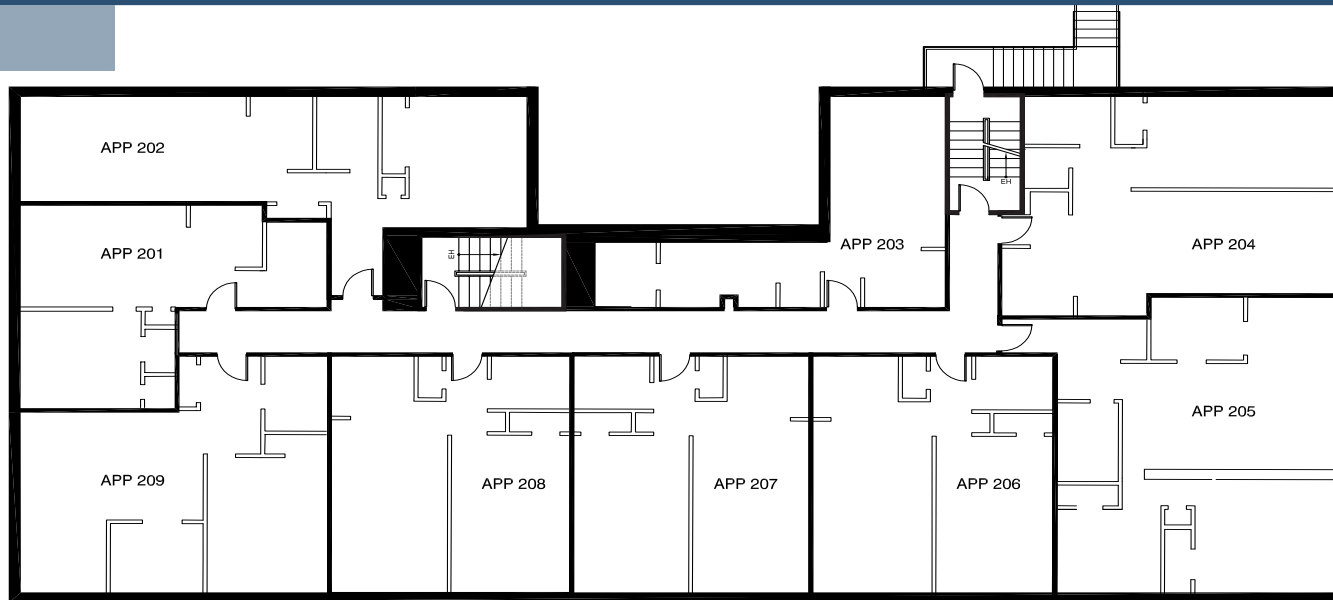
The ground floor accommodates the main building lobby, and 9 fully renovated apartments.

PLAN

2nd and 3rd Floors

315 RIELLE

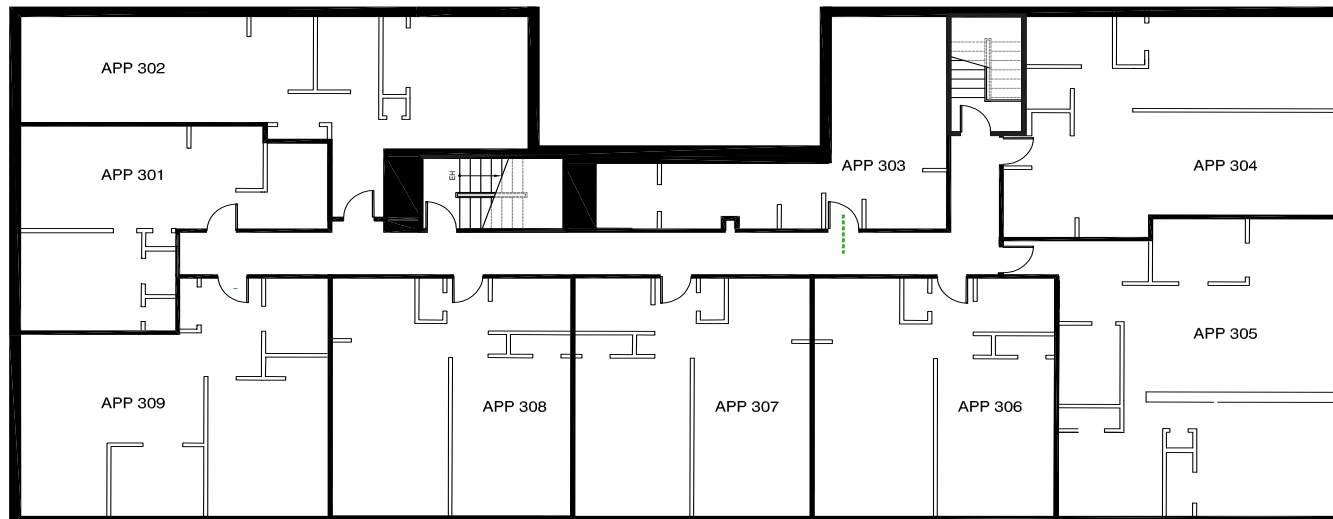
2nd Floor



2nd FLOOR

The 2nd floor accommodates 9 fully renovated apartments.

3rd Floor



3rd FLOOR

The 3rd floor accommodates 9 fully renovated apartments.

4th FLOOR (MEZZANINE)

On the 4th floor, you can find the electrical room, the walk-up access to the roof and an unfinished 175 SF space that can be used as an office or small apartment. The water lines and drains have already been installed.

ZONING

315 RIELLE



Extrait du rôle d'évaluation foncière

Municipalité de Montréal
En vigueur pour les exercices financiers 2026-2027-2028

1. Identification de l'unité d'évaluation

Adresse :	315 Rue Rielle
Arrondissement :	Arrondissement de Verdun
Numéro de lot :	1183690
Numéro de matricule :	9935-46-4913-1-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	1017
Numéro de compte foncier :	28 - F00328300

2. Propriétaire

Nom :	10880884 CANADA INC.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	3820 CH DES HAUTEURS , SAINTE-LUCIE-DES-LAURENTIDES QUEBEC, J0T 2J0

Date d'inscription au rôle : 2018-07-17

3. Caractéristiques de l'unité d'évaluation

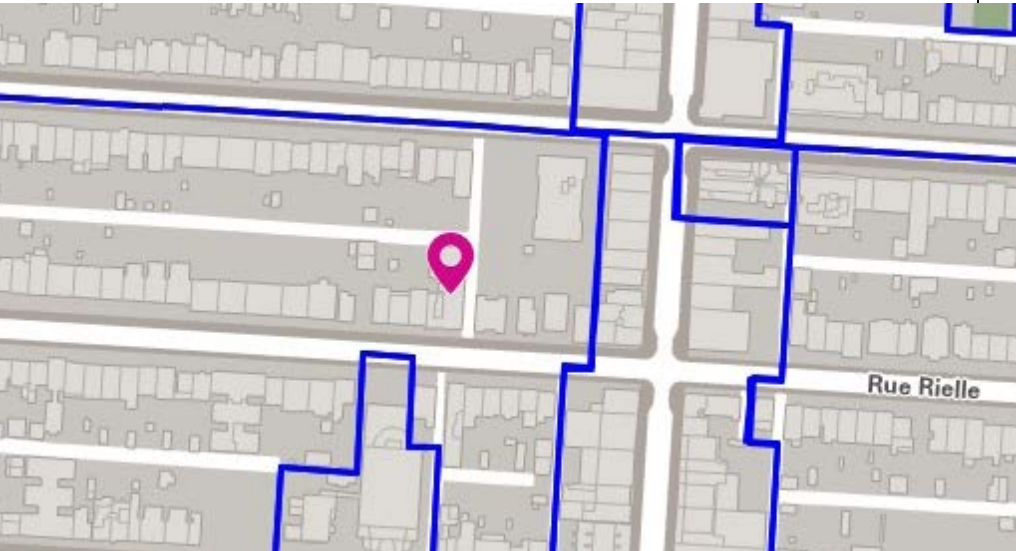
Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale :	15,27 m	Nombre d'étages :	3
Superficie :	566,5 m ²	Année de construction :	1968
		Aire d'étages :	1 487,8 m ²
		Genre de construction :	-
		Lien physique :	Jumelé
		Nombre de logements :	32
		Nombre de locaux non résidentiels :	-
		Nombre de chambres locatives :	-

4. Valeurs au rôle d'évaluation

Rôle courant		Rôle antérieur	
Date de référence au marché :	2024-07-01	Date de référence au marché :	2021-07-01
Valeur du terrain :	821 400 \$	Valeur de l'immeuble au rôle antérieur :	4 473 000 \$
Valeur du bâtiment :	4 277 800 \$		
Valeur de l'immeuble :	5 099 200 \$		

CLASSES DES USAGES PERMIS											
	HABITATION	H									
1	1 logement	h1	X	X							
2	2 à 4 logements	h2			X	X					
3	5 à 12 logements	h3					X				
4	13 logements et plus	h4									
	COMMERCE	C									
5	de petite et moyenne surfaces	c1									
6	de grande surface	c4									
7	services liés aux véhicules routiers	c6									
8	pôle de bureaux - Ile-des-Sœurs	c9									
	EQUIPEMENTS COLLECTIFS	E									
9	institutionnels et administratifs	e1									
10	sportifs et culturels	e2									
11	cultuels et communautaires	e3									
	PARCS ET ESPACES VERTS	P									
12	récréation de plein air	p1									
13	conservation	p2									
	GOLF	G									
14	golf	g1									
	UTILITÉ PUBLIQUE	U									
15	légère	u1									
16	lourde	u2									
17	usage spécifiquement exclu										
18	usage spécifiquement permis										

NORMES PRESCRITES											
	TYPLOGIE										
19	isolée										
20	jumelée	X		X							
21	contiguë		X		X	X					
	TERRAIN										
22	superficie (m2)	min.	210	180	210	180	330				
23	profondeur (m)	min.	30	30	30	30	30				
24	frontage (m)	min.	7	6	7	6	11				
	MARGES										
25	avant (m)	min.	3	3	3	3	3				
26	latérale (m)	min.	0	0	0	0	0				
27	latérales totales (m)	min.	1	0	1	0	0				
28	arrière (m)	min.	6	6	6	6	6				
	BÂTIMENT										
29	hauteur (étage)	min.	2	2	2	2	2				
30	hauteur (étage)	max.	2	2	3	3	3				
31	hauteur (m)	max.									
32	largeur (m)	min.	6	6	6	6	11				



PICTURES

315 RIELLE



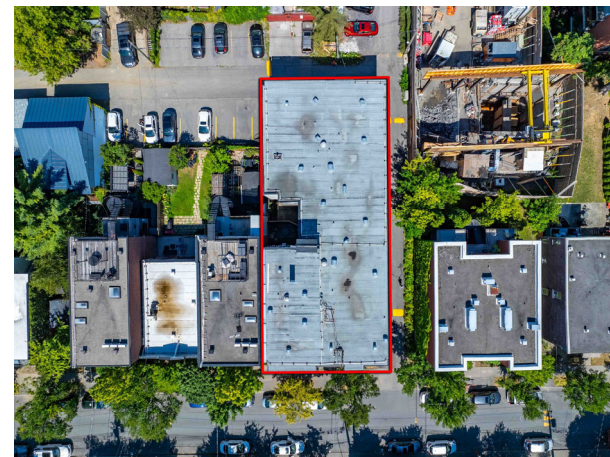
01



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DISCLOSURE

DISCLOSURE

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This sale is made without any legal warranty of quality, on an “as is, where is” basis, at the buyer’s own risks.

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CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



Marc-André Knot, CPA

Commercial Real Estate Broker
AEO

514.683.6666 x102

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THE AGENCY

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Real Estate Agency