



255 SQUARE-SAINT-LOUIS

Iconic fully renovated boutique rental property.

FOR SALE

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AEO

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IMMEUBLES GLORIA
Real Estate Agency

THE OFFERING

255 SQUARE-SAINT-LOUIS

Immeubles Gloria Commercial Inc. (the “Agency”) is pleased to represent the seller in the exclusive offering for sale of 255 Square-Saint-Louis Street in Montréal (the “Property”).

Located directly facing the prestigious Square Saint-Louis, in the heart of Plateau-Mont-Royal, the Property represents a rare opportunity to acquire a fully repositioned boutique rental building in one of Montréal’s most iconic and sought-after neighborhoods.

The Property consists of 15 fully renovated high-end rental units spread over four levels. Designed around a contemporary urban micro-living concept, the project offers optimized and fully modernized apartments tailored to students, professionals and international tenants seeking an urban lifestyle in Montréal’s cultural downtown core.

Between 2022 and 2023, the Property underwent major renovations totaling more than \$1.5M, including the replacement of electrical and mechanical systems, complete renovation of all units, new doors and windows, roofing and much more. The building is fully leased and stabilized, having maintained a 100% occupancy rate over the past three years.

This major transformation now offers investors a stabilized asset, extensively renovated, within a heritage envelope dating back to 1885. Few addresses in Montréal offer such a rare balance between heritage, culture, accessibility and urban quality of life.

Thanks to its AAA location, differentiated product and strong rental growth potential, the Property represents an exceptional opportunity for private or institutional investors seeking a turnkey iconic asset in the heart of Plateau-Mont-Royal.



255 Square-Saint-Louis

3,995,000 \$

Plateau-Mont-Royal

15 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	224,760 \$
TOTAL EXPENSES	63,093 \$
NET REVENUE	154,924 \$
GRM	17.77
NRM	25.79
MUNICIPAL EVALUATION	2,624,700 \$

COST PER UNIT

266,333 \$

CAPITALIZATION RATE

3.87 %

RETURN ON CASH FLOW

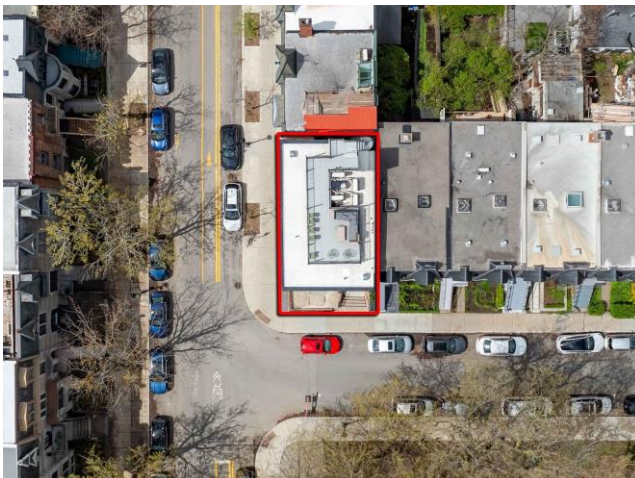
1.19 %

RETURN ON INVESTMENT

3.70 %

Highlights

- Renovated building with 15 high-end studios on Square St-Louis
- AAA location in the heart of Plateau-Mont-Royal
- 300 metres from Sherbrooke Metro and the Quartier Latin
- Historic 1885 architecture with authentic Montréal character
- Over \$1,500,000 invested in renovations since 2022
- Electrical, plumbing, windows, kitchens, bathrooms and more
- Shared rooftop terrace with views of downtown Montréal
- Stabilized asset with 100% occupancy over the past 3 years
- Strong long-term rental growth potential
- Rare turnkey investment opportunity in an AAA location



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3,995,000 \$

Plateau-Mont-Royal

15 units



Residential

Studio	1 ½	15
Alcove	2 ½	0
1 bdrm	3 ½	0
2 bdrm	4 ½	0
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units		15



Commercial

Commercial	0
Total Units	0



Parking

Parking	0
Garage	0
Storage	0
Total Spaces	0

General Information

Zoning	Residential
Cadastral	1202049
Building Type	Semi-Detached
Floor Nb.	3 1/2
Year Built	1885
Lot Area	
Building Area	
Stove	As per leases
Refrigerator	As per leases
Washer	Owner
Dryer	Owner
Elevator	
Wash/Dry Hookups	
Dishwasher Hookups	
Pool	
Furnished	
AC units	
Basement	
Fireplace	
Intercom	

Location

Main Artery	St-Denis
Intersection	St-Denis / Sherbrooke
Shopping Center	Place Dupuis
Metro Station	Sherbrooke Metro
Bus	
School	UQAM
Hospital	Notre-Dame Hospital
Attraction	Square-St-Louis

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	Roof replaced (2023) Rooftop terrace accessible to tenants
Windows	Doors and windows replaced (2023)
Balconies	Installation of a new galvanized steel emergency staircase in the interior courtyard
Exterior Walls	Repair of the shared masonry wall (interior portion)
Electricity	Electricity completely redone (2023) 400A main electrical entry 17 Hydro-Québec meters (1 per unit + 2 service meters)
Plumbing	90% of plumbing redone (2023) Shared laundry room on each floor
Heating System	Electric heating paid by tenants Wall-mounted heat pumps in all units
Hot Water Tanks	Electric hot water paid by tenants Individual tank in each unit
Elevator	None
Garage	None
Bathrooms	All units fully renovated
Kitchens	All units fully renovated
Certificate of Location	2013-02-25
Environmental Report	Phase 1 - NCL Envirotek - (2022)

Notes

- Zoning: Usage H.2-3 | Zone 0486
- Walk Score: 100 | Bike Score: 100
- Included in the leases: Wifi, heat pump, fridge, stovetop, microwave, stools (2), curtains, wall-mounted TV

*** This sale is made without any legal warranty of quality, on an "as is, where is" basis, at the buyer's own risks. ***

255 Square-Saint-Louis

3,995,000 \$

Plateau-Mont-Royal

15 units

RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	15	100%	1,249 \$	224,760 \$	100%
Alcove	2 ½	0	0%	0 \$	0 \$	0%
1 bdrm	3 ½	0	0%	0 \$	0 \$	0%
2 bdrm	4 ½	0	0%	0 \$	0 \$	0%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	1.50	15		1,249 \$	224,760 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	15	224,760 \$	100%	14,984 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	0	0 \$	0%	0 \$	
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
GROSS POTENTIAL REVENUE		224,760 \$	100%		
Vacancies - Residential		6,743 \$	3.0%	450 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		218,017 \$			
EXPENSES					
Taxes - Municipal		15,518 \$	7.1%	1,035 \$	2026 invoice
Taxes - School		1,890 \$	0.9%	126 \$	2025-2026 invoice
Taxes - Water		0 \$	0.0%	0 \$	
Taxes - Garbages		0 \$	0.0%	0 \$	
Taxes - Special		0 \$	0.0%	0 \$	
Natural Gas		0 \$	0.0%	0 \$	
Electricity		2,892 \$	1.3%	193 \$	
Insurance		11,486 \$	5.3%	766 \$	
Lawn Care / Snow Removal		0 \$	0.0%	0 \$	
Garbage Removal		0 \$	0.0%	0 \$	
Elevator		0 \$	0.0%	0 \$	
Internet		1,131 \$	0.5%	75 \$	
Contract - Other		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		9,150 \$	4.2%	610 \$	CMHC normalized
Reserve - Appliances		4,650 \$	2.1%	310 \$	Fridge, furniture, heat pump
Superintendent - Janitor		5,475 \$	2.5%	365 \$	CMHC normalized
Administration		10,901 \$	5.0%	727 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		63,093 \$	28.9%	4,206 \$	
NET REVENUE		154,924 \$	71.1%		

255 Square-Saint-Louis

3,995,000 \$

Plateau-Mont-Royal

15 units

FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		CMHC MLI Select (100 pts)	
LISTED PRICE	3,995,000 \$		3,995,000 \$		3,995,000 \$	
LOAN AMOUNT	2,825,000 \$	70.7 %	2,390,000 \$	59.8 %	3,050,000 \$	76.3 %
Lender	CMHC MLI Select		CMHC (regular)		CMHC MLI Select	
Rate	4.00 %		4.00 %		4.00 %	
Amortization	40		40		50	
Term	5		5		5	
Maturity Date						
Monthly Payment	11,749 \$		9,940 \$		11,698 \$	
Debt Coverage	1.10		1.30		1.10	
CASH TO PURCHASE	1,170,000 \$	29.3%	1,605,000 \$	40.2%	945,000 \$	23.7%

RETURN

Net Revenue	154,924 \$	154,924 \$	154,924 \$
Mortgage Annual Cost	140,988 \$	119,278 \$	140,371 \$
Cash Flow	13,937 \$	35,646 \$	14,553 \$
Return on Cash Flow	1.19 %	2.22 %	1.53 %
Return on Investment	3.70 %	3.77 %	3.62 %
G.R.M.	17.77	17.77	17.77
N.R.M.	25.79	25.79	25.79
Cost per Unit	266,333 \$	266,333 \$	266,333 \$
Cap. Rate	3.87 %	3.87 %	3.87 %

COST PER UNIT

266,333 \$

RETURN ON CASH FLOW

1.19 %

RETURN ON INVESTMENT

3.70 %

CAPITALIZATION RATE

3.87 %

Notes

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15 units

Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
SS	255	01	1.5	1,200 \$	1,250 \$	50 \$	173	6.94 \$	
SS	255	02	1.5	1,100 \$	1,250 \$	150 \$	182	6.04 \$	
SS	255	03	1.5	1,250 \$	1,250 \$	0 \$	196	6.38 \$	
1	255	04	1.5	1,240 \$	1,350 \$	110 \$	178	6.97 \$	
1	255	05	1.5	1,330 \$	1,350 \$	20 \$	195	6.82 \$	
1	255	06	1.5	1,310 \$	1,350 \$	40 \$	198	6.62 \$	
1	255	07	1.5	1,180 \$	1,350 \$	170 \$	163	7.24 \$	
2	255	08	1.5	1,200 \$	1,350 \$	150 \$	178	6.74 \$	
2	255	09	1.5	1,415 \$	1,350 \$	-65 \$	195	7.26 \$	
2	255	10	1.5	1,255 \$	1,350 \$	95 \$	198	6.34 \$	
2	255	11	1.5	1,200 \$	1,350 \$	150 \$	163	7.36 \$	
3	255	12	1.5	1,225 \$	1,350 \$	125 \$	178	6.88 \$	
3	255	13	1.5	1,300 \$	1,350 \$	50 \$	195	6.67 \$	
3	255	14	1.5	1,275 \$	1,350 \$	75 \$	198	6.44 \$	
3	255	15	1.5	1,250 \$	1,350 \$	100 \$	163	7.67 \$	

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	Average sq.ft	\$/sq.ft
RESIDENTIAL	15 Units	18,730 \$	224,760 \$	19,950 \$	239,400 \$	1,220 \$	14,640 \$	1.50	
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	184	
GRAND TOTAL		18,730 \$	224,760 \$	19,950 \$	239,400 \$	1,220 \$	14,640 \$	6.80 \$	

- All the leases are for 12 months
 - Inclusions: Wifi, heat pump, fridge, stovetop, microwave, stools (2), curtains, wall-mounted TV.

Residential - Rent Roll Statistics

255 Square-Saint-Louis

Plateau-Mont-Royal

15 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	15	1,249 \$	1,100 \$	1,415 \$	18,730 \$	224,760 \$	1,330 \$	19,950 \$	239,400 \$	81 \$	1,220 \$	14,640 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
2 bdrm	4 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
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	1.50	15	1,249 \$			18,730 \$	224,760 \$	1,330 \$	19,950 \$	239,400 \$	81 \$	1,220 \$	14,640 \$

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Parking		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Storage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Laundry	W: 0 D: 0					0 \$	0 \$			0 \$		0 \$	0 \$
TOTAL						0 \$	0 \$			0 \$		0 \$	0 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
255	15	1,249 \$	18,730 \$	224,760 \$
Total	15	1,249 \$	18,730 \$	224,760 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	4	1,265 \$	5,060 \$	60,720 \$
2	4	1,268 \$	5,070 \$	60,840 \$
3	4	1,263 \$	5,050 \$	60,600 \$
SS	3	1,183 \$	3,550 \$	42,600 \$
TOTAL	15	1,249 \$	18,730 \$	224,760 \$

255 Square-Saint-Louis

Plateau-Mont-Royal

15 units

RESIDENTIAL RENT - \$ PER UNIT

Type	Size	Units	Avg Size	Actual			Market	Upside		
				Min	Max	Average	\$/unit	\$/unit	Monthly \$	Annual \$
Studio	1 ½	15	184 sq.ft	1,100 \$	1,415 \$	1,249 \$	1,330 \$	81 \$	1,220 \$	14,640 \$
Alcove	2 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
2 bdrm	4 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
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	1.50	15	184 sq.ft			1,249 \$	1,330 \$	81 \$	1,220 \$	14,640 \$

RESIDENTIAL RENT - \$ PER SQUARE FOOT

Type	Size	Units	Avg Size	Actual			Market	Upside
				Min	Max	Average	\$/sq.ft	\$/sq.ft
Studio	1 ½	15	184 sq.ft	6.04 \$	7.67 \$	6.80 \$	7.25 \$	0.44 \$
Alcove	2 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
1 bdrm	3 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
2 bdrm	4 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
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	1.50	15	184 sq.ft			6.80 \$	7.25 \$	0.44 \$

THE LOCATION

255 SQUARE-SAINT-LOUIS

Square Saint-Louis is far more than a simple park: it is one of Montréal's most iconic, historic and sought-after landmarks. Located in the heart of Plateau-Mont-Royal, this legendary sector embodies Montréal's architectural charm in its purest form.

With its majestic colorful Victorian homes, tree-lined streets and unique European atmosphere, Square Saint-Louis offers a rare living environment where heritage, culture and urban life blend harmoniously.

For more than a century, the area has attracted artists, writers, students, professionals and creatives seeking an unmatched quality of life in downtown Montréal. A true symbol of Plateau-Mont-Royal, the Square is renowned for its timeless character, historic architecture and vibrant atmosphere, making it one of the city's most photographed and admired locations.

255 Square-Saint-Louis Street benefits from an exceptional location directly facing the park, offering residents:

- unobstructed views overlooking green spaces
- a peaceful and inspiring environment
- immediate proximity to downtown
- within walking distance to some of Montréal's best cafés, restaurants and cultural institutions

Just steps away are:

- 🗺️ Saint-Denis Street
- 🎭 Quartier des Spectacles
- 📧 UQAM
- 🏛️ McGill University
- 🚇 Sherbrooke Metro Station
- ☕ numerous independent shops and cafés

In a market where truly iconic locations are extremely rare, Square Saint-Louis remains a secure investment for investors seeking a highly desirable asset with strong rental stability and long-term appreciation potential.

255 Square-Saint-Louis Street therefore represents an exceptional opportunity to acquire a fully repositioned property within one of Montréal's most prestigious and timeless urban environments.



THE LOCATION

255 SQUARE-SAINT-LOUIS



Sherbrooke
Metro
300 meters
(~3 min.)



La Fontaine
Park
800 meters
(~8 min.)



UQAM - 1 km
McGill - 1.8 km
Concordia - 2.5 km



THE LOCATION

255 SQUARE-SAINT-LOUIS



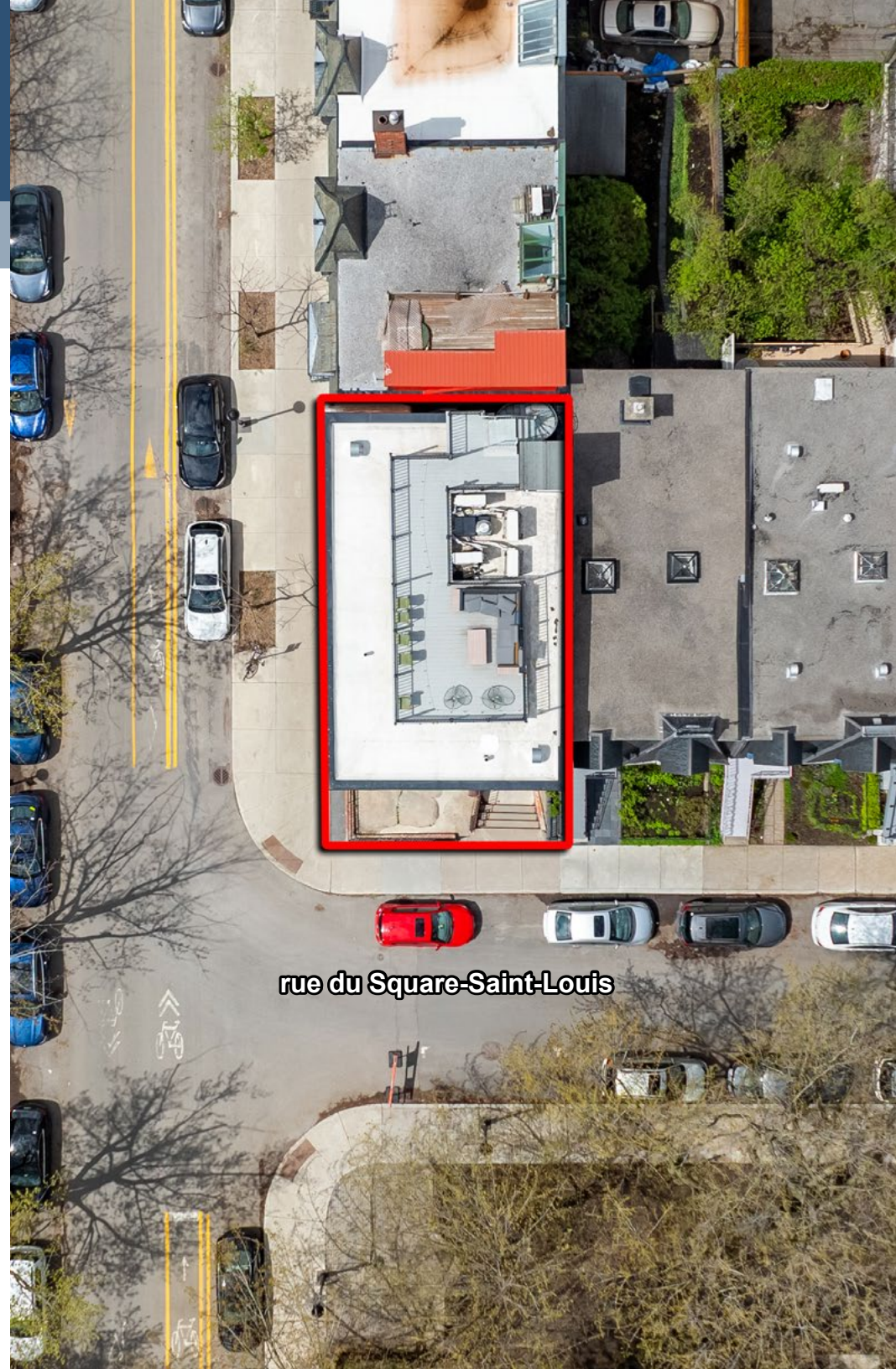
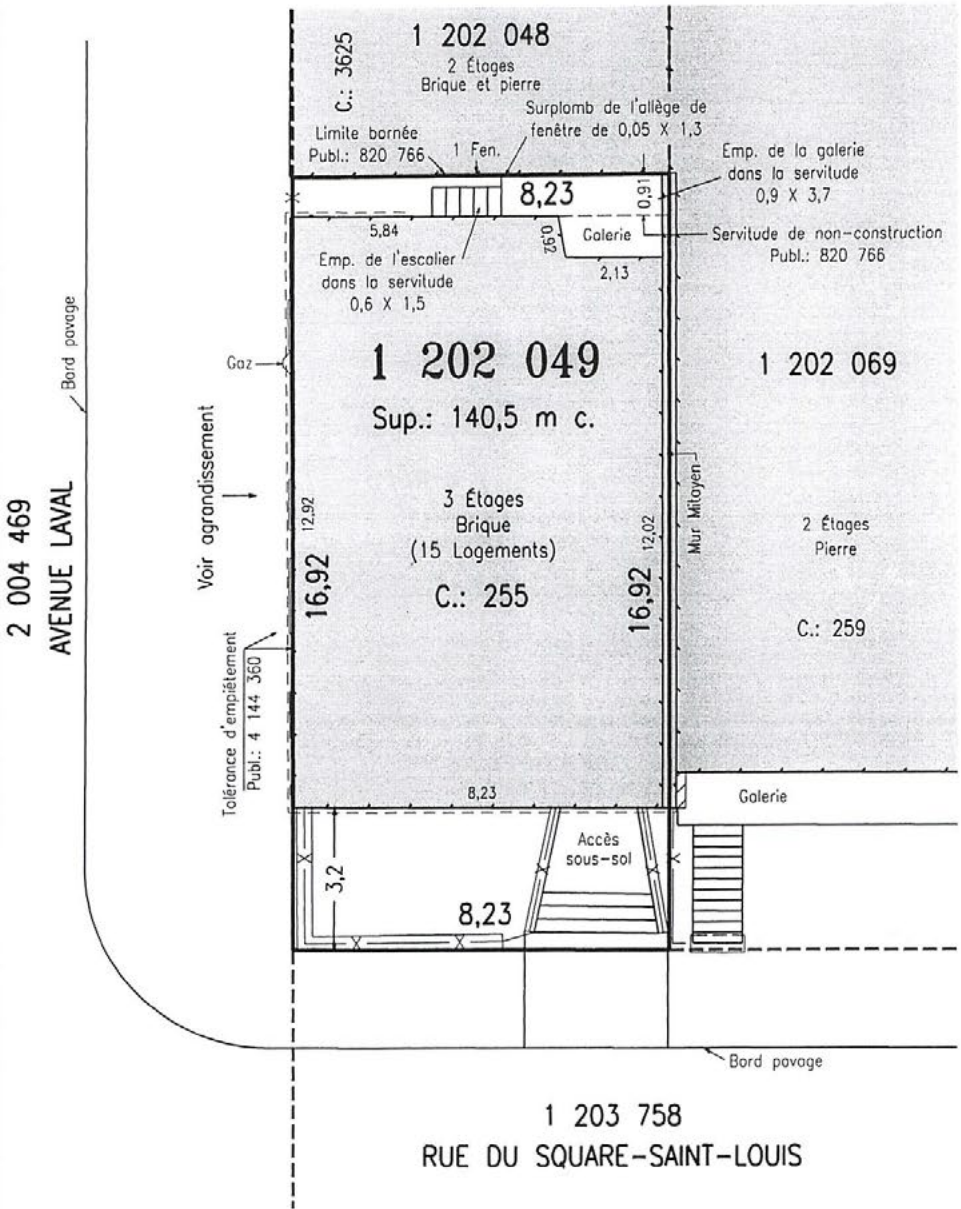
rue Sherbrooke E.

Square-Saint-Louis

av. Laval

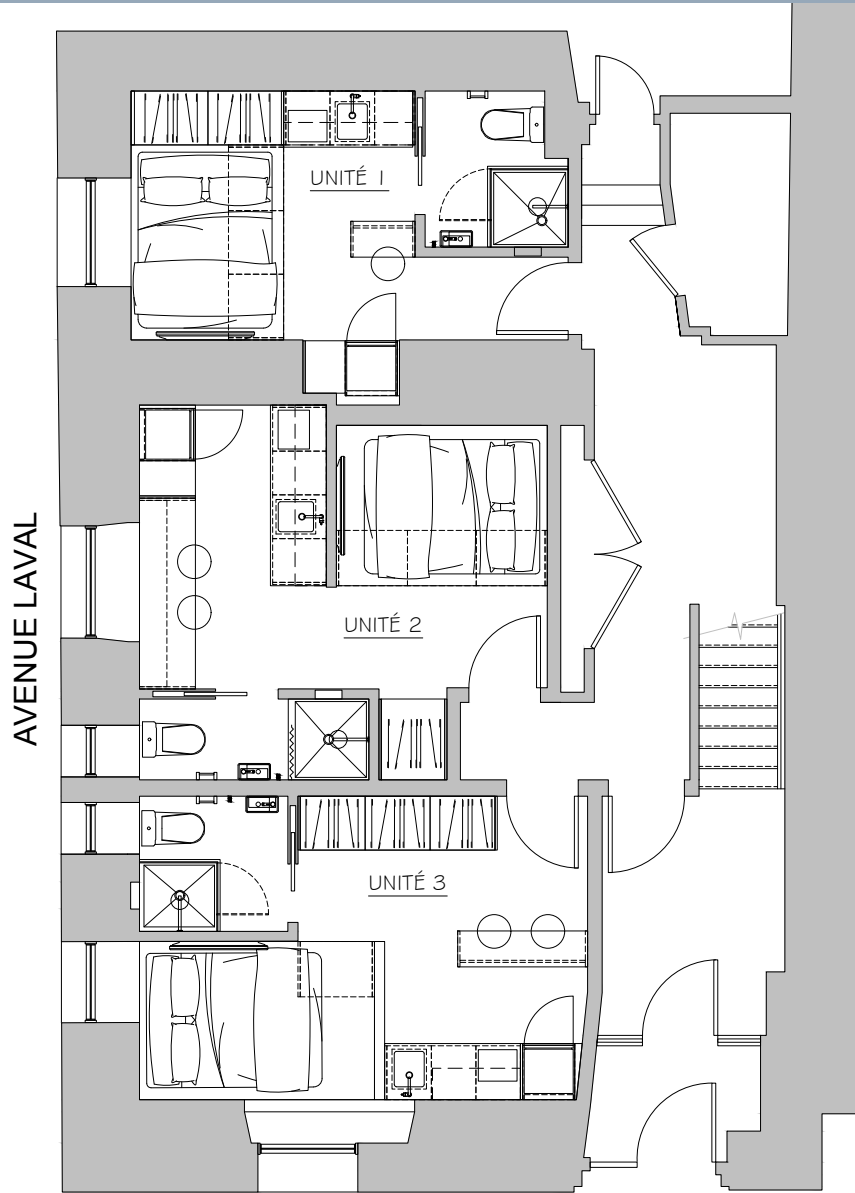
CERTIFICATE OF LOCATION

255 SQUARE-SAINTE-LOUIS

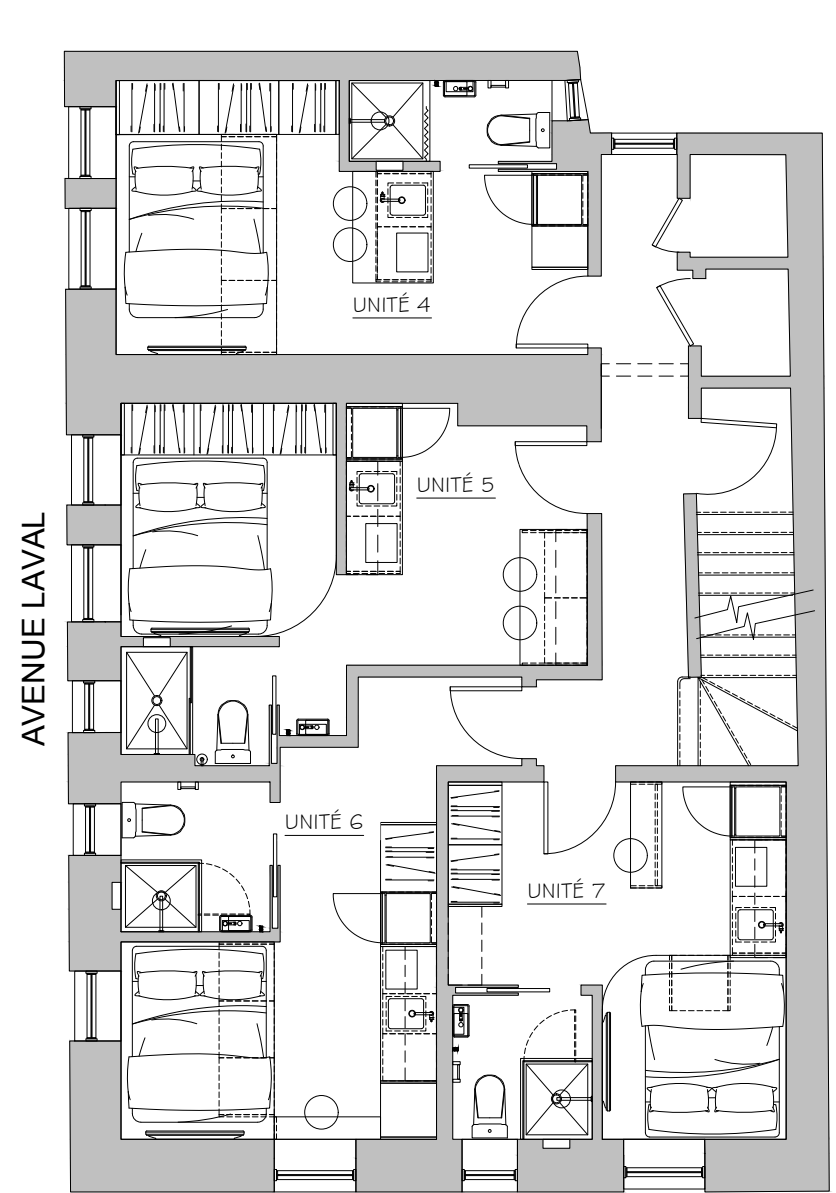


FLOOR PLANS & CONFIGURATIONS

255 SQUARE-SAINT-LOUIS



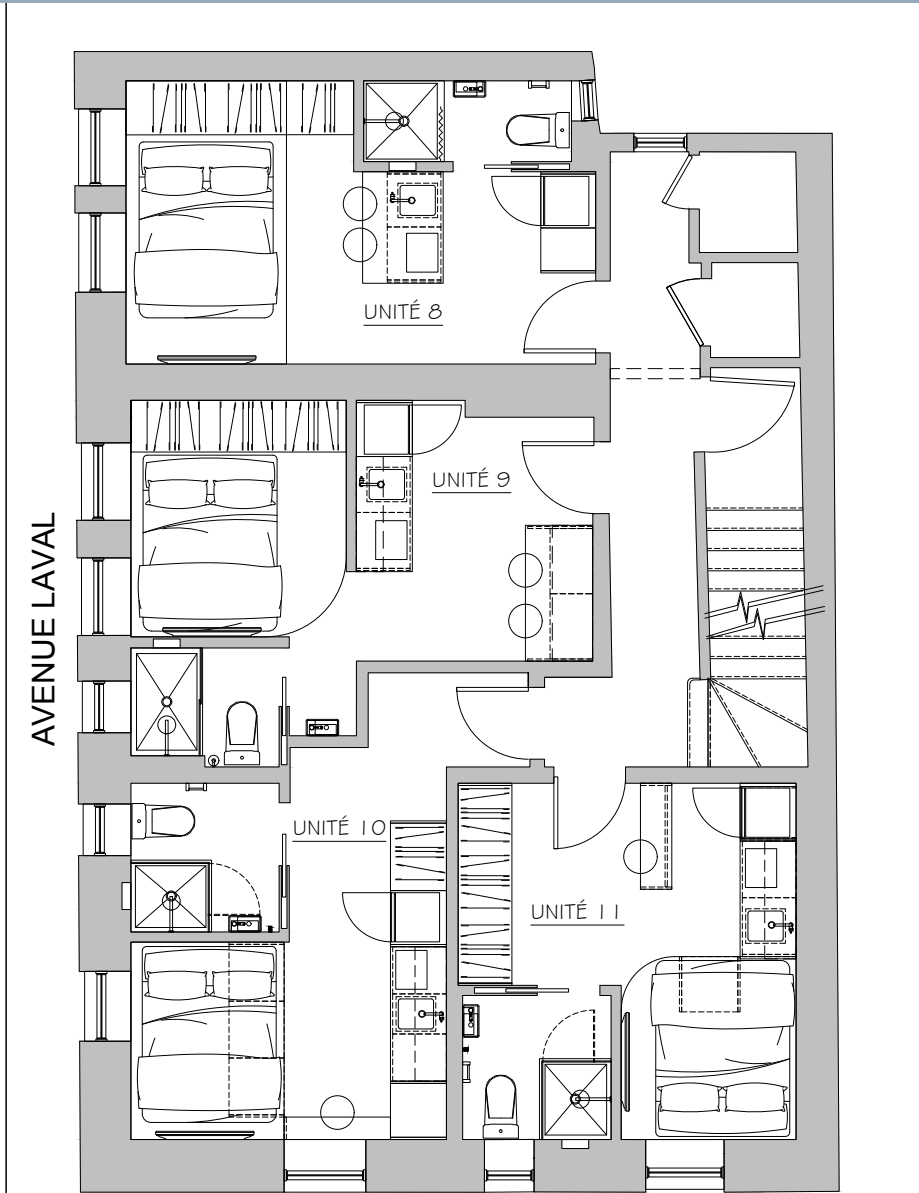
RUE DU SQUARE-SAINT-LOUIS
(Façade avant de l'immeuble)



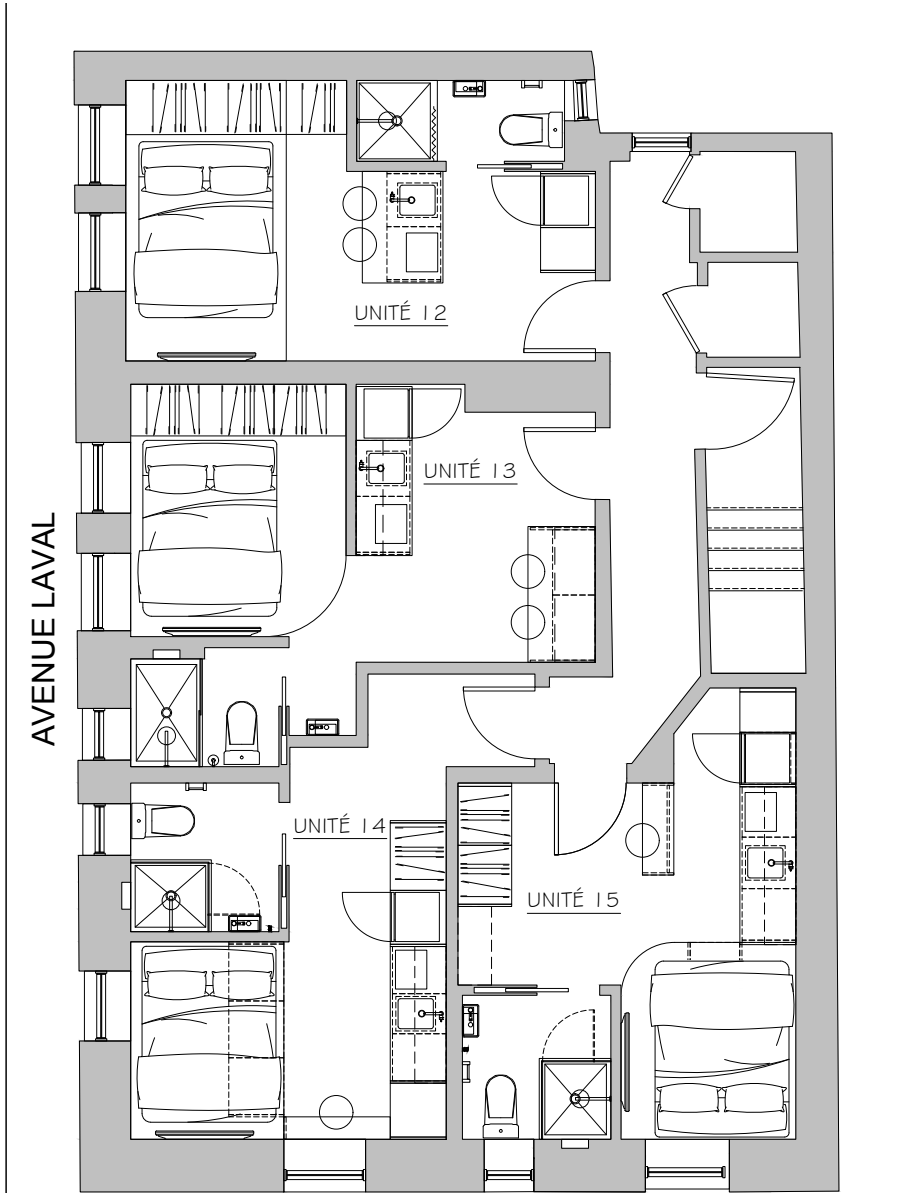
RUE DU SQUARE-SAINT-LOUIS
(Façade avant de l'immeuble)

FLOOR PLANS & CONFIGURATIONS

255 SQUARE-SAINT-LOUIS



RUE DU SQUARE-SAINT-LOUIS
(Façade avant de l'immeuble)



RUE DU SQUARE-SAINT-LOUIS
(Façade avant de l'immeuble)

PICTURES

255 SQUARE-SAINTE-LOUIS



01



02



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04



05



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09



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DISCLOSURE

DISCLOSURE

This is not an offer or promise to sell that could bind the Seller to the buyer, but an invitation to submit promises to purchase.

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

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable, but has not been verified. No warranty or representation, express or implied, is made as to the condition of the immovable referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the Seller. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

EXCLUSIVE BROKER

IMMEUBLES GLORIA COMMERCIAL INC.’s (the “Agency”) services have been retained in exclusivity by the Seller for the sale of the Property. Since the Agency is bound by a brokerage contract with the Seller, it does not represent or defend the buyer’s interests. The prospective buyer acknowledges having been informed that the Agency represents solely the interests of the Seller, but must treat the prospective buyer fairly, i.e. they shall provide objective information relevant to the transaction, notably regarding the rights and obligations of all parties to the transaction. The prospective buyer also acknowledges having been informed of his right to be represented by another real estate broker through a brokerage contract to purchase. The Seller’s Agency shall not claim any remuneration or fees from the buyer. The remuneration of the Seller’s Agency shall be established in accordance with the brokerage contract signed by the Seller.

CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



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THE AGENCY

Immeubles Gloria is a leading real estate agency in the Greater Montreal area with over 30 years of experience specializing in investment properties (multi-residential, semi-commercial, and commercial). Known for our expertise in marketing and transaction management, we deliver transparent, professional service and strong financial guidance to help clients buy and sell with confidence.



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Real Estate Agency