

5733-5741 Décarie

3,150,000 \$

Côte-des-Neiges

8 res. + 1 comm.



Semi-Commercial



Financial Overview

GROSS POTENTIAL REVENUE	213,084 \$
TOTAL EXPENSES	59,811 \$
NET REVENUE	146,096 \$
MUNICIPAL EVALUATION	2,075,600 \$

CAPITALIZATION RATE

4.63 %

NET REVENUE MULTIPLIER

21.56

RETURN ON CASH FLOW

1.97 %

RETURN ON INVESTMENT

4.33 %

Highlights

- Amazing semi-commercial property in the heart of Côte-des-Neiges
- Incredible location 700 meters away from Côte-Ste-Catherine metro
- Quick access to UdeM, HEC, Polytechnic, Collège Brébeuf
- Close to Jewish General Hospital, Ste-Justine and St-Mary's
- Royalmount and Décarie Square are just a few minutes away
- Electric heating paid by the tenants (residential)
- Natural gas heated hot water paid by the owner (residential)
- Quality commercial tenant with long-term lease
- Lots of potential to increase the residential rents
- Excellent investment opportunity in a great location!



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Residential		
Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	4
2 bdrm	4 ½	4
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units	8	

Commercial	
Commercial	1
Total Units	1

Parking	
Parking	0
Garage	0
Storage	0
Total Spaces	0

General Information

Zoning	Semi-Commercial
Cadastral	2647844
Building Type	Semi-Detached
Floor Nb.	3
Year Built	1959
Lot Area	447 m2
Building Area	11,463
Stove	As per leases
Refrigerator	As per leases
Washer	As per leases
Dryer	As per leases
Elevator	None
Wash/Dry Hookups	In apartments
Dishwasher Hookups	
Pool	None
Furnished	
AC units	
Basement	Commercial
Fireplace	None
Intercom	Yes

Location

Main Artery	Côte-Ste-Catherine
Intersection	Décarie/Côte-Ste-Catherine
Shopping Center	Décarie Square
Metro Station	Côte-Ste-Catherine (700m)
Bus	17, 129, 371
School	UdeM, HEC, Polytechnic
Hospital	Jewish, Ste-Justine
Attraction	Mackenzie King Park

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Natural Gas
Responsibility	Owner
Water Tank	

Building Overview

Roof	
Windows	
Balconies	
Exterior Walls	
Electricity	
Plumbing	
Heating System	Electric heating paid by the tenants
Hot Water Tanks	Hot water heated by natural gas paid by the owner The commercial tenant pays for its own natural gas consumption.
Elevator	None
Garage	None
Bathrooms	Some renovations were done through the years
Kitchens	Some renovations were done through the years
Certificate of Location	2010-09-15
Environmental Report	

Notes

- Zoning: Usage C.4 H | Zone 0090
- Walk Score: 95 | Bike Score: 66

*** 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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RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	0	0%	0 \$	0 \$	0%
Alcove	2 ½	0	0%	0 \$	0 \$	0%
1 bdrm	3 ½	4	50%	1,049 \$	50,352 \$	46%
2 bdrm	4 ½	4	50%	1,226 \$	58,860 \$	54%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	4.00	8		1,138 \$	109,212 \$	

COMMERCIAL				
Type	Size	Units	Annual \$	\$/sq.ft
Commercial Space	4,400	1	78,000 \$	17.73 \$
Total	4,400	1	78,000 \$	17.73 \$

REVENUE		\$	%	Notes
Revenue - Residential	8	109,212 \$	51%	
Revenue - Commercial	1	78,000 \$	37%	
Revenue - Garage	0	0 \$	0%	
Revenue - Parking	0	0 \$	0%	
Revenue - Laundry		0 \$	0%	
Revenue - Storage		0 \$	0%	
Revenue - Potential Increases		3,200 \$	2%	July 2026 estimated increases
Revenue - Recovery of Expenses		22,672 \$	11%	
GROSS POTENTIAL REVENUE		213,084 \$	100%	
Vacancies - Residential		3,276 \$	3.0%	Normalized
Vacancies - Commercial		3,900 \$	5.0%	Normalized
Vacancies - Parking		0 \$	0.0%	
GROSS EFFECTIVE REVENUE		205,908 \$		
EXPENSES				
Taxes - Municipal		26,477 \$	12.9%	2026 invoice
Taxes - School		1,568 \$	0.8%	2025-2026 invoice
Taxes - Water		0 \$	0.0%	
Taxes - Garbages		0 \$	0.0%	
Taxes - Special		0 \$	0.0%	
Natural Gas		2,919 \$	1.4%	
Electricity		1,464 \$	0.7%	
Insurance		9,775 \$	4.8%	
Lawn Care / Snow Removal		0 \$	0.0%	
Garbage Removal		0 \$	0.0%	
Elevator		0 \$	0.0%	
Alarm		0 \$	0.0%	
Contract - Other		0 \$	0.0%	
Contract - Other		0 \$	0.0%	
Repairs & Maintenance		6,177 \$	3.0%	Normalized
Reserve - Appliances		960 \$	0.5%	Normalized
Superintendent - Janitor		1,720 \$	0.8%	Normalized
Administration		8,751 \$	4.3%	Normalized
Other Expense		0 \$	0.0%	
TOTAL EXPENSES		59,811 \$	29.1%	
NET REVENUE		146,096 \$	71.0%	

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FINANCING

	Mortgage Estimated		Mortgage Estimated		
LISTED PRICE	3,150,000 \$		3,150,000 \$		3,150,000 \$
LOAN AMOUNT	1,675,000 \$	53.2 %	1,485,000 \$	47.1 %	
Lender	Estimated Conventional		Estimated Conventional		
Rate	5.00 %		5.00 %		
Amortization	25		20		
Term	5		5		
Maturity Date					
Monthly Payment	9,742 \$		9,758 \$		0 \$
Debt Coverage	1.25		1.25		0.00
CASH TO PURCHASE	1,475,000 \$	46.8%	1,665,000 \$	52.9%	3,150,000 \$ 100.0%

RETURN

Net Revenue	146,096 \$	146,096 \$	146,096 \$
Mortgage Annual Cost	116,903 \$	117,100 \$	0 \$
Cash Flow	29,194 \$	28,997 \$	146,096 \$
Return on Cash Flow	1.97 %	1.74 %	4.63 %
Return on Investment	4.33 %	4.42 %	4.63 %
G.R.M.	14.78	14.78	14.78
N.R.M.	21.56	21.56	21.56
Cap. Rate	4.63 %	4.63 %	4.63 %

RETURN ON
CASH FLOW**1.97 %**RETURN ON
INVESTMENT**4.33 %**CAPITALIZATION
RATE**4.63 %**

Notes

- Option 1: New Conventional financing at the prevailing market conditions (25 years amortization).
- Option 2: New Conventional financing at the prevailing market conditions (20 years amortization).

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Côte-des-Neiges

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#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	2	5741	01	4.5	765 \$	1,650 \$	885 \$	
2	2	5741	02	4.5	1,525 \$	1,650 \$	125 \$	
3	2	5741	03	3.5	1,325 \$	1,400 \$	75 \$	
4	2	5741	04	3.5	805 \$	1,400 \$	595 \$	
5	3	5741	05	4.5	1,600 \$	1,650 \$	50 \$	
6	3	5741	06	4.5	1,015 \$	1,650 \$	635 \$	
7	3	5741	07	3.5	766 \$	1,400 \$	634 \$	
8	3	5741	08	3.5	1,300 \$	1,400 \$	100 \$	

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	4.00
RESIDENTIAL	8 Units	9,101 \$	109,212 \$	12,200 \$	146,400 \$	3,099 \$	37,188 \$	
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	
GRAND TOTAL		9,101 \$	109,212 \$	12,200 \$	146,400 \$	3,099 \$	37,188 \$	

Residential - Rent Roll Statistics

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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 \$	0 \$	0 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	4	1,049 \$	766 \$	1,325 \$	4,196 \$	50,352 \$	1,400 \$	5,600 \$	67,200 \$	351 \$	1,404 \$	16,848 \$		
2 bdrm	4 ½	4	1,226 \$	765 \$	1,600 \$	4,905 \$	58,860 \$	1,650 \$	6,600 \$	79,200 \$	424 \$	1,695 \$	20,340 \$		
3 bdrm	5 ½	0	0 \$		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 \$	0 \$	0 \$
TOTAL	4.00	8	1,138 \$			9,101 \$	109,212 \$	1,525 \$	12,200 \$	146,400 \$	387 \$	3,099 \$	37,188 \$		

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 \$	0 \$	0 \$
Parking		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Storage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Laundry	W: 0 D: 0					0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL						0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$		

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
5741	8	1,138 \$	9,101 \$	109,212 \$
Total	8	1,138 \$	9,101 \$	109,212 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
2	4	1,105 \$	4,420 \$	53,040 \$
3	4	1,170 \$	4,681 \$	56,172 \$
TOTAL	8	1,138 \$	9,101 \$	109,212 \$

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Address	Tenant Name	sq.ft.	Rent				Start	End	Notes	
			Annual Gross	Recovery	Annual Net	\$/sq.ft.				% of Total
5733	Fressers	4,400	78,000 \$	22,672 \$	100,672 \$	22.88 \$	100.00%	2025-08-01	2030-07-31	Plus 4,000 SF basement

SUMMARY

Units	sq.ft.	Annual Gross	Recovery	Annual Net	\$/sq.ft.	% of Total
1	4,400	78,000 \$	22,672 \$	100,672 \$	\$22.88	100%

Notes

- Commercial tenant's proportionate share is 60%.
- Additional rent includes real estate taxes and operating expenses, but excludes structural maintenance.
- August 2027: Increased to \$6,700/month
- August 2029: Increased to \$7,000/month

THE LOCATION

5733-5741 DÉCARIE



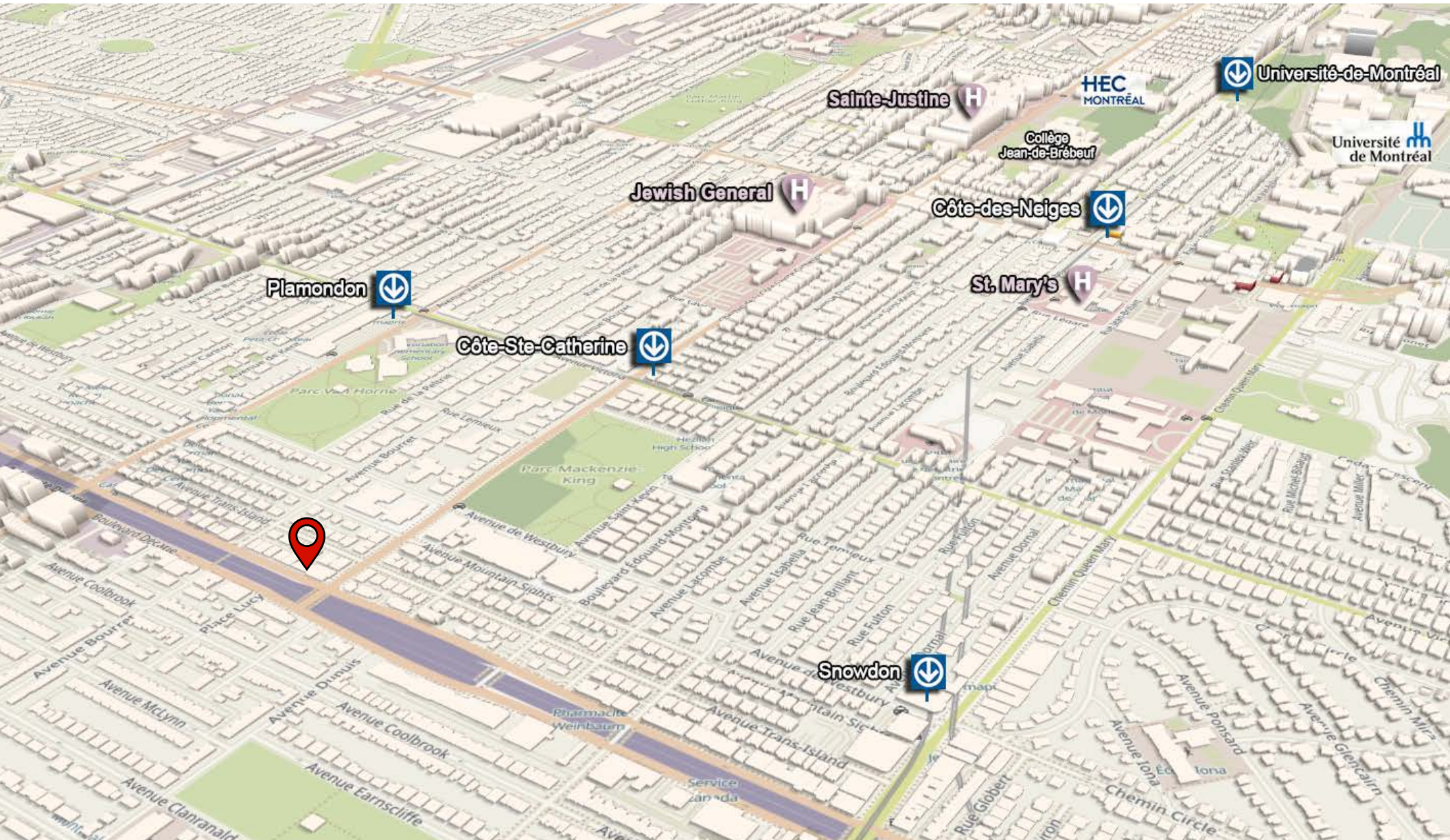
Côte-Ste-Catherine Metro
700 meters
(~7 min.)



Mackenzie King
Park
300 meters
(~3 min.)



UdeM, HEC,
Polytechnic,
Collège Brébeuf
(~2 km)



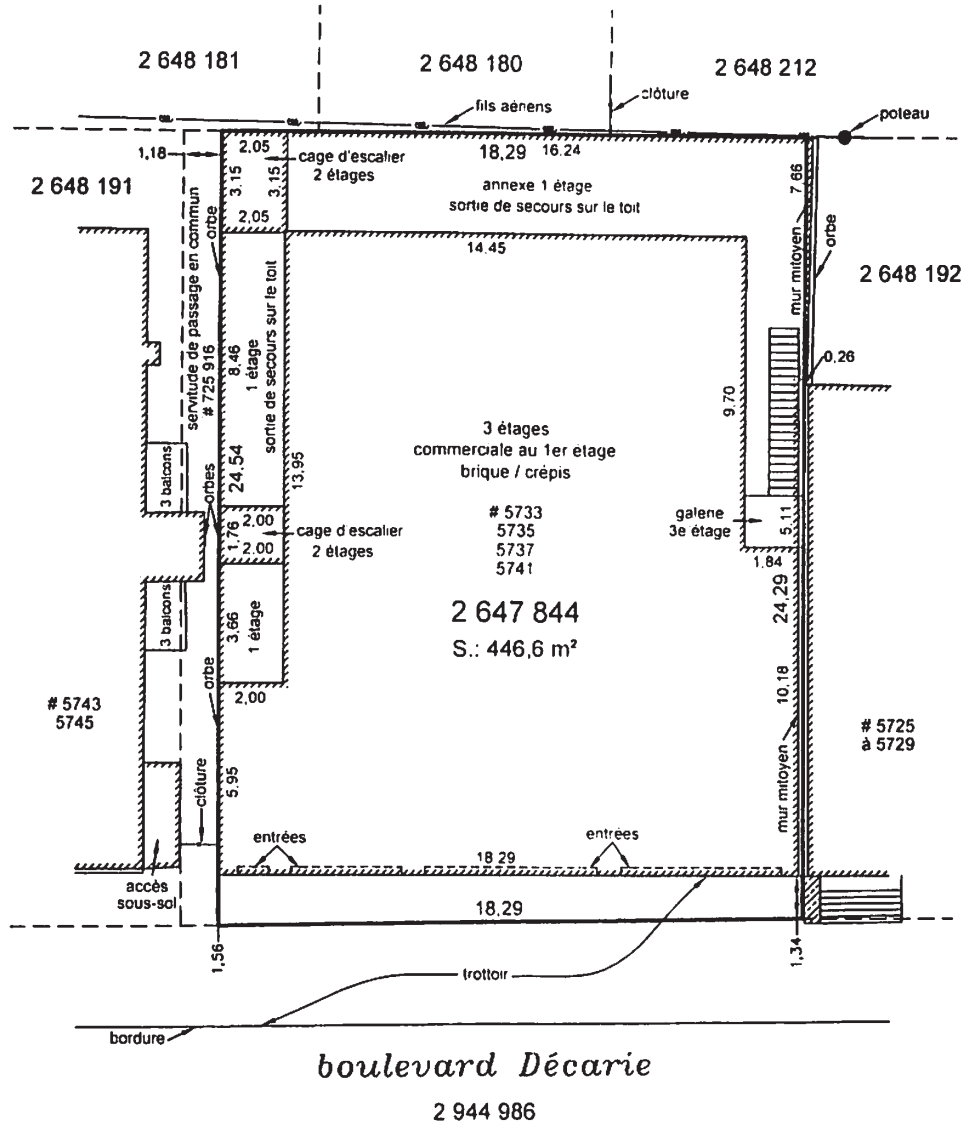
THE LOCATION

5733-5741 DÉCARIE



CERTIFICATE OF LOCATION

5733-5741 DÉCARIE



MUNICIPAL ASSESSMENT

5733-5741 DÉCARIE



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 : 5733 - 5741 Boulevard Décarie
Arrondissement : Arrondissement de Côte-des-Neiges - Notre-Dame-de-Grâce
Numéro de lot : 2647844
Numéro de matricule : 9438-06-2582-5-000-0000
Utilisation prédominante : Logement
Numéro d'unité de voisinage : 3454
Numéro de compte foncier : 30 - F43332600

2. Propriétaire

Nom : DISTRIBUTION DE CUIR J.F. INC.
Statut aux fins d'imposition scolaire : Personne morale
Adresse postale : 1325 SAINTE-CATHERINE O , MONTREAL QUEBEC, H3G 1P7
Date d'inscription au rôle : 2020-01-22

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale :	18,29 m	Nombre d'étages :	3
Superficie :	446,6 m ²	Année de construction :	1959
		Aire d'étages :	1 064,9 m ²
		Genre de construction :	-
		Lien physique :	-
		Nombre de logements :	8
		Nombre de locaux non résidentiels :	2
		Nombre de chambres locatives :	-

4. Valeurs au rôle d'évaluation

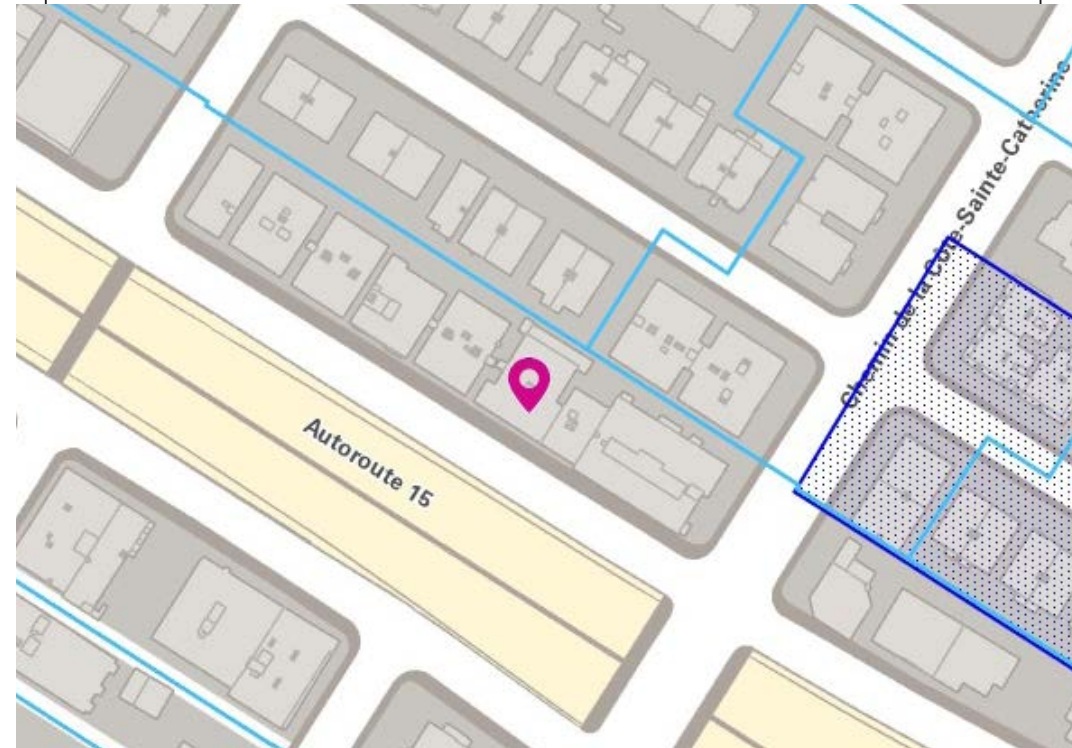
Rôle courant		Rôle antérieur	
Date de référence au marché :	2024-07-01	Date de référence au marché :	2021-07-01
Valeur du terrain :	379 600 \$	Valeur de l'immeuble au rôle antérieur :	1 886 900 \$
Valeur du bâtiment :	1 696 000 \$		
Valeur de l'immeuble :	2 075 600 \$		

CATÉGORIES D'USAGES		
CATÉGORIE D'USAGES PRINCIPALE		Classe d'occupation
C.4	Commerces et services en secteur de moyenne intensité commerciale	C
AUTRE(S) CATÉGORIE(S) D'USAGES		
C.4.1	Restaurant rapide	-
C.6(1)	Commerces lourds	A
H	Habitation	-
-	-	-
-	-	-

NORMES PRESCRITES		
DENSITÉ	Min	Max
Densité / ISP	-	4.5
IMPLANTATION		
Mode(s) d'implantation	Règles d'insertion	
Taux d'implantation (%)	35	70
Marge avant (m)	-	-
Marge latérale (m)	2,5	-
Marge arrière (m)	3	-
HAUTEUR		
Hauteur (étage)	3	6
Hauteur (m)	-	20

DISPOSITIONS PARTICULIÈRES

- Un bâtiment peut être implanté sur la limite arrière du terrain.
- Un café terrasse en plein-air est autorisé, aux conditions du chapitre III du titre IV, s'il est rattaché à un restaurant ou à un débit de boissons alcooliques.
- Un local situé au rez-de-chaussée doit être occupé par un usage autorisé de la famille commerce ou par un usage autorisé de la famille équipements collectifs et institutionnels. Cette exigence ne s'applique pas à un local qui est adjacent uniquement à une façade faisant face à un tronçon de voie publique sur lequel est autorisée, comme catégorie d'usages principale, une catégorie d'usages de la famille habitation.
- Un usage de la catégorie C.6 doit respecter les exigences suivantes : les activités ne doivent pas présenter de risque pour l'environnement, tels des émanations, des explosions ou des déversements toxiques; aucune vibration et aucune émission d'odeur, de poussière, de bruit, de vapeur, de gaz ne doit être perceptible hors des limites du terrain; aucune lumière éblouissante ne doit être visible hors des limites du terrain.
- Toutes les opérations d'un usage de la catégorie C.6, y compris l'entreposage, doivent être réalisées à l'intérieur d'un bâtiment.
- Pour l'application de l'article 560, la présente zone constitue une zone à proximité d'un équipement de transport collectif structurant.



PICTURES

5733-5741 DÉCARIE



DISCLOSURE

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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.



Marc-André Knot, CPA

Commercial Real Estate Broker
AEO

514.683.6666 x102

marc.andre@immeublesgloria.com

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.



IMMEUBLES GLORIA
Real Estate Agency