

4516 Décarie

8,500,000 \$

Côte-des-Neiges

21 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	538,920 \$
TOTAL EXPENSES	97,684 \$
NET REVENUE	426,057 \$
GRM	15.77
NRM	19.95
MUNICIPAL EVALUATION	3,615,400 \$

COST PER UNIT

404,762 \$

CAPITALIZATION RATE

5.01 %

RETURN ON CASH FLOW

5.96 %

RETURN ON INVESTMENT

12.15 %

Highlights

- Prestigious 21-unit building close to the Monkland Village
- Incredible location near Villa-Maria metro station (3 min walk)
- Quick access to UdeM, HEC, Polytechnic, Collège Brébeuf
- Close to MUHC, Jewish General Hospital, Ste-Justine
- Mostly rebuilt 10 years ago following a fire
- Sprinkler system and air exchangers throughout the building
- Ideal size mix comprising of many large apartments
- Washer/dryer and dishwasher hookups in all units
- 1 large double garage and 8 exterior parking spaces
- Possibility to qualify for advantageous CMHC MLI Select financing
- Amazing investment opportunity in a great location!



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Residential

Studio	1 ½	0
Alcove	2 ½	2
1 bdrm	3 ½	1
2 bdrm	4 ½	5
3 bdrm	5 ½	5
4 bdrm +	6 ½+	8
Total Units	21	



Commercial

Commercial	0
Total Units	0



Parking

Parking	8
Garage	1
Storage	5
Total Spaces	14

General Information

Zoning	Semi-Commercial
Cadastral	2087313
Building Type	Attached
Floor Nb.	4
Year Built	1928
Lot Area	674 m2
Building Area	
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	In apartments
Pool	None
Furnished	Appliances
AC units	
Basement	Units and garage
Fireplace	
Intercom	Yes

Location

Main Artery	Décarie
Intersection	Décarie / Côte-St-Luc
Shopping Center	Royalmount
Metro Station	Villa-Maria
Bus	17, 66, 371
School	UdeM, Marianopolis
Hospital	Jewish, General, MUHC
Attraction	Monkland Village

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	
Windows	
Balconies	
Exterior Walls	
Electricity	Recent main electrical entry Individual 100A panels Electricity redone in the last 10 years
Plumbing	Sprinklers throughout the building Washer/dryer and dishwasher hookups in all the units
Heating System	Electrical heating paid by the tenants No A/C
Hot Water Tanks	Electrical hot water paid by the tenants
Elevator	None (4-storey walk-up)
Garage	1 double garage 8 exterior parking spaces
Bathrooms	Mostly rebuilt 10 years ago Most apartments have 2 bathrooms
Kitchens	Mostly rebuilt 10 years ago (new plumbing, electricity, kitchens, bathrooms, air exchangers)
Certificate of Location	
Environmental Report	Phase 1 - D&G Enviro - 2015-01-01

Notes

- Zoning : C.4 H (Commercial and residential) | Zone 0405
 - 5 apartments in the basement have been added without a permit, but they have been recognized by the city on the 2026-2028 municipal assessment.
 - Intercom with electronic access key, connected on tenants' cellphones, electronic apartment locks throughout the building
 - The building was rebuilt following a fire from 10 years ago (new plumbing, electricity). Only the brick façades were kept.
 - Rebuilt up to code with sprinkler system and air exchangers
- ** 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	2	10%	1,125 \$	27,000 \$ 5%
1 bdrm	3 ½	1	5%	1,425 \$	17,100 \$ 3%
2 bdrm	4 ½	5	24%	1,669 \$	100,140 \$ 20%
3 bdrm	5 ½	5	24%	1,980 \$	118,800 \$ 23%
4 bdrm +	6 ½+	8	38%	2,531 \$	242,940 \$ 48%
Total	5.26	21		2,008 \$	505,980 \$

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	21	505,980 \$	94%	24,094 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	1	6,000 \$	1%	286 \$	Estimated
Revenue - Parking	8	11,940 \$	2%	569 \$	Estimated
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Potential Increases		15,000 \$	3%	714 \$	July 2026 estimated increases (3.1%)
GROSS POTENTIAL REVENUE		538,920 \$	100%		
Vacancies - Residential		15,179 \$	3.0%	723 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		523,741 \$			
EXPENSES					
Taxes - Municipal		22,369 \$	4.3%	1,065 \$	2025 invoice
Taxes - School		2,935 \$	0.6%	140 \$	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		1,190 \$	0.2%	57 \$	
Insurance		18,288 \$	3.5%	871 \$	
Lawn Care / Snow Removal		0 \$	0.0%	0 \$	
Garbage Removal		0 \$	0.0%	0 \$	
Elevator		0 \$	0.0%	0 \$	
Internet		1,200 \$	0.2%	57 \$	
Telephone / Intercom		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		12,810 \$	2.5%	610 \$	CMHC normalized
Reserve - Appliances		5,040 \$	1.0%	240 \$	Fridge, stove, washer, dryer included
Superintendent - Janitor		7,665 \$	1.5%	365 \$	CMHC normalized
Administration		26,187 \$	5.0%	1,247 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		97,684 \$	18.7%	4,652 \$	
NET REVENUE		426,057 \$	81.4%		

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FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		Assumption	
LISTED PRICE	8,500,000 \$		8,500,000 \$		8,500,000 \$	
LOAN AMOUNT	7,225,000 \$	85.0 %	6,750,000 \$	79.4 %	3,908,487 \$	46.0 %
Lender	CMHC MLI Select		CMHC (regular)		National Bank CMHC	
Rate	3.80 %		3.80 %		2.18 %	
Amortization	40		40		24	
Term	5		5		4	
Maturity Date					2030-07	
Monthly Payment	29,172 \$		27,254 \$		17,423 \$	
Debt Coverage	1.22		1.30		2.04	
CASH TO PURCHASE	1,275,000 \$	15.0 %	1,750,000 \$	20.6 %	4,591,513 \$	54.0 %

RETURN

Net Revenue	426,057 \$	426,057 \$	426,057 \$
Mortgage Annual Cost	350,064 \$	327,050 \$	209,073 \$
Cash Flow	75,992 \$	99,007 \$	216,984 \$
Return on Cash Flow	5.96 %	5.65 %	4.72 %
Return on Investment	12.15 %	9.87 %	7.45 %
G.R.M.	15.77	15.77	15.77
N.R.M.	19.95	19.95	19.95
Cost per Unit	404,762 \$	404,762 \$	404,762 \$
Cap. Rate	5.01 %	5.01 %	5.01 %

COST PER UNIT

404,762 \$

RETURN ON
CASH FLOW

5.96 %

RETURN ON
INVESTMENT

12.15 %

CAPITALIZATION
RATE

5.01 %

Notes

- Option 1: New CMHC MLI Select financing with the energy efficiency criteria (50 points).
- Option 2: New regular CMHC financing.
- Option 3: Assumption of the existing regular CMHC financing with National Bank.

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Côte-des-Neiges

21 units

#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	SS	4516	001	2.5	1,150 \$	1,200 \$	50 \$	
2	SS	4516	002	3.5	1,425 \$	1,450 \$	25 \$	
3	SS	4516	003	4.5	1,725 \$	1,700 \$	-25 \$	
4	SS	4516	004	4.5	1,425 \$	1,700 \$	275 \$	
5	SS	4516	005	2.5	1,100 \$	1,300 \$	200 \$	
6	1	4516	101	6.5	2,600 \$	2,600 \$	0 \$	Vacant (Estimated)
7	2	4516	102	6.5	2,600 \$	2,600 \$	0 \$	Vacant (Estimated)
8	3	4516	103	5.5	1,980 \$	2,100 \$	120 \$	
9	3	4516	104	4.5	1,695 \$	1,700 \$	5 \$	
10	4	4516	201	6.5	2,600 \$	2,600 \$	0 \$	
11	1	4516	202	6.5	2,600 \$	2,600 \$	0 \$	Vacant (Estimated)
12	4	4516	203	5.5	2,200 \$	2,100 \$	-100 \$	
13	1	4516	204	4.5	1,650 \$	1,700 \$	50 \$	
14	2	4516	301	6.5	2,550 \$	2,600 \$	50 \$	
15	2	4516	302	6.5	2,400 \$	2,600 \$	200 \$	
16	1	4516	303	5.5	2,030 \$	2,100 \$	70 \$	
17	3	4516	304	4.5	1,850 \$	1,700 \$	-150 \$	
18	3	4516	401	6.5	2,520 \$	2,600 \$	80 \$	
19	4	4516	402	6.5	2,375 \$	2,600 \$	225 \$	
20	2	4516	403	5.5	1,965 \$	2,100 \$	135 \$	
21	4	4516	404	5.5	1,725 \$	2,100 \$	375 \$	
22	G	4516	Garage	Garage	500 \$	500 \$	0 \$	Vacant (Estimated) Double garage
23	P	4516	P-01	Parking	125 \$	125 \$	0 \$	
24	P	4516	P-02	Parking	125 \$	125 \$	0 \$	
25	P	4516	P-03	Parking	125 \$	125 \$	0 \$	Vacant (Estimated)
26	P	4516	P-04	Parking	125 \$	125 \$	0 \$	Vacant (Estimated)
27	P	4516	P-05	Parking	125 \$	125 \$	0 \$	Vacant (Estimated)
28	P	4516	P-06	Parking	125 \$	125 \$	0 \$	Vacant (Estimated)
29	P	4516	P-07	Parking	125 \$	125 \$	0 \$	Vacant (Estimated)
30	P	4516	P-08	Parking	120 \$	125 \$	5 \$	

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#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
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		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	5.26
RESIDENTIAL	21 Units	42,165 \$	505,980 \$	43,750 \$	525,000 \$	1,585 \$	19,020 \$	
OTHER REVENUES		1,495 \$	17,940 \$	1,500 \$	18,000 \$	5 \$	60 \$	
GRAND TOTAL		43,660 \$	523,920 \$	45,250 \$	543,000 \$	1,590 \$	19,080 \$	

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	2	1,125 \$	1,100 \$	1,150 \$	2,250 \$	27,000 \$	1,250 \$	2,500 \$	30,000 \$	125 \$	250 \$	3,000 \$		
1 bdrm	3 ½	1	1,425 \$	1,425 \$	1,425 \$	1,425 \$	17,100 \$	1,450 \$	1,450 \$	17,400 \$	25 \$	25 \$	300 \$		
2 bdrm	4 ½	5	1,669 \$	1,425 \$	1,850 \$	8,345 \$	100,140 \$	1,700 \$	8,500 \$	102,000 \$	31 \$	155 \$	1,860 \$		
3 bdrm	5 ½	5	1,980 \$	1,725 \$	2,200 \$	9,900 \$	118,800 \$	2,100 \$	10,500 \$	126,000 \$	120 \$	600 \$	7,200 \$		
4 bdrm +	6 ½ +	8	2,531 \$	2,375 \$	2,600 \$	20,245 \$	242,940 \$	2,600 \$	20,800 \$	249,600 \$	69 \$	555 \$	6,660 \$		
TOTAL	5.26	21	2,008 \$			42,165 \$	505,980 \$	2,083 \$	43,750 \$	525,000 \$	75 \$	1,585 \$	19,020 \$		

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		1	500 \$	500 \$	500 \$	500 \$	6,000 \$	500 \$	500 \$	6,000 \$	0 \$	0 \$	0 \$
Parking		8	124 \$	120 \$	125 \$	995 \$	11,940 \$	125 \$	1,000 \$	12,000 \$	1 \$	5 \$	60 \$
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 \$	0 \$
TOTAL						1,495 \$	17,940 \$	1,500 \$	18,000 \$		5 \$	60 \$	

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
4516	21	2,008 \$	42,165 \$	505,980 \$
Total	21	2,008 \$	42,165 \$	505,980 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	4	2,220 \$	8,880 \$	106,560 \$
2	4	2,379 \$	9,515 \$	114,180 \$
3	4	2,011 \$	8,045 \$	96,540 \$
4	4	2,225 \$	8,900 \$	106,800 \$
SS	5	1,365 \$	6,825 \$	81,900 \$
TOTAL	21	2,008 \$	42,165 \$	505,980 \$

THE LOCATION

4516 DÉCARIE



Villa-Maria
metro
350 m
(~4 min.)



Université de
Montréal
3.5 km



Monkland
Village
650 m
(~7 min.)



CADASTRAL PLAN

4516 DÉCARIE



ZONING

4516 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 :	4516 Boulevard Décarie
Arrondissement :	Arrondissement de Côte-des-Neiges - Notre-Dame-de-Grâce
Numéro de lot :	2087313
Numéro de matricule :	9537-18-4058-8-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3457
Numéro de compte foncier :	30 - F43350100

2. Propriétaire

Nom :	9003894 CANADA INC.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	1650 BOUL RENE-LEVESQUE O 100, MONTREAL QUEBEC, H3H 2S1

Date d'inscription au rôle : 2015-02-10

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale :	15,24 m	Nombre d'étages :	4
Superficie :	673,5 m ²	Année de construction :	1928
		Aire d'étages :	1 687,2 m ²
		Genre de construction :	-
		Lien physique :	En rangée plus de 1 côté
		Nombre de logements :	21
		Nombre de locaux non résidentiels :	-
		Nombre de chambres locatives :	-

4. Valeurs au rôle d'évaluation

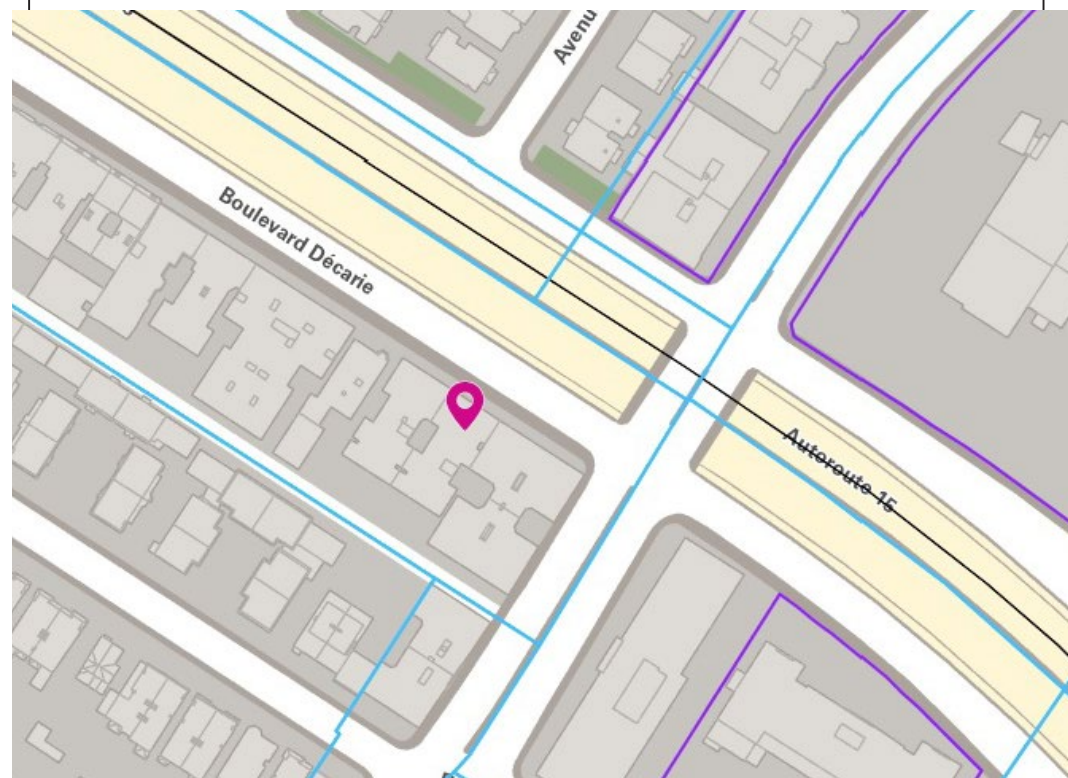
Rôle courant		Rôle antérieur	
Date de référence au marché :	2024-07-01	Date de référence au marché :	2021-07-01
Valeur du terrain :	572 500 \$	Valeur de l'immeuble au rôle antérieur :	3 510 100 \$
Valeur du bâtiment :	3 042 900 \$		
Valeur de l'immeuble :	3 615 400 \$		

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		
H	Habitation	-
-	-	-
-	-	-
-	-	-
-	-	-

NORMES PRESCRITES		
DENSITÉ	Min	Max
Densité / ISP	-	4,5
IMPLANTATION		
Mode(s) d'implantation	Règles d'insertion	
Taux d'implantation (%)	35	100
Marge avant (m)	-	-
Marge latérale (m)	2,5	-
Marge arrière (m)	3	-
HAUTEUR		
Hauteur (étage)	3	4
Hauteur (m)	-	14

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.
- Pour l'application de l'article 560, la présente zone constitue une zone à proximité d'un équipement de transport collectif structurant.



PICTURES

4516 DÉCARIE



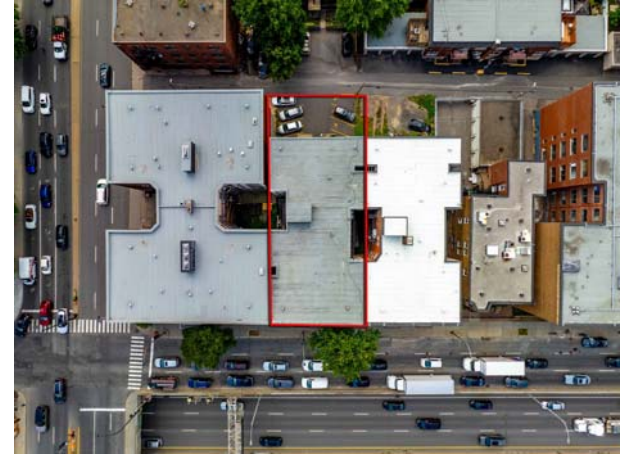
01



02



03



04



05



06



07



08



09



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.

BROKER

IMMEUBLES GLORIA COMMERCIAL INC.’s (the “Agency”) services have been retained 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