

4596-4598 Décarie

8,095,000 \$

Côte-des-Neiges

24 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	458,940 \$
TOTAL EXPENSES	98,693 \$
NET REVENUE	347,199 \$
GRM	17.64
NRM	23.32
MUNICIPAL EVALUATION	3,959,500 \$

COST PER UNIT

337,292 \$

CAPITALIZATION RATE

4.28 %

RETURN ON CASH FLOW

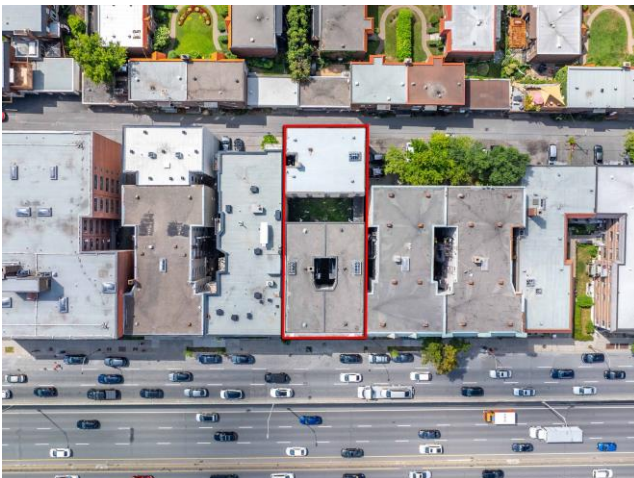
1.91 %

RETURN ON INVESTMENT

5.94 %

Highlights

- Prestigious 24-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
- All large apartments with their own washer/dryer hookups
- Many renovations were done over the last 10 years
- Underground garage with 10 interior spaces
- Lots of unused space in the basement with possibility to add lockers
- Heating & hot water paid by tenants
- Possibility to qualify for advantageous CMHC MLI Select financing
- Good potential to increase the revenues
- Amazing investment opportunity in a great location!



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Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	8
2 bdrm	4 ½	14
3 bdrm	5 ½	2
4 bdrm +	6 ½+	0
Total Units	24	



Commercial

Commercial	0
Total Units	0



Parking

Parking	0
Garage	10
Storage	0
Total Spaces	10

General Information

Zoning	Semi-Commercial
Cadastral	2087319
Building Type	Attached
Floor Nb.	4
Year Built	1930
Lot Area	659 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 all units
Dishwasher Hookups	
Pool	None
Furnished	Fridge and stove
AC units	
Basement	Garage
Fireplace	
Intercom	Yes

Location

Main Artery	Décarie Boulevard
Intersection	Décarie / Côte-St-Luc
Shopping Center	Royalmount
Metro Station	Villa-Maria
Bus	17, 66, 371
School	UdeM, HEC, Brébeuf
Hospital	MUHC, Jewish, Ste-Justine
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	Front section: Tar and gravel Back section: elastomeric membrane
Windows	
Balconies	
Exterior Walls	
Electricity	Recent main electrical entry (2 x 400A) 100A panels in the units with individual Hydro-Quebec meters
Plumbing	Washer/dryer hookups in all the apartments
Heating System	Electrical heating paid by the tenants
Hot Water Tanks	Electrical hot water paid by the tenants
Elevator	None (4-storey walk-up)
Garage	Interior garage of 10 spaces
Bathrooms	Some renovated apartments in the last 10 years Most apartments have 2 bathrooms
Kitchens	Some renovated apartments in the last 10 years
Certificate of Location	Jean-Philippe Giguere - 2021-01-25
Environmental Report	Phase 1 - Ortam - 2025-10-20

Notes

- Zoning : C.4 H (Commercial and residential) | Zone 0405
 - Walk Score: 95 | Bike Score: 72
 - Fully renovated common areas
 - Lots of unused space in the basement | Possibility to add storage spaces for the tenants.
 - Electronic apartment locks throughout the building
- *** 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	8	33%	1,142 \$	109,620 \$	25%
2 bdrm	4 ½	14	58%	1,665 \$	279,720 \$	64%
3 bdrm	5 ½	2	8%	1,900 \$	45,600 \$	10%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	4.25	24		1,510 \$	434,940 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	24	434,940 \$	95%	18,123 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	10	24,000 \$	5%	1,000 \$	Estimated
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		458,940 \$	100%		
Vacancies - Residential		13,048 \$	3.0%	544 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		445,892 \$			
EXPENSES					
Taxes - Municipal		24,689 \$	5.5%	1,029 \$	2026 invoice
Taxes - School		3,047 \$	0.7%	127 \$	2026-2027 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		1,691 \$	0.4%	70 \$	
Insurance		13,232 \$	3.0%	551 \$	
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 \$	
Contract - Other		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		16,800 \$	3.8%	700 \$	CMHC normalized
Other Costs		4,459 \$	1.0%	186 \$	CMHC normalized
Superintendent - Janitor		9,600 \$	2.2%	400 \$	CMHC normalized
Administration		22,295 \$	5.0%	929 \$	CMHC normalized
Reserve - Appliances		2,880 \$	0.7%	120 \$	CMHC normalized
TOTAL EXPENSES		98,693 \$	22.1%	4,112 \$	
NET REVENUE		347,199 \$	77.9%		

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FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		
LISTED PRICE	8,095,000 \$		8,095,000 \$		8,095,000 \$
LOAN AMOUNT	6,400,000 \$	79.1 %	5,425,000 \$	67.0 %	
Lender	CMHC MLI Select		CMHC (regular)		
Rate	3.90 %		3.90 %		
Amortization	40		40		
Term	5		5		
Maturity Date					
Monthly Payment	26,228 \$		22,232 \$		0 \$
Debt Coverage	1.10		1.30		0.00
CASH TO PURCHASE	1,695,000 \$	20.9%	2,670,000 \$	33.0%	8,095,000 \$ 100.0%

RETURN

Net Revenue	347,199 \$	347,199 \$	347,199 \$
Mortgage Annual Cost	314,733 \$	266,786 \$	0 \$
Cash Flow	32,466 \$	80,414 \$	347,199 \$
Return on Cash Flow	1.91 %	3.01 %	4.28 %
Return on Investment	5.94 %	5.18 %	4.28 %
G.R.M.	17.64	17.64	17.64
N.R.M.	23.32	23.32	23.32
Cost per Unit	337,292 \$	337,292 \$	337,292 \$
Cap. Rate	4.28 %	4.28 %	4.28 %

COST PER UNIT

337,292 \$

RETURN ON CASH FLOW

1.91 %

RETURN ON INVESTMENT

5.94 %

CAPITALIZATION RATE

4.28 %

Notes

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

4596-4598 Décarie

Côte-des-Neiges

24 units

#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	1	4596	101	4.5	1,730 \$	1,700 \$	-30 \$	
2	1	4596	102	3.5	1,100 \$	1,350 \$	250 \$	
3	2	4596	201	4.5	1,700 \$	1,700 \$	0 \$	
4	2	4596	202	3.5	1,350 \$	1,350 \$	0 \$	Vacant (Estimated)
5	3	4596	301	4.5	1,700 \$	1,700 \$	0 \$	Vacant (Estimated)
6	3	4596	302	3.5	1,215 \$	1,350 \$	135 \$	
7	4	4596	401	4.5	1,155 \$	1,700 \$	545 \$	
8	4	4596	402	3.5	830 \$	1,350 \$	520 \$	
9	1	4598	101	4.5	1,700 \$	1,700 \$	0 \$	Vacant (Estimated)
10	1	4598	102	3.5	840 \$	1,350 \$	510 \$	
11	1	4598	103	4.5	1,700 \$	1,700 \$	0 \$	Vacant (Estimated)
12	1	4598	104	4.5	1,700 \$	1,700 \$	0 \$	Vacant (Estimated)
13	2	4598	201	4.5	1,550 \$	1,700 \$	150 \$	
14	2	4598	202	3.5	1,100 \$	1,350 \$	250 \$	
15	2	4598	203	5.5	1,900 \$	1,900 \$	0 \$	Vacant (Estimated)
16	2	4598	204	4.5	1,700 \$	1,700 \$	0 \$	Vacant (Estimated)
17	3	4598	301	4.5	1,700 \$	1,700 \$	0 \$	Vacant (Estimated)
18	3	4598	302	3.5	1,350 \$	1,350 \$	0 \$	Vacant (Estimated)
19	3	4598	303	5.5	1,900 \$	1,900 \$	0 \$	Vacant (Estimated)
20	3	4598	304	4.5	1,700 \$	1,700 \$	0 \$	Vacant (Estimated)
21	4	4598	401	4.5	1,700 \$	1,700 \$	0 \$	Vacant (Estimated)
22	4	4598	402	3.5	1,350 \$	1,350 \$	0 \$	Vacant (Estimated)
23	4	4598	403	4.5	1,875 \$	1,875 \$	0 \$	
24	4	4598	404	4.5	1,700 \$	1,700 \$	0 \$	Vacant (Estimated)
25	G	4598	Garage (10)	Garage	2,000 \$	2,000 \$	0 \$	Vacant (Estimated)

4596-4598 Décarie

Côte-des-Neiges

24 units

#	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 \$	4.25
RESIDENTIAL	24 Units	36,245 \$	434,940 \$	38,575 \$	462,900 \$	2,330 \$	27,960 \$	
OTHER REVENUES		2,000 \$	24,000 \$	2,000 \$	24,000 \$	0 \$	0 \$	
GRAND TOTAL		38,245 \$	458,940 \$	40,575 \$	486,900 \$	2,330 \$	27,960 \$	

Residential - Rent Roll Statistics

4596-4598 Décarie

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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	8	1,142 \$	830 \$	1,350 \$	9,135 \$	109,620 \$	1,350 \$	10,800 \$	129,600 \$	208 \$	1,665 \$	19,980 \$		
2 bdrm	4 ½	14	1,665 \$	1,155 \$	1,875 \$	23,310 \$	279,720 \$	1,713 \$	23,975 \$	287,700 \$	48 \$	665 \$	7,980 \$		
3 bdrm	5 ½	2	1,900 \$	1,900 \$	1,900 \$	3,800 \$	45,600 \$	1,900 \$	3,800 \$	45,600 \$	0 \$	0 \$	0 \$		
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	4.25	24	1,510 \$			36,245 \$	434,940 \$	1,607 \$	38,575 \$	462,900 \$	97 \$	2,330 \$	27,960 \$		

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market				
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$		
Garage		1	2,000 \$	2,000 \$	2,000 \$	2,000 \$	24,000 \$	2,000 \$	2,000 \$	24,000 \$	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 \$		0 \$
TOTAL						2,000 \$	24,000 \$	2,000 \$	24,000 \$	2,000 \$	24,000 \$	0 \$	0 \$		

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
4596	8	1,348 \$	10,780 \$	129,360 \$
4598	16	1,592 \$	25,465 \$	305,580 \$
Total	24	1,510 \$	36,245 \$	434,940 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	6	1,462 \$	8,770 \$	105,240 \$
2	6	1,550 \$	9,300 \$	111,600 \$
3	6	1,594 \$	9,565 \$	114,780 \$
4	6	1,435 \$	8,610 \$	103,320 \$
TOTAL	24	1,510 \$	36,245 \$	434,940 \$

THE LOCATION

4596-4598 DÉCARIE



Villa-Maria
metro
450 m
(~5 min.)



Université de
Montréal
3.5 km

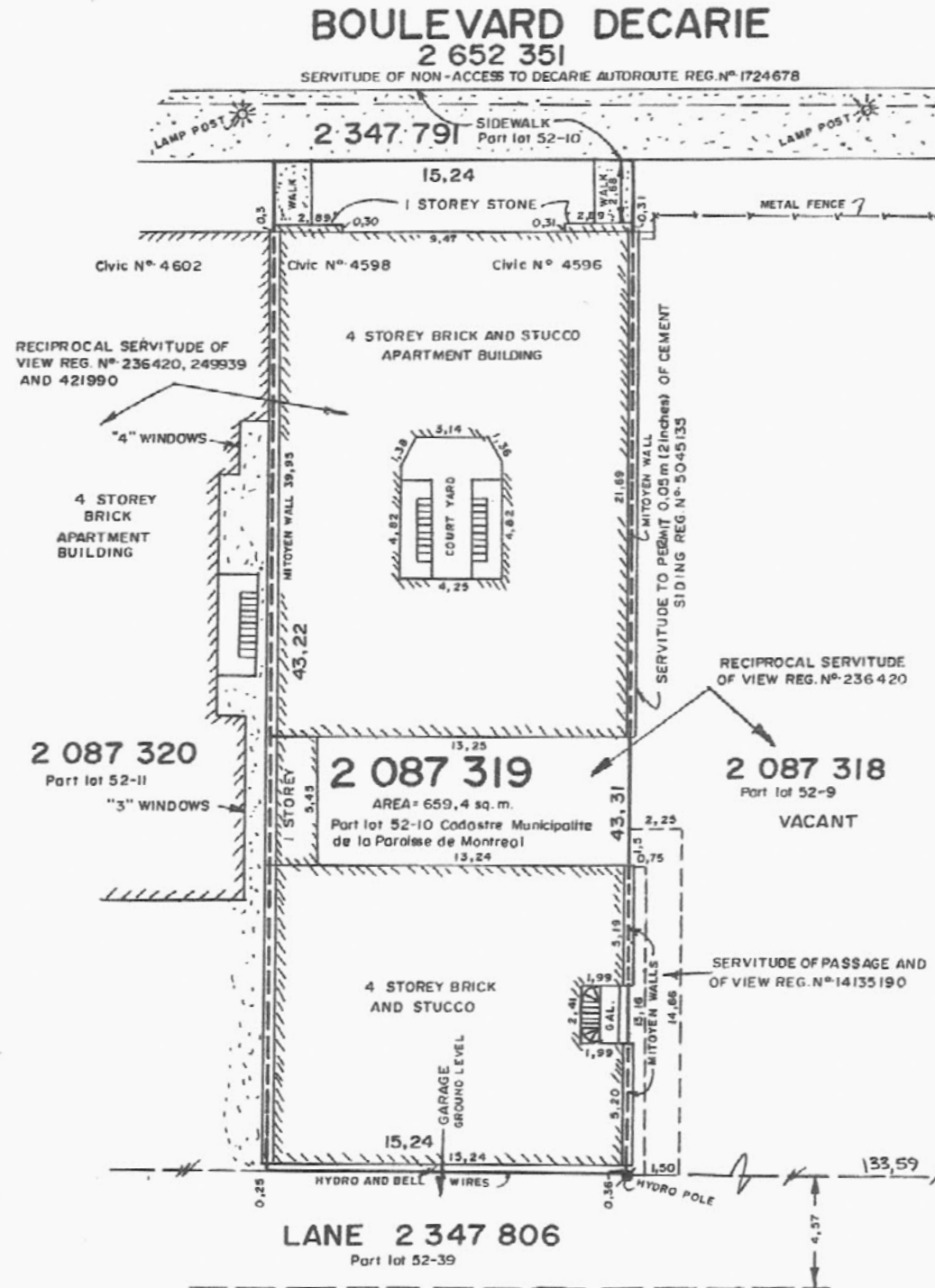


Monkland
Village
700 m
(~7 min.)



CERTIFICATE OF LOCATION

4596-4598 DÉCARIE



ZONING

4596-4598 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 : 4594 - 4598 Boulevard Décarie
Arrondissement : Arrondissement de Côte-des-Neiges - Notre-Dame-de-Grâce
Numéro de lot : 2087319
Numéro de matricule : 9537-09-5016-4-000-0000
Utilisation prédominante : Logement
Numéro d'unité de voisinage : 3457
Numéro de compte foncier : 30 - F43350800

2. Propriétaire

Nom : 9434-5741 QUEBEC 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 : 2021-02-10

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale : 15,24 m
Superficie : 659,4 m²

Caractéristiques du bâtiment principal

Nombre d'étages : 4
Année de construction : 1930
Aire d'étages : 1 981,4 m²
Genre de construction : -
Lien physique : En rangée plus de 1 côté
Nombre de logements : 24
Nombre de locaux non résidentiels : -
Nombre de chambres locatives : -

4. Valeurs au rôle d'évaluation

Rôle courant

Date de référence au marché : 2024-07-01
Valeur du terrain : 560 500 \$
Valeur du bâtiment : 3 399 000 \$
Valeur de l'immeuble : 3 959 500 \$

Rôle antérieur

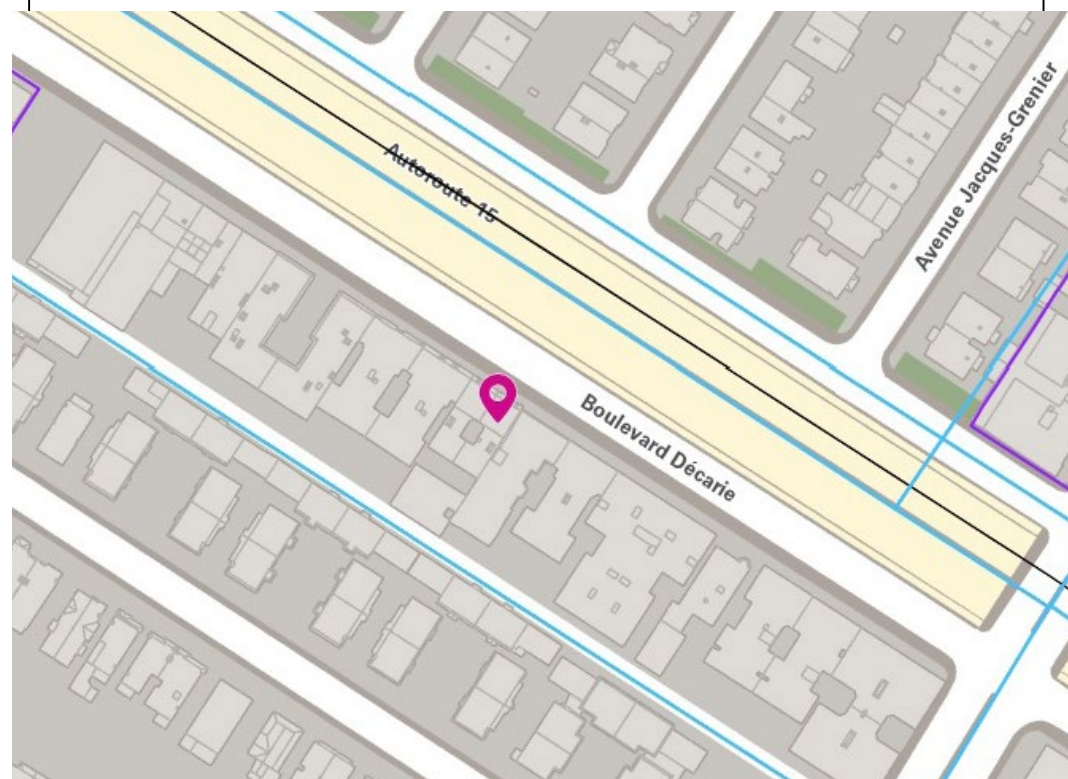
Date de référence au marché : 2021-07-01
Valeur de l'immeuble au rôle antérieur : 3 844 200 \$

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

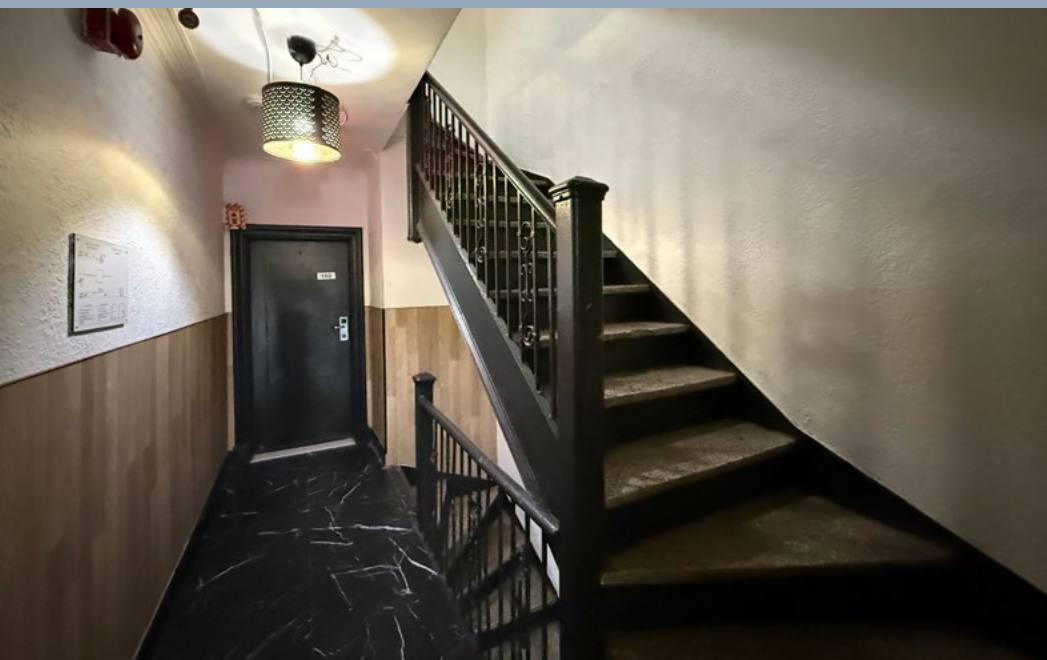
DISPOSITIONS PARTICULIÈRES

- 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

4596-4598 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.

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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