IMMEUBLES GLORIA

For Sale

4596-4598 Décarie — 7,350,000 $

Côte-des-Neiges — 24 units



Residential

1½	2½	3½	4½	5½	6½		
0	0	8	13	3	0	24	0

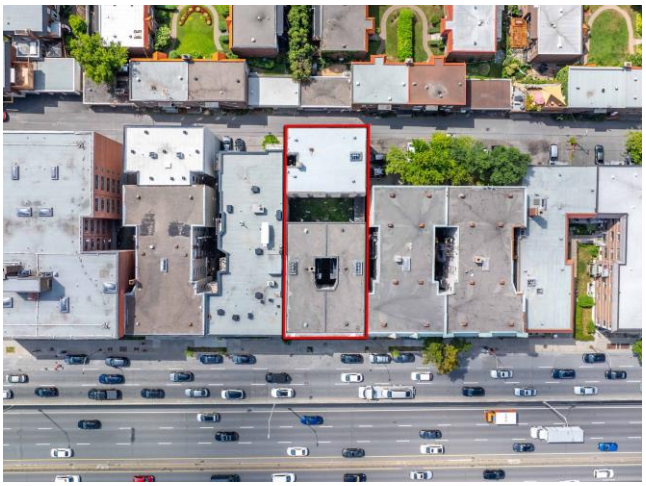
Financial Overview

GROSS POTENTIAL REVENUE	421,500 $
TOTAL EXPENSES	96,514 $
NET REVENUE	313,062 $
GRM	17.44
NRM	23.48
MUNICIPAL EVALUATION	3,959,500 $

COST PER UNIT	CAPITALIZATION RATE
306,250 $	**4.25 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
1.73 %	**5.33 %**

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!





2026-09-04 14:50

Marc-André Knot | 514-683-6666 | marc.andre@immeublesgloria.com | www.immeublesgloria.com

IMMEUBLES GLORIA

Description

4596-4598 Décarie — 7,350,000 $

Côte-des-Neiges — 24 units

Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	8
2 bdrm	4 ½	13
3 bdrm	5 ½	3
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
- The property is located in a sector permitting hotel use. Any conversion of the existing residential units would be subject to municipal approval.
- 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.

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IMMEUBLES GLORIA

Revenue & Expenses

4596-4598 Décarie — 7,350,000 $

Côte-des-Neiges — 24 units

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%	1,124 $	107,880 $	27%
2 bdrm	4 ½	13	54%	1,438 $	224,340 $	56%
3 bdrm	5 ½	3	12%	1,813 $	65,280 $	16%
4 bdrm +	6 ½+	0	0%	0 $	0 $	0%
Total	**4.29**	**24**		**1,380 $**	**397,500 $**	

COMMERCIAL

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	24	397,500 $	94%	16,563 $	
Revenue - Commercial	0	0 $	0%	0 $	
Revenue - Garage	10	24,000 $	6%	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		**421,500 $**	**100%**		
Vacancies - Residential		11,925 $	3.0%	497 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**409,575 $**			
EXPENSES					
Taxes - Municipal		24,689 $	6.0%	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 $	3.2%	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 $	4.1%	700 $	CMHC normalized
Other Costs		4,096 $	1.0%	171 $	CMHC normalized
Superintendent - Janitor		9,600 $	2.3%	400 $	CMHC normalized
Administration		20,479 $	5.0%	853 $	CMHC normalized
Reserve - Appliances		2,880 $	0.7%	120 $	CMHC normalized
TOTAL EXPENSES		**96,514 $**	**23.6%**	**4,021 $**	
NET REVENUE		**313,062 $**	**76.4%**		

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IMMEUBLES GLORIA

Investment Analysis

4596-4598 Décarie — 7,350,000 $

Côte-des-Neiges — **24 units**

FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)			
LISTED PRICE	**7,350,000 $**		**7,350,000 $**		**7,350,000 $**	
LOAN AMOUNT	**5,700,000 $**	77.6 %	**4,825,000 $**	65.6 %		0.0 %
Lender	**CMHC MLI Select**		**CMHC (regular)**			
Rate	4.00 %		4.00 %			
Amortization	40		40			
Term	5		5			
Maturity Date						
Monthly Payment	23,706 $		20,067 $		0 $	
Debt Coverage	**1.10**		**1.30**		**0.00**	
CASH TO PURCHASE	**1,650,000 $**	22.4%	**2,525,000 $**	34.4%	**7,350,000 $**	100.0%

RETURN

Net Revenue	313,062 $	313,062 $	313,062 $
Mortgage Annual Cost	284,471 $	240,802 $	0 $
Cash Flow	**28,591 $**	**72,260 $**	**313,062 $**
Return on Cash Flow	**1.73 %**	**2.86 %**	**4.25 %**
Return on Investment	**5.33 %**	**4.85 %**	**4.25 %**
G.R.M.	17.44	17.44	17.44
N.R.M.	23.48	23.48	23.48
Cost per Unit	306,250 $	306,250 $	306,250 $
Cap. Rate	4.25 %	4.25 %	4.25 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
306,250 $	**1.73 %**	**5.33 %**	**4.25 %**

Notes

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

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IMMEUBLES GLORIA

Residential - Rent Roll

4596-4598 Décarie

Côte-des-Neiges — 24 units

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
1	1	4596	**101**	4.5	1,450 $	1,450 $	0 $	Vacant (Estimated)
2	1	4596	**102**	3.5	1,100 $	1,295 $	195 $	
3	2	4596	**201**	4.5	1,450 $	1,450 $	0 $	Vacant (Estimated)
4	2	4596	**202**	3.5	1,295 $	1,295 $	0 $	Vacant (Estimated)
5	3	4596	**301**	4.5	1,450 $	1,450 $	0 $	Vacant (Estimated)
6	3	4596	**302**	3.5	1,215 $	1,295 $	80 $	
7	4	4596	**401**	4.5	1,195 $	1,450 $	255 $	
8	4	4596	**402**	3.5	830 $	1,295 $	465 $	
9	1	4598	**101**	4.5	1,450 $	1,450 $	0 $	Vacant (Estimated)
10	1	4598	**102**	3.5	840 $	1,295 $	455 $	
11	1	4598	**103**	4.5	1,450 $	1,450 $	0 $	Vacant (Estimated)
12	1	4598	**104**	4.5	1,450 $	1,450 $	0 $	Vacant (Estimated)
13	2	4598	**201**	4.5	1,550 $	1,450 $	-100 $	
14	2	4598	**202**	3.5	1,120 $	1,295 $	175 $	
15	2	4598	**203**	5.5	1,750 $	1,750 $	0 $	Vacant (Estimated)
16	2	4598	**204**	4.5	1,450 $	1,450 $	0 $	Vacant (Estimated)
17	3	4598	**301**	4.5	1,450 $	1,450 $	0 $	Vacant (Estimated)
18	3	4598	**302**	3.5	1,295 $	1,295 $	0 $	Vacant (Estimated)
19	3	4598	**303**	5.5	1,750 $	1,750 $	0 $	Vacant (Estimated)
20	3	4598	**304**	4.5	1,450 $	1,450 $	0 $	Vacant (Estimated)
21	4	4598	**401**	4.5	1,450 $	1,450 $	0 $	Vacant (Estimated)
22	4	4598	**402**	3.5	1,295 $	1,295 $	0 $	Vacant (Estimated)
23	4	4598	**403**	5.5	1,940 $	1,950 $	10 $	
24	4	4598	**404**	4.5	1,450 $	1,450 $	0 $	Vacant (Estimated)
25	G	4598	**Garage (10)**	Garage	2,000 $	2,000 $	0 $	Vacant (Estimated)

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IMMEUBLES GLORIA

Residential - Rent Roll

4596-4598 Décarie

Côte-des-Neiges — 24 units

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	Annual $	Monthly $	Annual $	Monthly $	Annual $
RESIDENTIAL	24 Units	33,125 $	397,500 $	34,660 $	415,920 $	1,535 $	18,420 $
OTHER REVENUES		2,000 $	24,000 $	2,000 $	24,000 $	0 $	0 $
GRAND TOTAL		**35,125 $**	**421,500 $**	**36,660 $**	**439,920 $**	**1,535 $**	**18,420 $**

Average Apartment Size 4.29

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

4596-4598 Décarie

Côte-des-Neiges — 24 units

RESIDENTIAL

Type	Size	Units	Actual Average	Actual Min	Actual Max	Actual Monthly $	Actual Annual $	Market Value Average	Market Value Monthly $	Market Value Annual $	Difference Actual VS Market Average	Difference Actual VS Market Monthly $	Difference Actual VS Market Annual $
Studio	1 ½	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 $
1 bdrm	3 ½	8	1,124 $	830 $	1,295 $	8,990 $	107,880 $	1,295 $	10,360 $	124,320 $	171 $	1,370 $	16,440 $
2 bdrm	4 ½	13	1,438 $	1,195 $	1,550 $	18,695 $	224,340 $	1,450 $	18,850 $	226,200 $	12 $	155 $	1,860 $
3 bdrm	5 ½	3	1,813 $	1,750 $	1,940 $	5,440 $	65,280 $	1,817 $	5,450 $	65,400 $	3 $	10 $	120 $
4 bdrm +	6 ½ +	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	**4.29**	**24**	**1,380 $**			**33,125 $**	**397,500 $**	**1,444 $**	**34,660 $**	**415,920 $**	**64 $**	**1,535 $**	**18,420 $**

AMENITIES

Type	Size	Units	Actual Average	Actual Min	Actual Max	Actual Monthly $	Actual Annual $	Market Value Average	Market Value Monthly $	Market Value Annual $	Difference Actual VS Market Average	Difference Actual VS Market Monthly $	Difference Actual VS Market 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 $**		**0 $**	**0 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
4596	8	1,248 $	9,985 $	119,820 $
4598	16	1,446 $	23,140 $	277,680 $
Total	**24**	**1,380 $**	**33,125 $**	**397,500 $**

STATISTICS PER FLOOR

Floor	Units	Average	Monthly $	Annual $
1	6	1,290 $	7,740 $	92,880 $
2	6	1,436 $	8,615 $	103,380 $
3	6	1,435 $	8,610 $	103,320 $
4	6	1,360 $	8,160 $	97,920 $
TOTAL	**24**	**1,380 $**	**33,125 $**	**397,500 $**

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THE LOCATION

4596-4598 DÉCARIE

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

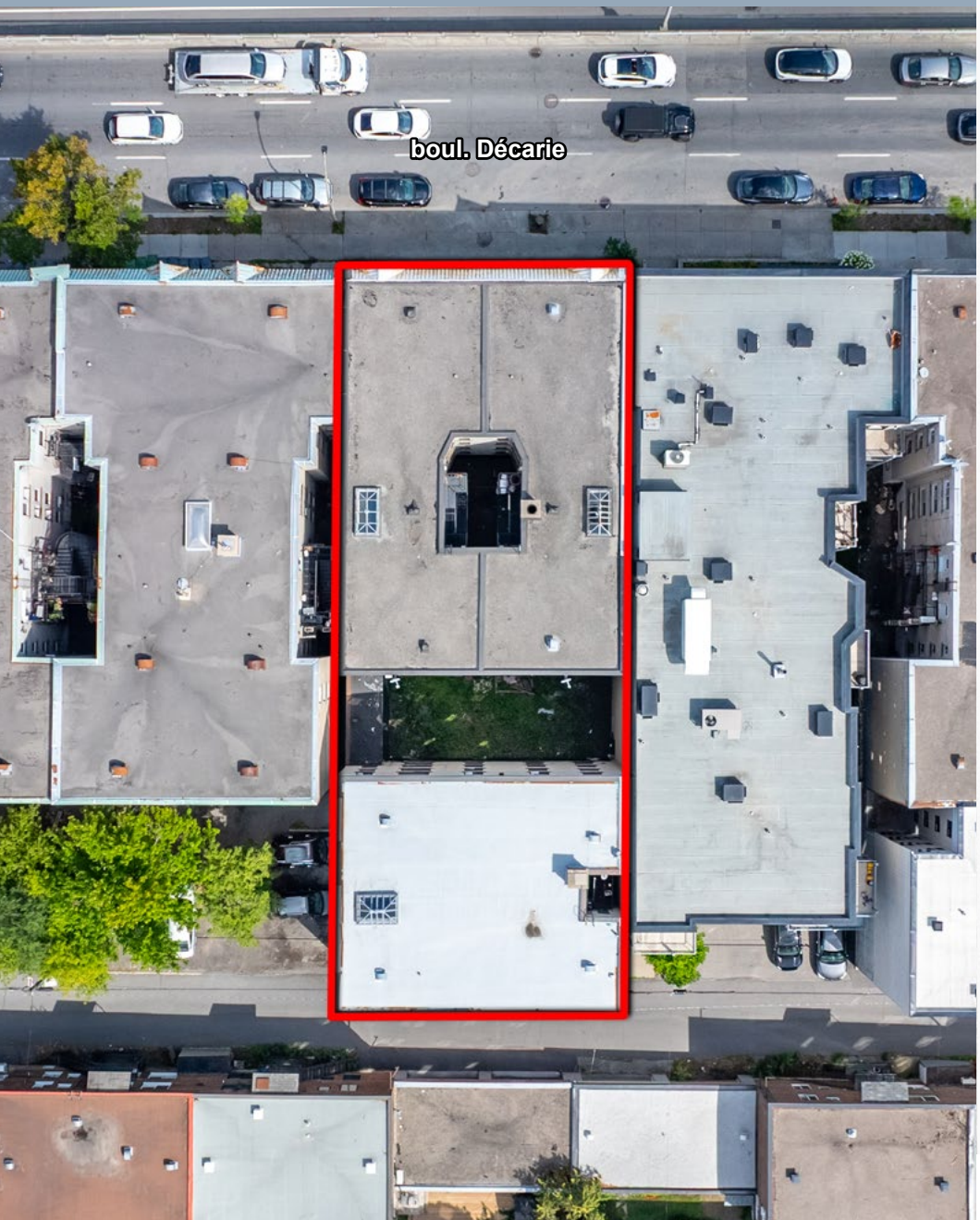
Université de
Montréal
3.5 km

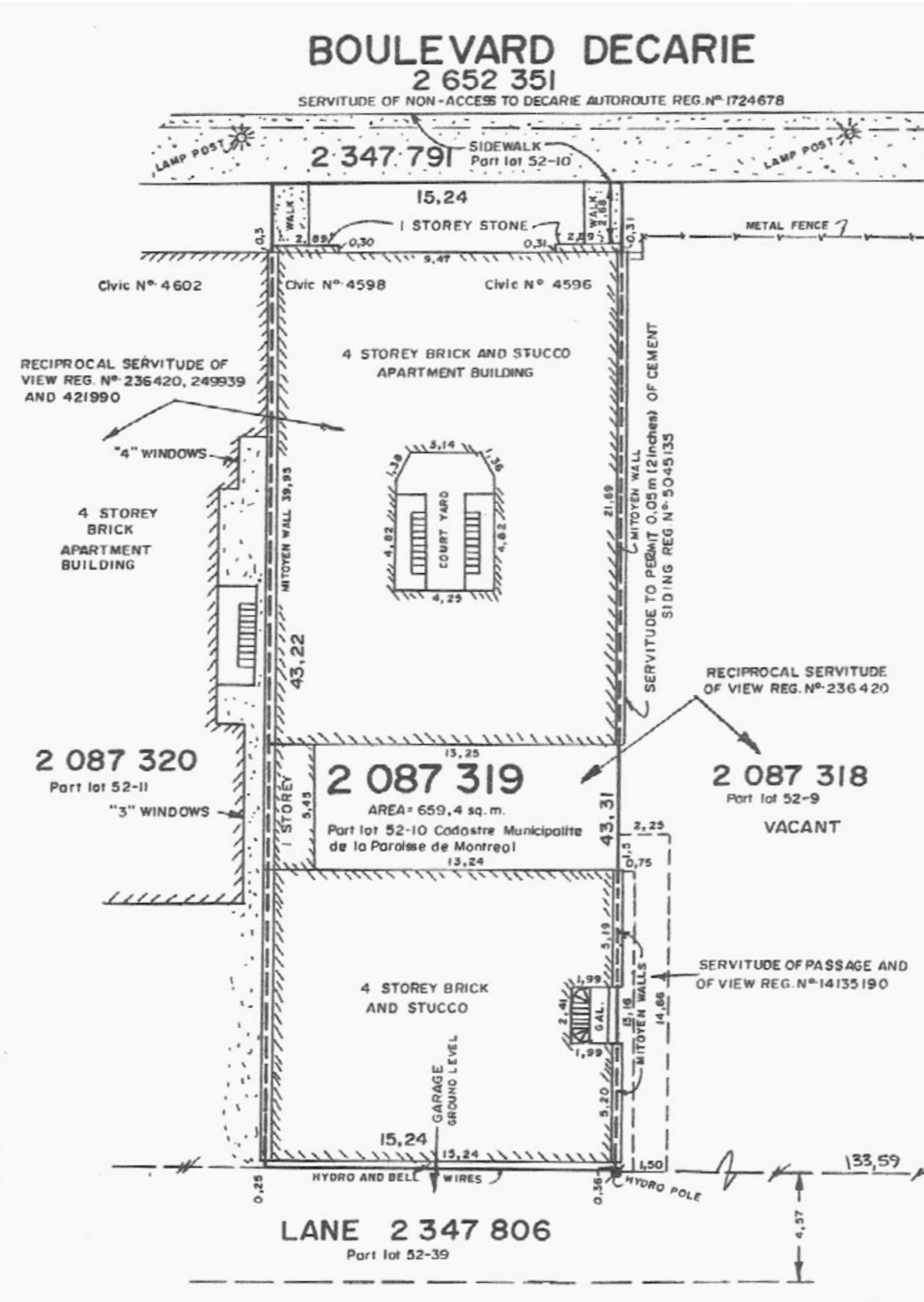
Monkland
Village
700 m
(~7 min.)



CERTIFICATE OF LOCATION

4596-4598 DÉCARIE





ZONING

4596-4598 DÉCARIE

Montréal

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 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	4
Année de construction :	1930
Aire d'étages :	1 981,4 m^2
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 $

Règlement d'urbanisme de l'arrondissement de Côte-des-Neiges—Notre-Dame-de-Grâce (01-276)

Annexe A.3 - Grille des usages et des spécifications

Zone **0405**

CATÉGORIES D'USAGES

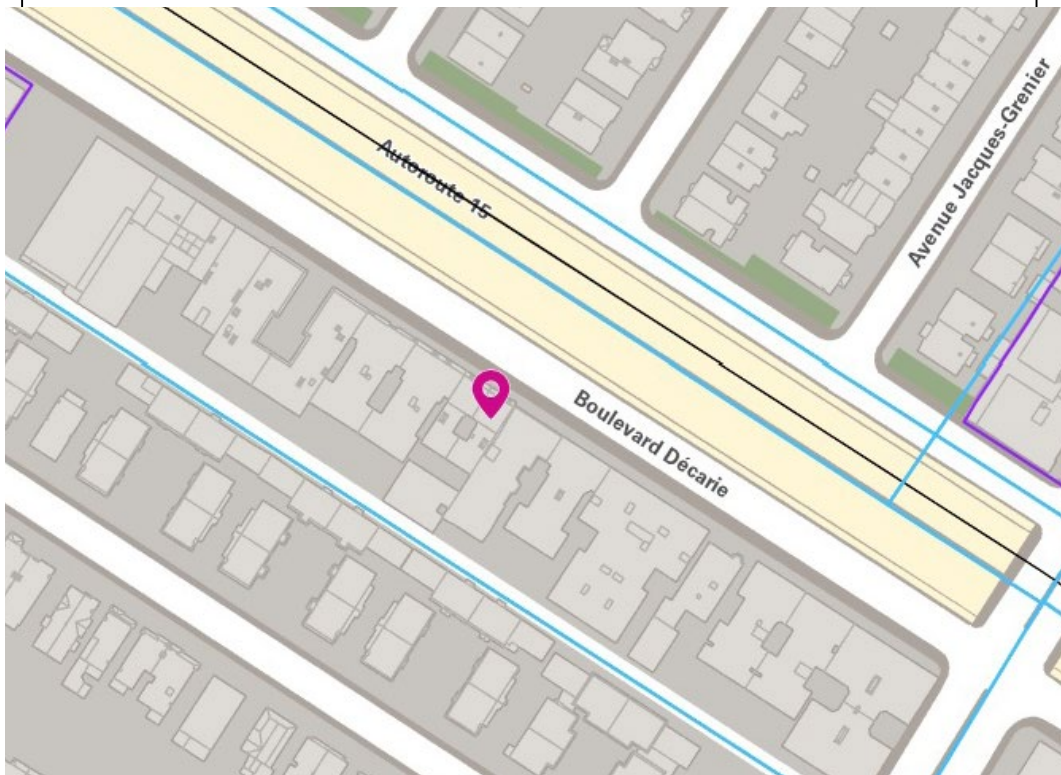
CATÉGORIE D'USAGES PRINCIPALE		Classe d'occupation
C.4	Commerces et services en secteur de moyenne intensité commerciale	C
AUTRE(S) CATÉGORIE(S) D'USAGES		
H	Habitation	-
-	-	-
-	-	-
-	-	-
-	-	-

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

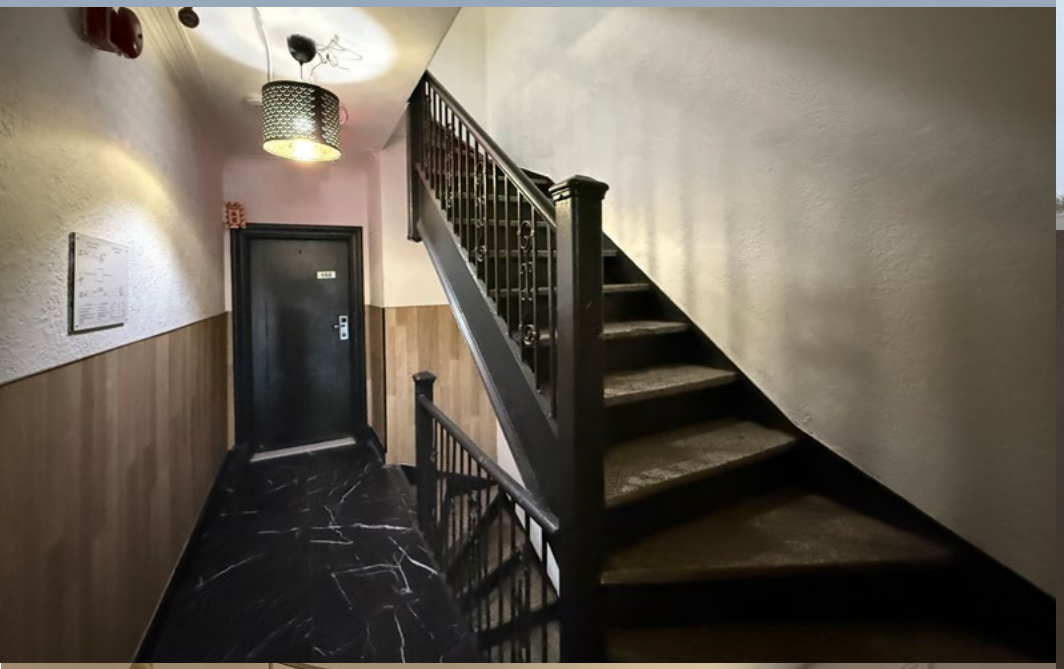
DISPOSITIONS PARTICULIÈRES

1. Un bâtiment peut être implanté sur la limite arrière du terrain.
2. 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.
3. 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.
4. 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







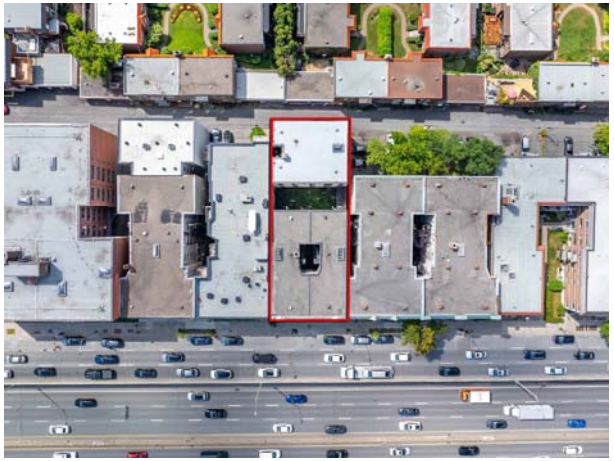




01



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.

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.

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Real Estate Agency