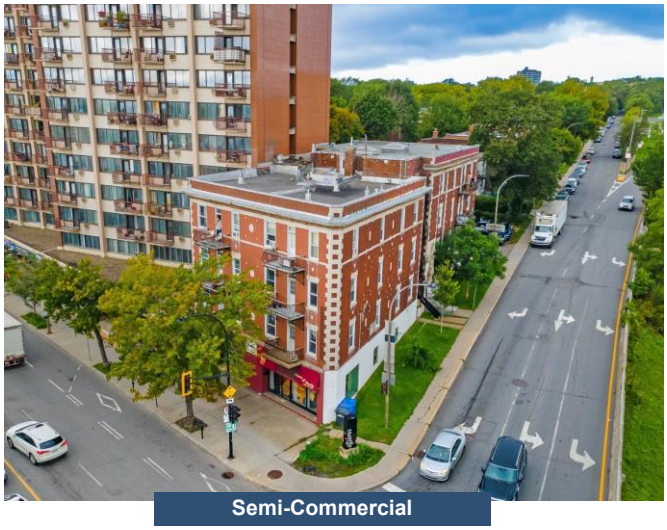
IMMEUBLES GLORIA

For Sale

5451-5457 Sherbrooke W. — 5,400,000 $

Notre-Dame-de-Grâce — **16 res. & 3 comm.**



Semi-Commercial

1½	2½	3½	4½	5½	6½		
0	1	2	1	7	5	16	3

Financial Overview

GROSS POTENTIAL REVENUE	397,920 $
TOTAL EXPENSES	135,795 $
NET REVENUE	249,516 $
MUNICIPAL EVALUATION	4,085,900 $

CAPITALIZATION RATE	NET REVENUE MULTIPLIER
4.62 %	**21.64**
RETURN ON CASH FLOW	**RETURN ON INVESTMENT**
5.49 %	**7.20 %**

Highlights

*** BALANCE OF SALE POSSIBLE ***

- Superb semi-commercial building in the heart of NDG
- Located at the corner of Addington and Sherbrooke West
- Just a few minutes' walk from Vendôme and Villa-Maria metro stations
- Very close to the upscale Westmount neighborhood
- Natural gas heating and hot water paid by the owner
- Several renovations completed over the years
- Long-standing commercial tenants
- Commercial area represents 12% of the total building area
- Strong potential to optimize rental income
- Current CMHC financing with Peoples Trust to be assumed
- Unique investment opportunity in a prime sector!





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IMMEUBLES GLORIA

Description

5451-5457 Sherbrooke W. — 5,400,000 $

Notre-Dame-de-Grâce — **16 res. & 3 comm.**

Residential

Studio	1 ½	0
Alcove	2 ½	1
1 bdrm	3 ½	2
2 bdrm	4 ½	1
3 bdrm	5 ½	7
4 bdrm +	6 ½+	5
Total Units		**16**

Commercial

Commercial	3
Total Units	**3**

Parking

Parking	0
Garage	0
Storage	12
Total Spaces	**12**

General Information

Zoning	Semi-Commercial
Cadastral	4139473
Building Type	Semi-Detached
Floor Nb.	4
Year Built	1931
Lot Area	597 m2
Building Area	
Stove	As per leases
Refrigerator	As per leases
Washer	Owner
Dryer	Owner
Elevator	None
Wash/Dry Hookups	In a few units
Dishwasher Hookups	
Pool	None
Furnished	
AC units	None
Basement	
Fireplace	
Intercom	Yes

Location

Main Artery	Highway 15
Intersection	Décarie / Sherbrooke
Shopping Center	Monkland Village
Metro Station	Vendôme, Villa-Maria
Bus	Lines 105, 162, 51
School	Marianopolis College
Hospital	MUHC, Jewish General
Attraction	Monkland Village

Heating

Energy Source	Natural Gas
Heating Type	Hot Water
Responsibility	Owner

Heating Hot Water

Energy Source	Natural Gas
Responsibility	Owner
Water Tank	

Building Overview

Roof	First level 2001 | Second level elastomeric membrane 2010
Windows	Most windows and balcony doors replaced in 2007-2008
Balconies	2 balconies to be repaired
Exterior Walls	
Electricity	60A breakers in the apartments | 400A main electrical entry
Plumbing	
Heating System	Natural gas heating paid by the owner | Lochinvar furnace (2012-2013)
Hot Water Tanks	Hot water heated with natural gas paid by the owner | Indirect storage tank (2012-2013)
Elevator	None
Garage	None
Bathrooms	
Kitchens	5 kitchens completely redone since 2020
Certificate of Location	Denis Ethier - 2005-05-25
Environmental Report	Phase 4 - Enviro-Experts - 2023-09-19

Notes

- Zoning: C.4 and H (commercial and residential) | Zone 0612
- Work completed in the past 5 years: fire alarm control panel, new complete LED emergency lighting system.
- Upgrading of fire detectors, alarm, pressure sensors, and piezo devices in all residential units and commercial spaces
- Main water entry of the building redone in copper with a code-compliant backflow prevention / non-return system
- Intercom system in all units, replacement of the laundry room washers and dryers

*** 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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IMMEUBLES GLORIA

Revenue & Expenses

5451-5457 Sherbrooke W. — 5,400,000 $

Notre-Dame-de-Grâce — **16 res. & 3 comm.**

RESIDENTIAL

Type		Units	%	Avg	Annual $	%
Studio	1 ½	0	0%	0 $	0 $	0%
Alcove	2 ½	1	6%	850 $	10,200 $	3%
1 bdrm	3 ½	2	12%	1,006 $	24,132 $	8%
2 bdrm	4 ½	1	6%	1,110 $	13,320 $	4%
3 bdrm	5 ½	7	44%	1,725 $	144,900 $	48%
4 bdrm +	6 ½+	5	31%	1,839 $	110,352 $	36%
Total	**5.31**	**16**		**1,578 $**	**302,904 $**	

COMMERCIAL

Type	Size	Units	Annual $	$/sq.ft
Commercial Space	2,600	3	70,450 $	27.10 $
Total	**2,600**	**3**	**70,450 $**	**27.10 $**

REVENUE		$	%	Notes
Revenue - Residential	16	302,904 $	76%	
Revenue - Commercial	3	70,450 $	18%	
Revenue - Garage	0	0 $	0%	
Revenue - Parking	0	0 $	0%	
Revenue - Laundry		3,000 $	1%	Estimated
Revenue - Storage		0 $	0%	
Revenue - Other		0 $	0%	
Revenue - Recovery of Expenses		21,566 $	5%	Non-residential taxes recoveries
GROSS POTENTIAL REVENUE		**397,920 $**	**100%**	
Vacancies - Residential		9,087 $	3.0%	CMHC normalized
Vacancies - Commercial		3,522 $	5.0%	CMHC normalized
Vacancies - Parking		0 $	0.0%	
GROSS EFFECTIVE REVENUE		**385,310 $**		
EXPENSES				
Taxes - Municipal		41,974 $	10.9%	2026 invoice
Taxes - School		3,145 $	0.8%	2026-2027 invoice
Taxes - Water		0 $	0.0%	
Taxes - Garbages		0 $	0.0%	
Taxes - Special		0 $	0.0%	
Natural Gas		22,914 $	6.0%	
Electricity		1,283 $	0.3%	
Insurance		23,720 $	6.2%	
Lawn Care / Snow Removal		0 $	0.0%	
Garbage Removal		0 $	0.0%	
Elevator		0 $	0.0%	
Security		0 $	0.0%	
Telephone / Intercom		0 $	0.0%	
Contract - Other		0 $	0.0%	
Repairs & Maintenance		11,200 $	2.9%	CMHC normalized
Other Costs		3,853 $	1.0%	CMHC normalized
Superintendent - Janitor		6,400 $	1.7%	CMHC normalized
Administration		19,266 $	5.0%	CMHC normalized
Reserve - Appliances		2,040 $	0.5%	34 appliances included
TOTAL EXPENSES		**135,795 $**	**35.2%**	
NET REVENUE		**249,516 $**	**64.8%**	

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IMMEUBLES GLORIA

Investment Analysis

5451-5457 Sherbrooke W. — 5,400,000 $

Notre-Dame-de-Grâce — **16 res. & 3 comm.**

LISTED PRICE	**5,400,000 $**			**5,400,000 $**			**5,400,000 $**	
Purchase Price (estimated)	5,400,000 $	100.0%		5,400,000 $	100.0%		5,400,000 $	100.0%
Other Cost	0 $	0.0%		0 $	0.0%		0 $	0.0%
Other Cost		0.0%			0.0%			0.0%
PURCHASE PRICE	**5,400,000 $**	100.0%		**5,400,000 $**	100.0%		**5,400,000 $**	100.0%
Financing Type	**Balance of Sale**			**Assumption**			**CMHC MLI Select (50 pts)**	
1st MORTGAGE AMOUNT	**2,772,138 $**	51.3 %		**2,772,138 $**	51.3 %		**4,305,000 $**	79.7 %
Lender	**Peoples Trust CMHC**			**Peoples Trust CMHC**			**CMHC MLI Select**	
Rate	4.84 %			4.84 %			4.00 %	
Amortization	37			37			40	
Term	2			2			5	
Maturity Date	2028-12-01			2028-12-01				
Monthly Payment	13,344 $			13,344 $			17,904 $	
Interest Cost	132,231 $			132,231 $			169,972 $	
Capital Payment	27,897 $			27,897 $			44,878 $	
Annual Mortgage Cost	160,128 $			160,128 $			214,850 $	
2nd MORTGAGE AMOUNT	**1,000,000 $**	18.5 %			0.0 %			0.0 %
Lender	**Balance of Sale**							
Rate	0.00 %							
Amortization	0							
Term	2							
Expiry Date	2028-12-01							
Monthly Payment	0 $			0 $			0 $	
Interest Cost	0 $			0 $			0 $	
Capital Payment	0 $			0 $			0 $	
Annual Mortgage Cost	0 $			0 $			0 $	
CASH TO PURCHASE	**1,627,862 $**	**30.1%**		**2,627,862 $**	**48.7%**		**1,095,000 $**	**20.3%**
Net Revenue	249,516 $			249,516 $			249,516 $	
Mortgage Annual Cost	160,128 $			160,128 $			214,850 $	
Cash Flow	**89,388 $**			**89,388 $**			**34,666 $**	
Capital Reimbursement	27,897 $			27,897 $			44,878 $	
Cash Flow + Capital	117,285 $			117,285 $			79,544 $	
Return on Cash Flow	**5.49 %**			**3.40 %**			**3.16 %**	
Return on Investment	**7.20 %**			**4.46 %**			**7.26 %**	
G.R.M.	13.57			13.57			13.57	
N.R.M.	21.64			21.64			21.64	
Cap. Rate	4.62 %			4.62 %			4.62 %	
Debt Coverage	1.56	69.9 %		1.56	51.3 %		1.16	79.7 %

Notes

- Option 1: Assumption of the existing mortgage with Peoples Trust CMHC (regular) + Balance of Sale of $1M.
- Option 2: Assumption of the existing mortgage with Peoples Trust CMHC.
- Option 3: New CMHC MLI Select 50 points financing with the energy efficiency criteria.

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IMMEUBLES GLORIA

Residential - Rent Roll

5451-5457 Sherbrooke W.

Notre-Dame-de-Grâce — **16 res. & 3 comm.**

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
1	SS	3412	**01**	3.5	1,085 $	1,400 $	315 $	
2	SS	3412	**02**	5.5	1,673 $	1,950 $	277 $	
3	1	3412	**03**	4.5	1,110 $	1,600 $	490 $	
4	1	3412	**03A**	3.5	926 $	1,400 $	474 $	Electricity paid by owner
5	1	3412	**04**	5.5	1,708 $	1,950 $	242 $	
6	1	3412	**05**	5.5	2,058 $	2,075 $	17 $	
7	1	3412	**06**	6.5	1,950 $	2,050 $	100 $	
8	2	3412	**07**	6.5	2,050 $	2,050 $	0 $	Vacant (Estimated)
9	2	3412	**08**	5.5	1,620 $	1,950 $	330 $	
10	2	3412	**09**	5.5	1,478 $	1,950 $	472 $	
11	2	3412	**10**	6.5	2,001 $	2,050 $	49 $	
12	3	3412	**11**	6.5	2,037 $	2,050 $	13 $	
13	3	3412	**12**	5.5	1,588 $	1,950 $	362 $	
14	3	3412	**14**	6.5	1,158 $	2,050 $	892 $	
15	3	3412	**15**	5.5	1,950 $	1,950 $	0 $	Vacant (Estimated)
16	SS	3412	**3408**	2.5	850 $	900 $	50 $	
17	L	3412	**Laundry**	Laundry	250 $	250 $	0 $	Estimated
18	S	3412	**Lockers (12)**	Storage	0 $	150 $	150 $	

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	**Annual $**	**Monthly $**	**Annual $**	**Monthly $**	**Annual $**
RESIDENTIAL	16 Units	25,242 $	302,904 $	29,325 $	351,900 $	4,083 $	48,996 $
OTHER REVENUES		250 $	3,000 $	400 $	4,800 $	150 $	1,800 $
GRAND TOTAL		**25,492 $**	**305,904 $**	**29,725 $**	**356,700 $**	**4,233 $**	**50,796 $**

Average Apartment Size 5.31

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IMMEUBLES GLORIA

Residential - Rent Roll
Statistics

5451-5457 Sherbrooke W.

Notre-Dame-de-Grâce — **16 res. & 3 comm.**

RESIDENTIAL

			Actual					Market Value			Difference Actual VS Market		
Type	Size	Units	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 $
Alcove	2 ½	1	850 $	850 $	850 $	850 $	10,200 $	900 $	900 $	10,800 $	50 $	50 $	600 $
1 bdrm	3 ½	2	1,006 $	926 $	1,085 $	2,011 $	24,132 $	1,400 $	2,800 $	33,600 $	395 $	789 $	9,468 $
2 bdrm	4 ½	1	1,110 $	1,110 $	1,110 $	1,110 $	13,320 $	1,600 $	1,600 $	19,200 $	490 $	490 $	5,880 $
3 bdrm	5 ½	7	1,725 $	1,478 $	2,058 $	12,075 $	144,900 $	1,968 $	13,775 $	165,300 $	243 $	1,700 $	20,400 $
4 bdrm +	6 ½ +	5	1,839 $	1,158 $	2,050 $	9,196 $	110,352 $	2,050 $	10,250 $	123,000 $	211 $	1,054 $	12,648 $
TOTAL	**5.31**	**16**	**1,578 $**			**25,242 $**	**302,904 $**	**1,833 $**	**29,325 $**	**351,900 $**	**255 $**	**4,083 $**	**48,996 $**

AMENITIES

			Actual					Market Value			Difference Actual VS Market		
Type	Size	Units	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		1	0 $	0 $	0 $	0 $	0 $	150 $	150 $	1,800 $	150 $	150 $	1,800 $
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: 2 D: 1					250 $	3,000 $		250 $	3,000 $		0 $	0 $
TOTAL						**250 $**	**3,000 $**		**400 $**	**4,800 $**		**150 $**	**1,800 $**

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly $	Annual $
3412	16	1,578 $	25,242 $	302,904 $
Total	**16**	**1,578 $**	**25,242 $**	**302,904 $**

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly $	Annual $
1	5	1,550 $	7,752 $	93,024 $
2	4	1,787 $	7,149 $	85,788 $
3	4	1,683 $	6,733 $	80,796 $
SS	3	1,203 $	3,608 $	43,296 $
TOTAL	**16**	**1,578 $**	**25,242 $**	**302,904 $**

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THE LOCATION

5451-5457 SHERBROOKE W.

Vendôme
Metro
800 meters
(~8 min.)

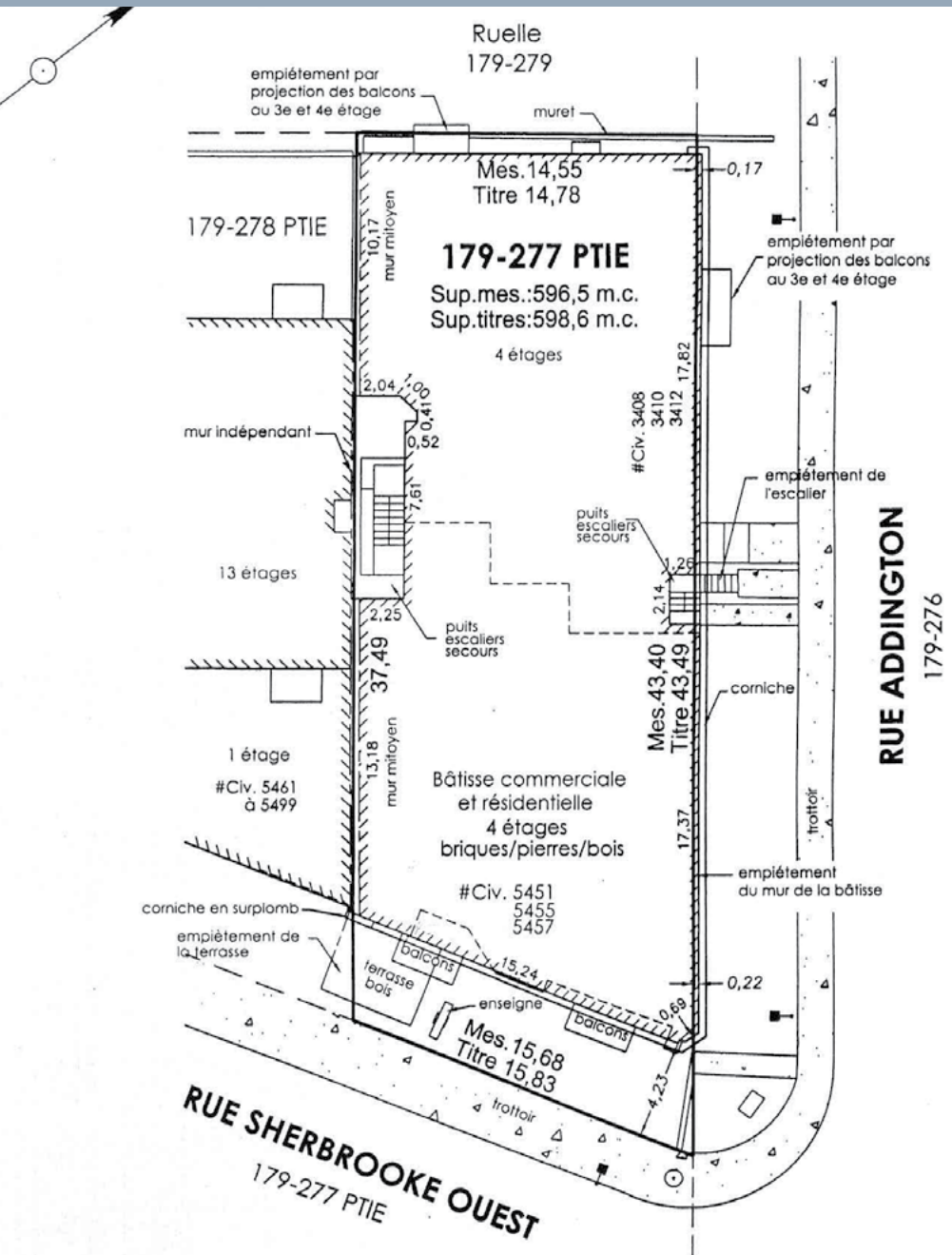
Girouard
Park
100 meters
(~1 min.)

Marianopolis - 1.4 km
McGill - 2.1 km
Concordia - 3.7 km



CERTIFICATE OF LOCATION

5451-5457 SHERBROOKE W.





MUNICIPAL ASSESSMENT

5451-5457 SHERBROOKE W.

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 :	5451 - 5457 Rue Sherbrooke Ouest
Arrondissement :	Arrondissement de Côte-des-Neiges - Notre-Dame-de-Grâce
Numéro de lot :	4139473
Numéro de matricule :	9637-00-7019-3-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3481
Numéro de compte foncier :	30 - F45384400

2. Propriétaire

Nom :	IMMOBILIER ITA INC.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	223 BOUL LEVESQUE E , LAVAL QUEBEC, H7G 1C5
Date d'inscription au rôle :	2005-10-17

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale :	15,68 m
Superficie :	596,5 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	4
Année de construction :	1931
Aire d'étages :	2 018,9 m^2
Genre de construction :	-
Lien physique :	-
Nombre de logements :	16
Nombre de locaux non résidentiels :	3
Nombre de chambres locatives :	-

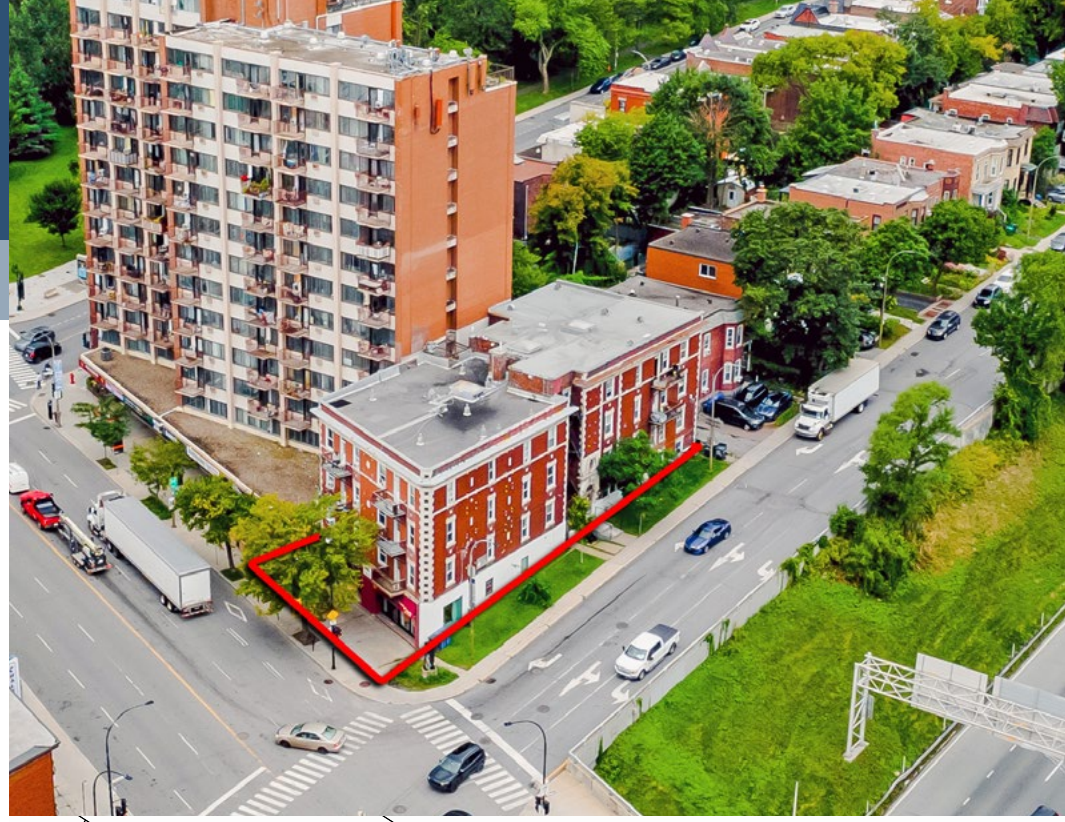
4. Valeurs au rôle d'évaluation

Rôle courant

Date de référence au marché :	2024-07-01
Valeur du terrain :	596 500 $
Valeur du bâtiment :	3 489 400 $
Valeur de l'immeuble :	4 085 900 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	3 966 900 $



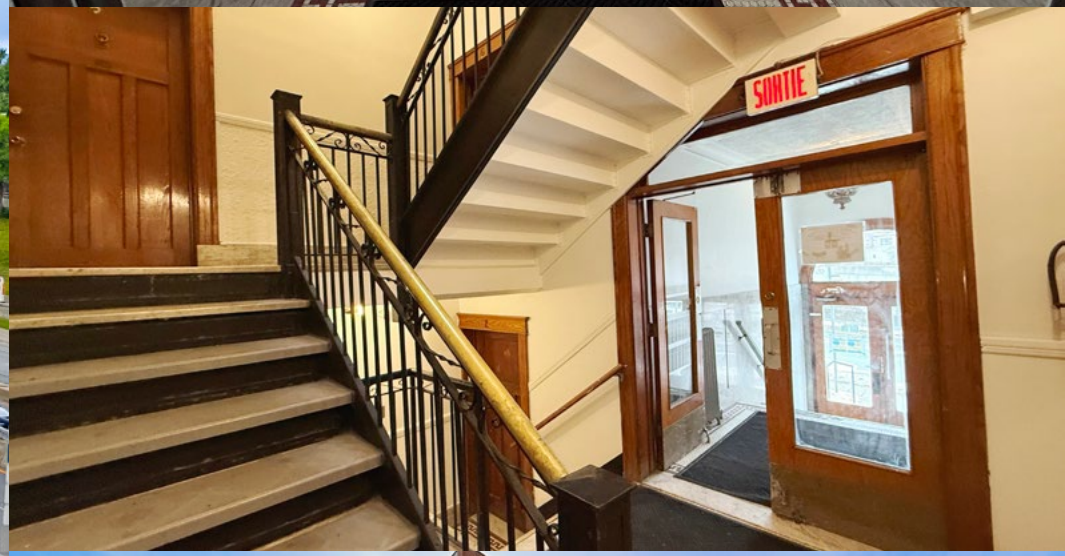


PICTURES

5451-5457 SHERBROOKE W.









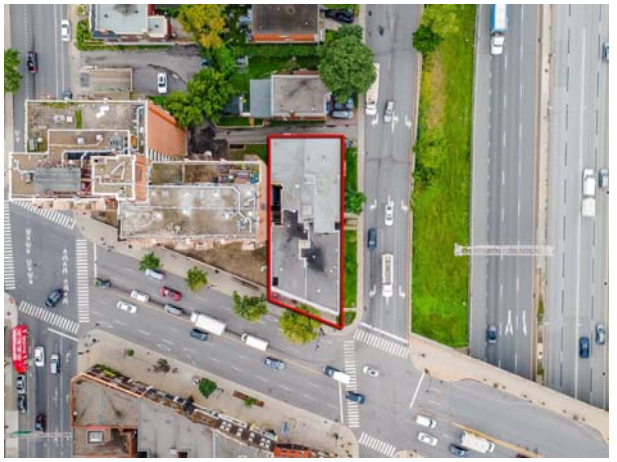
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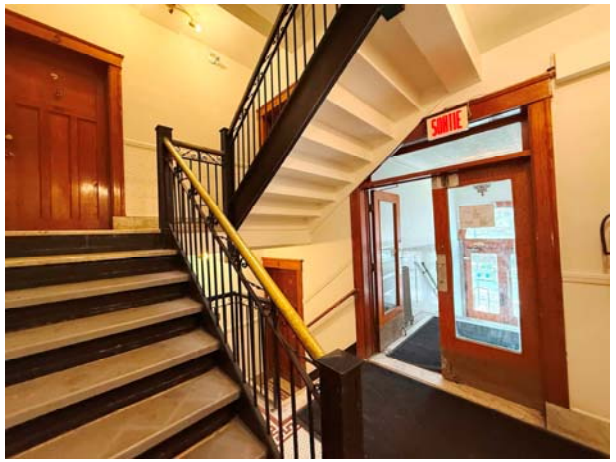
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14



15



16



17



18



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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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

IMMEUBLES GLORIA
Real Estate Agency