

5265-5275 Côte-St-Luc

11,500,000 \$

Côte-des-Neiges

34 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	686,320 \$
TOTAL EXPENSES	168,156 \$
NET REVENUE	499,820 \$
GRM	16.76
NRM	23.01
MUNICIPAL EVALUATION	7,188,500 \$

COST PER UNIT

338,235 \$

CAPITALIZATION RATE

4.34 %

RETURN ON CASH FLOW

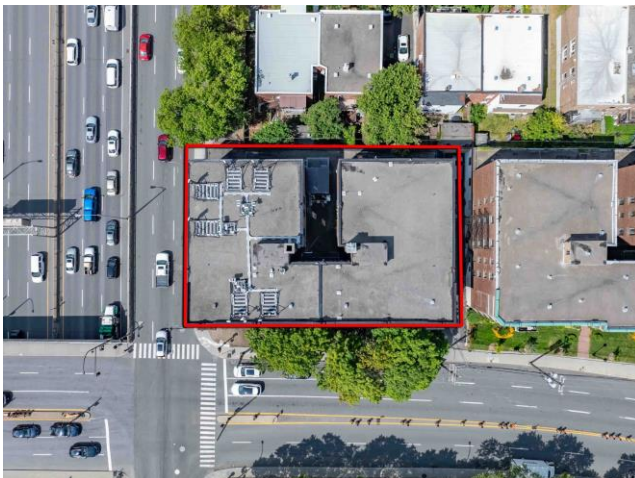
2.17 %

RETURN ON INVESTMENT

6.93 %

Highlights

- Prestigious 34-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
- Underground garage with 22 interior spaces
- Advantageous zoning that could allow to convert garage into units
- 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	10
2 bdrm	4 ½	24
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units	34	



Commercial

Commercial	0
Total Units	0



Parking

Parking	0
Garage	22
Storage	0
Total Spaces	22

General Information

Zoning	Residential
Cadastral	2647600
Building Type	Detached
Floor Nb.	4 1/2
Year Built	1939
Lot Area	1,280 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	In renovated units
Pool	None
Furnished	4 appliances
AC units	None
Basement	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	Dual Energy
Heating Type	Baseboards & Hot Water
Responsibility	Tenants & Owner

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	Telus antennas on the roof (with commercial lease)
Windows	
Balconies	
Exterior Walls	
Electricity	Recent main electrical entry 100A panels for the apartments with individual Hydro-Quebec meters
Plumbing	All the apartments have washer/dryer hookups
Heating System	5275: Electrical heating paid by the tenants 5265: Natural gas heating paid by the owner
Hot Water Tanks	Electrical hot water paid by the tenants
Elevator	None (4-storey walk-up)
Garage	22 interior garage spaces Heated garage 1 garage door Carbon monoxide detectors Electronic garage access
Bathrooms	Some renovated apartments
Kitchens	Some renovated apartments
Certificate of Location	
Environmental Report	Phase 1 - D&G Enviro - 2015-01-01

Notes

- Zoning : H.6-7 (12 units +) | Zone 0548
- 1 apartment in the basement has been added without a permit, but has 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
- All the apartments are very large and could easily add a bedroom in most units.
- Included in the leases: Fridge, stove, washer & dryer in some units, heating (only for 5265)
- ** 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	10	29%	1,274 \$	152,820 \$	25%
2 bdrm	4 ½	24	71%	1,593 \$	458,640 \$	75%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	4.21	34		1,499 \$	611,460 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	34	611,460 \$	89%	17,984 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	22	40,860 \$	6%	1,202 \$	
Revenue - Parking	0	0 \$	0%	0 \$	
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		15,000 \$	2%	441 \$	Telus antenna on the roof
Revenue - Potential Increases		19,000 \$	3%	559 \$	July 2026 estimated increases (3.1%)
GROSS POTENTIAL REVENUE		686,320 \$	100%		
Vacancies - Residential		18,344 \$	3.0%	540 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		667,976 \$			
EXPENSES					
Taxes - Municipal		44,477 \$	6.7%	1,308 \$	2025 invoice
Taxes - School		5,857 \$	0.9%	172 \$	2025-2026 invoice
Taxes - Water		0 \$	0.0%	0 \$	
Taxes - Garbages		0 \$	0.0%	0 \$	
Taxes - Special		0 \$	0.0%	0 \$	
Natural Gas		12,088 \$	1.8%	356 \$	
Electricity		2,884 \$	0.4%	85 \$	
Insurance		28,141 \$	4.2%	828 \$	
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		20,740 \$	3.1%	610 \$	CMHC normalized
Reserve - Appliances		8,160 \$	1.2%	240 \$	Fridge, stove, washer, dryer included
Superintendent - Janitor		12,410 \$	1.9%	365 \$	CMHC normalized
Administration		33,399 \$	5.0%	982 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		168,156 \$	25.2%	4,946 \$	
NET REVENUE		499,820 \$	74.8%		

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Côte-des-Neiges

34 units

FINANCING

	CMHC MLI Select (50 pts)		Assumption		CMHC (regular)	
LISTED PRICE	11,500,000 \$		11,500,000 \$		11,500,000 \$	
LOAN AMOUNT	9,350,000 \$	81.3 %	5,050,337 \$	43.9 %	7,950,000 \$	69.1 %
Lender	CMHC MLI Select		National Bank CMHC		CMHC (regular)	
Rate	3.80 %		2.18 %		3.80 %	
Amortization	40		24		40	
Term	5		4		5	
Maturity Date			2030-07			
Monthly Payment	37,752 \$		22,513 \$		32,099 \$	
Debt Coverage	1.10		1.85		1.30	
CASH TO PURCHASE	2,150,000 \$	18.7 %	6,449,663 \$	56.1 %	3,550,000 \$	30.9 %

RETURN

Net Revenue	499,820 \$	499,820 \$	499,820 \$
Mortgage Annual Cost	453,024 \$	270,153 \$	385,192 \$
Cash Flow	46,796 \$	229,668 \$	114,629 \$
Return on Cash Flow	2.17 %	3.56 %	3.22 %
Return on Investment	6.93 %	6.07 %	5.67 %
G.R.M.	16.76	16.76	16.76
N.R.M.	23.01	23.01	23.01
Cost per Unit	338,235 \$	338,235 \$	338,235 \$
Cap. Rate	4.34 %	4.34 %	4.34 %

COST PER UNIT

338,235 \$

RETURN ON CASH FLOW

2.17 %

RETURN ON INVESTMENT

6.93 %

CAPITALIZATION RATE

4.34 %

Notes

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

5265-5275 Côte-St-Luc

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34 units

Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
1	5265	01	3.5	1,030 \$	1,400 \$	370 \$	615	1.67 \$	
1	5265	02	4.5	1,650 \$	1,650 \$	0 \$	916	1.80 \$	
1	5265	03	3.5	1,120 \$	1,400 \$	280 \$	735	1.52 \$	
1	5265	04	4.5	1,355 \$	1,650 \$	295 \$	842	1.61 \$	
2	5265	05	4.5	1,650 \$	1,650 \$	0 \$	845	1.95 \$	Vacant (Estimated)
2	5265	06	4.5	1,650 \$	1,650 \$	0 \$	958	1.72 \$	Vacant (Estimated)
2	5265	07	3.5	1,425 \$	1,400 \$	-25 \$	703	2.03 \$	
2	5265	08	4.5	1,015 \$	1,650 \$	635 \$	842	1.21 \$	
3	5265	09	4.5	1,870 \$	1,650 \$	-220 \$	845	2.21 \$	
3	5265	10	4.5	1,675 \$	1,650 \$	-25 \$	958	1.75 \$	
3	5265	11	3.5	1,235 \$	1,400 \$	165 \$	703	1.76 \$	
3	5265	12	4.5	1,650 \$	1,650 \$	0 \$	842	1.96 \$	Vacant (Estimated)
4	5265	14	4.5	1,650 \$	1,650 \$	0 \$	845	1.95 \$	Vacant (Estimated)
4	5265	15	4.5	1,700 \$	1,650 \$	-50 \$	958	1.77 \$	
4	5265	16	4.5	1,650 \$	1,650 \$	0 \$	842	1.96 \$	Vacant (Estimated)
4	5265	17	3.5	1,400 \$	1,400 \$	0 \$	703	1.99 \$	Vacant (Estimated)
SS	5265	18	4.5	1,650 \$	1,650 \$	0 \$	700	2.36 \$	
1	5275	01	4.5	1,485 \$	1,650 \$	165 \$	916	1.62 \$	
1	5275	02	3.5	1,380 \$	1,400 \$	20 \$	615	2.24 \$	
1	5275	03	4.5	1,275 \$	1,650 \$	375 \$	842	1.51 \$	
1	5275	04	3.5	1,550 \$	1,400 \$	-150 \$	842	1.84 \$	
2	5275	05	4.5	1,760 \$	1,650 \$	-110 \$	958	1.84 \$	
2	5275	06	4.5	1,465 \$	1,650 \$	185 \$	845	1.73 \$	
2	5275	07	4.5	1,350 \$	1,650 \$	300 \$	842	1.60 \$	
2	5275	08	3.5	1,130 \$	1,400 \$	270 \$	703	1.61 \$	
3	5275	09	4.5	1,750 \$	1,650 \$	-100 \$	958	1.83 \$	
3	5275	10	4.5	1,775 \$	1,650 \$	-125 \$	845	2.10 \$	
3	5275	11	4.5	1,700 \$	1,650 \$	-50 \$	842	2.02 \$	
3	5275	12	3.5	1,065 \$	1,400 \$	335 \$	703	1.51 \$	
4	5275	14	4.5	1,840 \$	1,650 \$	-190 \$	958	1.92 \$	
4	5275	15	4.5	1,650 \$	1,650 \$	0 \$	845	1.95 \$	Vacant (Estimated)

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
4	5275	16	4.5	1,355 \$	1,650 \$	295 \$	842	1.61 \$	
4	5275	17	3.5	1,400 \$	1,400 \$	0 \$	703	1.99 \$	Vacant (Estimated)
SS	5275	18	4.5	1,650 \$	1,650 \$	0 \$	523	3.15 \$	
G	5275	G-01	Garage	180 \$	180 \$	0 \$		0.00 \$	
G	5275	G-02	Garage	180 \$	180 \$	0 \$		0.00 \$	
G	5275	G-03	Garage	180 \$	180 \$	0 \$		0.00 \$	Vacant (Estimated)
G	5275	G-04	Garage	180 \$	180 \$	0 \$		0.00 \$	
G	5275	G-05A	Garage	120 \$	180 \$	60 \$		0.00 \$	
G	5275	G-05B	Garage	125 \$	180 \$	55 \$		0.00 \$	
G	5275	G-06	Garage	180 \$	180 \$	0 \$		0.00 \$	
G	5275	G-07	Garage	140 \$	180 \$	40 \$		0.00 \$	Vacant (Estimated)
G	5275	G-08	Garage	180 \$	180 \$	0 \$		0.00 \$	
G	5275	G-09	Garage	180 \$	180 \$	0 \$		0.00 \$	Vacant (Estimated)
G	5275	G-10	Garage	120 \$	180 \$	60 \$		0.00 \$	
G	5275	G-11	Garage	100 \$	180 \$	80 \$		0.00 \$	Vacant (Estimated)
G	5275	G-12	Garage	105 \$	180 \$	75 \$		0.00 \$	Vacant (Estimated)
G	5275	G-13	Garage	140 \$	180 \$	40 \$		0.00 \$	Vacant (Estimated)
G	5275	G-14	Garage	150 \$	180 \$	30 \$		0.00 \$	
G	5275	G-15A	Garage	180 \$	180 \$	0 \$		0.00 \$	Vacant (Estimated)
G	5275	G-15B	Garage	180 \$	180 \$	0 \$		0.00 \$	Vacant (Estimated)
G	5275	G-16	Garage	120 \$	180 \$	60 \$		0.00 \$	
G	5275	G-17	Garage	145 \$	180 \$	35 \$		0.00 \$	
G	5275	G-18	Garage	210 \$	180 \$	-30 \$		0.00 \$	
G	5275	G-19	Garage	130 \$	180 \$	50 \$		0.00 \$	
G	5275	G-20	Garage	180 \$	180 \$	0 \$		0.00 \$	Vacant (Estimated)



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Côte-des-Neiges

34 units

Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes																	
				<table border="1"> <thead> <tr> <th colspan="2">Rent Actual</th> <th colspan="2">Potential Rent</th> <th colspan="2">Diff. Actual VS Potential</th> </tr> <tr> <th>Monthly \$</th> <th>Annual \$</th> <th>Monthly \$</th> <th>Annual \$</th> <th>Monthly \$</th> <th>Annual \$</th> </tr> </thead> </table>		Rent Actual		Potential Rent		Diff. Actual VS Potential		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	<table border="1"> <thead> <tr> <th colspan="2">Average Apartment Size</th> </tr> <tr> <td>Average sq.ft</td> <td>4.21</td> </tr> <tr> <td>\$/sq.ft</td> <td>1.84 \$</td> </tr> </thead> </table>		Average Apartment Size		Average sq.ft	4.21	\$/sq.ft	1.84 \$	
Rent Actual		Potential Rent		Diff. Actual VS Potential																						
Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$																					
Average Apartment Size																										
Average sq.ft	4.21																									
\$/sq.ft	1.84 \$																									
RESIDENTIAL	34 Units	50,955 \$	611,460 \$	53,600 \$	643,200 \$	2,645 \$	31,740 \$																			
OTHER REVENUES		3,405 \$	40,860 \$	3,960 \$	47,520 \$	555 \$	6,660 \$																			
GRAND TOTAL		54,360 \$	652,320 \$	57,560 \$	690,720 \$	3,200 \$	38,400 \$																			

Residential - Rent Roll Statistics

5265-5275 Côte-St-Luc

Côte-des-Neiges

34 units

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	10	1,274 \$	1,030 \$	1,550 \$	12,735 \$	152,820 \$	1,400 \$	14,000 \$	168,000 \$	127 \$	1,265 \$	15,180 \$		
2 bdrm	4 ½	24	1,593 \$	1,015 \$	1,870 \$	38,220 \$	458,640 \$	1,650 \$	39,600 \$	475,200 \$	58 \$	1,380 \$	16,560 \$		
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	4.21	34	1,499 \$			50,955 \$	611,460 \$	1,576 \$	53,600 \$	643,200 \$	78 \$	2,645 \$	31,740 \$		

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		22	155 \$	100 \$	210 \$	3,405 \$	40,860 \$	180 \$	3,960 \$	47,520 \$	25 \$	555 \$	6,660 \$
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 \$
TOTAL						3,405 \$	40,860 \$	3,960 \$	47,520 \$		555 \$	6,660 \$	

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
5265	17	1,493 \$	25,375 \$	304,500 \$
5275	17	1,505 \$	25,580 \$	306,960 \$
Total	34	1,499 \$	50,955 \$	611,460 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	8	1,356 \$	10,845 \$	130,140 \$
2	8	1,431 \$	11,445 \$	137,340 \$
3	8	1,590 \$	12,720 \$	152,640 \$
4	8	1,581 \$	12,645 \$	151,740 \$
SS	2	1,650 \$	3,300 \$	39,600 \$
TOTAL	34	1,499 \$	50,955 \$	611,460 \$

Residential - Rent Roll Statistics

5265-5275 Côte-St-Luc

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RESIDENTIAL RENT - \$ PER UNIT

Type	Size	Units	Avg Size	Actual			Market	Upside		
				Min	Max	Average	\$/unit	\$/unit	Monthly \$	Annual \$
Studio	1 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Alcove	2 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	10	703 sq.ft	1,030 \$	1,550 \$	1,274 \$	1,400 \$	127 \$	1,265 \$	15,180 \$
2 bdrm	4 ½	24	859 sq.ft	1,015 \$	1,870 \$	1,593 \$	1,650 \$	58 \$	1,380 \$	16,560 \$
3 bdrm	5 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
4 bdrm +	6 ½ +	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	4.21	34	813 sq.ft			1,499 \$	1,576 \$	78 \$	2,645 \$	31,740 \$

RESIDENTIAL RENT - \$ PER SQUARE FOOT

Type	Size	Units	Avg Size	Actual			Market	Upside
				Min	Max	Average	\$/sq.ft	\$/sq.ft
Studio	1 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
Alcove	2 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
1 bdrm	3 ½	10	703 sq.ft	1.51 \$	2.24 \$	1.81 \$	1.99 \$	0.18 \$
2 bdrm	4 ½	24	859 sq.ft	1.21 \$	3.15 \$	1.85 \$	1.92 \$	0.07 \$
3 bdrm	5 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
TOTAL	4.21	34	813 sq.ft			1.84 \$	1.94 \$	0.10 \$

THE LOCATION

5265-5275 CÔTE-ST-LUC



Villa-Maria
metro
300 m
(~3 min.)



Université de
Montréal
3.5 km



Monkland
Village
650 m
(~7 min.)



ZONING

5265-5275 CÔTE-ST-LUC



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 :	5265 - 5275 Chemin de la Côte-Saint-Luc
Arrondissement :	Arrondissement de Côte-des-Neiges - Notre-Dame-de-Grâce
Numéro de lot :	2647600
Numéro de matricule :	9537-29-1033-1-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3459
Numéro de compte foncier :	30 - F45508900

2. Propriétaire

Nom :	9105409 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 :	41,62 m	Nombre d'étages :	4
Superficie :	1 279,8 m ²	Année de construction :	1939
		Aire d'étages :	3 517 m ²
		Genre de construction :	-
		Lien physique :	Détaché
		Nombre de logements :	34
		Nombre de locaux non résidentiels :	-
		Nombre de chambres locatives :	-

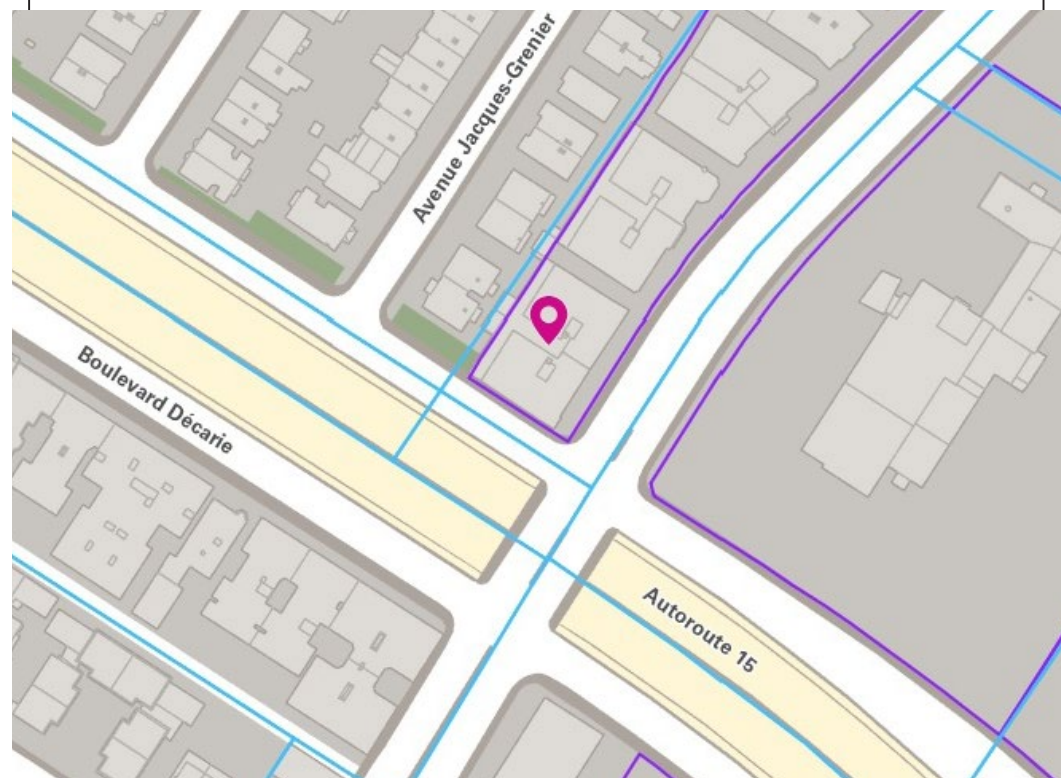
4. Valeurs au rôle d'évaluation

Rôle courant		Rôle antérieur	
Date de référence au marché :	2024-07-01	Date de référence au marché :	2021-07-01
Valeur du terrain :	1 279 800 \$	Valeur de l'immeuble au rôle antérieur :	6 979 100 \$
Valeur du bâtiment :	5 908 700 \$		
Valeur de l'immeuble :	7 188 500 \$		

CATÉGORIES D'USAGES		NORMES PRESCRITES	
CATÉGORIE D'USAGES PRINCIPALE		DENSITÉ	
H.6-7	12 logements et plus	Min	Max
		-	3
AUTRE(S) CATÉGORIE(S) D'USAGES		IMPLANTATION	
-	-	Mode(s) d'implantation	
-	-	Isolé, jumelé	
-	-	Taux d'implantation (%)	
-	-	35	70
-	-	Marge avant (m)	
-	-	-	-
-	-	Marge latérale (m)	
-	-	2,5	-
-	-	Marge arrière (m)	
-	-	3	-
		HAUTEUR	
		Hauteur (étage)	
		3	5
		Hauteur (m)	
		-	16

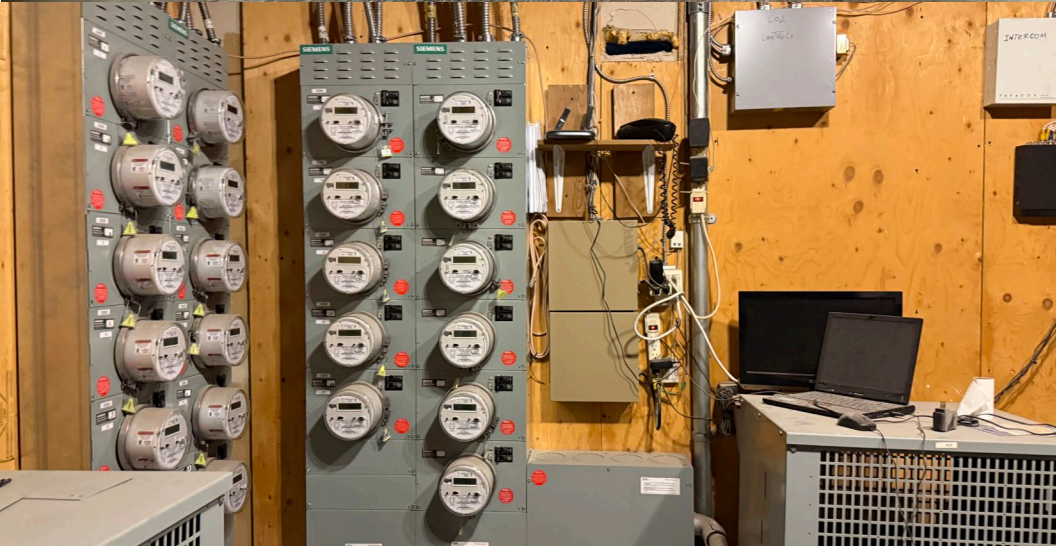
DISPOSITIONS PARTICULIÈRES

- La superficie maximale d'une enseigne autorisée est de 1 m² par établissement.
- La superficie maximale d'une enseigne autorisée pour un établissement dérogatoire protégé par droits acquis est de 2 m² par établissement.
- La hauteur d'une enseigne apposée sur un bâtiment ayant une hauteur supérieure à un étage ne doit pas dépasser une élévation supérieure à 1 m au-dessus du plancher de l'étage situé immédiatement au-dessus du rez-de-chaussée, sauf devant la façade d'un établissement.
- La hauteur d'une enseigne apposée sur un bâtiment ayant une hauteur supérieure à 2 étages ne doit pas dépasser une élévation supérieure à 1 m au-dessus du plancher du deuxième étage situé au-dessus du rez-de-chaussée, sauf devant la façade d'un établissement.
- Pour l'application de l'article 560, la présente zone constitue une zone à proximité d'un équipement de transport collectif structurant.



PICTURES

5265-5275 CÔTE-ST-LUC



01



02



03



04



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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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