IMMEUBLES GLORIA

For Sale

6550 Wilderton — 5,500,000 $

Côte-des-Neiges — **22 units**

Residential

1½	2½	3½	4½	5½	6½		
3	0	11	8	0	0	22	0

Financial Overview

GROSS POTENTIAL REVENUE	350,268 $
TOTAL EXPENSES	104,394 $
NET REVENUE	235,841 $
GRM	15.70
NRM	23.32
MUNICIPAL EVALUATION	3,299,100 $

COST PER UNIT	CAPITALIZATION RATE
250,000 $	**4.28 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
3.93 %	**5.64 %**

Highlights

- 22 units located in the vibrant heart of Côte-des-Neiges
- Located at the border of the Town of Mount Royal and Outremont
- Right next to the Wilderton Shopping Centre
- Within walking distance of Université-de-Montréal metro station
- Minutes from UdeM, HEC Montréal, Polytechnique
- Close to both the Jewish General and Sainte-Justine hospitals
- Wall-mounted heat pumps installed in every unit
- Central natural gas heating and hot water paid by the owner
- 10 parking spaces available, including one garage
- Possibility to assume the existing CMHC MLI Select financing
- Current rents sit below market, offering strong upside potential
- Exceptional investment opportunity in a prime location

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IMMEUBLES GLORIA

Description

6550 Wilderton — 5,500,000 $

Côte-des-Neiges — **22 units**

Residential

Studio	1 ½	3
Alcove	2 ½	0
1 bdrm	3 ½	11
2 bdrm	4 ½	8
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units		**22**

Commercial

Commercial	0
Total Units	**0**

Parking

Parking	9
Garage	1
Storage	0
Total Spaces	**10**

General Information

Zoning	Residential	
Cadastral	2173809	
Building Type	Detached	
Floor Nb.	4	
Year Built	1957	
Lot Area	1,052	m2
Building Area	350	m2
Stove	As per leases	
Refrigerator	As per leases	
Washer	Owner	
Dryer	Owner	
Elevator	None	
Wash/Dry Hookups	Laundry room	
Dishwasher Hookups	Some apartments	
Pool	None	
Furnished	Appliances	
AC units	Heat pumps	
Basement	Apartments	
Fireplace	None	
Intercom	Yes	

Location

Main Artery	Van Horne
Intersection	Van Horne / Wilderton
Shopping Center	Wilderton Mall
Metro Station	Université-de-Montréal metro
Bus	
School	UdeM, HEC, Polytechnique
Hospital	Jewish General, Ste-Justine
Attraction	Outremont

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	
Windows	Aluminium
Balconies	
Exterior Walls	
Electricity	Main entry 600A | 22 x 60A + 100A for service
Plumbing	
Heating System	Central natural gas Lochinvar furnace | Wall-mounted heat pumps in all the units
Hot Water Tanks	Central natural gas heated hot water | Hot water paid by the owner.
Elevator	None
Garage	1 single garage and 9 exterior parking spaces
Bathrooms	
Kitchens	
Certificate of Location	Sébastien Alarie - 2023-11-01
Environmental Report	Phase 1 (2024-01) | Phase 2 (2024-03)

Notes

- Cadastral designation : 2 173 809 et 2 174 262 Cadastre du Québec
- Zoning: H.6 (12 to 36 units) | Zone 0428
- Advantageous zoning allowing the addition of housing units (to be confirmed with the City)
- Addressable Mircom fire alarm panel

*** 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

6550 Wilderton — 5,500,000 $

Côte-des-Neiges — 22 units

RESIDENTIAL

Type		Units	%	Avg	Annual $	%
Studio	1 ½	3	14%	996 $	35,868 $	11%
Alcove	2 ½	0	0%	0 $	0 $	0%
1 bdrm	3 ½	11	50%	1,204 $	158,880 $	48%
2 bdrm	4 ½	8	36%	1,455 $	139,668 $	42%
3 bdrm	5 ½	0	0%	0 $	0 $	0%
4 bdrm +	6 ½+	0	0%	0 $	0 $	0%
Total	**3.59**	**22**		**1,267 $**	**334,416 $**	

COMMERCIAL

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	22	334,416 $	95%	15,201 $	
Revenue - Commercial	0	0 $	0%	0 $	
Revenue - Garage	1	2,400 $	1%	109 $	
Revenue - Parking	9	9,852 $	3%	448 $	
Revenue - Laundry		3,600 $	1%	164 $	Estimated
Revenue - Storage		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
GROSS POTENTIAL REVENUE		**350,268 $**	**100%**		
Vacancies - Residential		10,032 $	3.0%	456 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**340,236 $**			
EXPENSES					
Taxes - Municipal		20,353 $	6.0%	925 $	2026 invoice
Taxes - School		2,447 $	0.7%	111 $	2026-2027 invoice
Taxes - Water		0 $	0.0%	0 $	
Taxes - Garbages		0 $	0.0%	0 $	
Taxes - Special		0 $	0.0%	0 $	
Natural Gas		19,041 $	5.6%	866 $	
Electricity		1,232 $	0.4%	56 $	
Insurance		9,887 $	2.9%	449 $	
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		15,400 $	4.5%	700 $	CMHC normalized
Other Costs		3,402 $	1.0%	155 $	CMHC normalized
Superintendent - Janitor		8,800 $	2.6%	400 $	CMHC normalized
Administration		17,012 $	5.0%	773 $	CMHC normalized
Reserve - Appliances		6,820 $	2.0%	310 $	Fridge, stove, heat pump
TOTAL EXPENSES		**104,394 $**	**30.7%**	**4,745 $**	
NET REVENUE		**235,841 $**	**69.3%**		

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IMMEUBLES GLORIA

Investment Analysis

6550 Wilderton — 5,500,000 $

Côte-des-Neiges — **22 units**

FINANCING

	Assumption		CMHC MLI Select (50 pts)		CMHC (regular)	
LISTED PRICE	**5,500,000 $**		**5,500,000 $**		**5,500,000 $**	
LOAN AMOUNT	**3,856,083 $**	70.1 %	**4,300,000 $**	78.2 %	**3,625,000 $**	65.9 %
Lender	**Peoples Trust CMHC**		**CMHC MLI Select**		**CMHC (regular)**	
Rate	3.75 %		4.00 %		4.00 %	
Amortization	49		40		40	
Term	4.25		5		5	
Maturity Date	2030-06					
Monthly Payment	14,268 $		17,883 $		15,076 $	
Debt Coverage	**1.38**		**1.10**		**1.30**	
CASH TO PURCHASE	**1,643,917 $**	29.9%	**1,200,000 $**	21.8%	**1,875,000 $**	34.1%

RETURN

Net Revenue	235,841 $	235,841 $	235,841 $
Mortgage Annual Cost	171,214 $	214,601 $	180,913 $
Cash Flow	**64,628 $**	**21,241 $**	**54,928 $**
Return on Cash Flow	**3.93 %**	**1.77 %**	**2.92 %**
Return on Investment	**5.64 %**	**5.50 %**	**4.94 %**
G.R.M.	15.70	15.70	15.70
N.R.M.	23.32	23.32	23.32
Cost per Unit	250,000 $	250,000 $	250,000 $
Cap. Rate	4.28 %	4.28 %	4.28 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
250,000 $	**3.93 %**	**5.64 %**	**4.28 %**

Notes

- Option 1: Assumption of the existing CMHC MLI Select 100 points with Peoples Trust (energy efficiency).
- Option 2: New CMHC MLI Select 50 points financing (if possible).
- Option 3: New regular CMHC financing.

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IMMEUBLES GLORIA

Residential - Rent Roll

6550 Wilderton

Côte-des-Neiges — 22 units

Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	sq.ft	$/sq.ft	Notes
SS	6550	**002**	3.5	990 $	1,475 $	485 $	623	1.59 $	
SS	6550	**003**	3.5	1,505 $	1,475 $	-30 $	623	2.42 $	
SS	6550	**004**	3.5	839 $	1,475 $	636 $	623	1.35 $	
1	6550	**101**	4.5	1,700 $	1,700 $	0 $	825	2.06 $	Vacant (Estimated)
1	6550	**102**	4.5	1,101 $	1,700 $	599 $	825	1.33 $	
1	6550	**103**	3.5	1,440 $	1,475 $	35 $	623	2.31 $	
1	6550	**104**	3.5	1,140 $	1,475 $	335 $	623	1.83 $	
2	6550	**201**	4.5	1,238 $	1,700 $	462 $	825	1.50 $	
2	6550	**202**	3.5	1,475 $	1,475 $	0 $	623	2.37 $	Vacant (Estimated)
2	6550	**203**	1.5	813 $	1,200 $	387 $	410	1.98 $	
2	6550	**204**	3.5	1,163 $	1,475 $	312 $	623	1.87 $	
2	6550	**205**	4.5	1,695 $	1,700 $	5 $	825	2.05 $	
3	6550	**301**	4.5	1,284 $	1,700 $	416 $	825	1.56 $	
3	6550	**302**	3.5	1,475 $	1,475 $	0 $	623	2.37 $	
3	6550	**303**	1.5	1,200 $	1,200 $	0 $	410	2.93 $	Vacant (Estimated)
3	6550	**304**	3.5	1,133 $	1,475 $	342 $	623	1.82 $	
3	6550	**305**	4.5	1,413 $	1,700 $	287 $	825	1.71 $	
4	6550	**401**	4.5	1,465 $	1,700 $	235 $	825	1.78 $	
4	6550	**402**	3.5	917 $	1,475 $	558 $	623	1.47 $	
4	6550	**403**	1.5	976 $	1,200 $	224 $	410	2.38 $	
4	6550	**404**	3.5	1,163 $	1,475 $	312 $	623	1.87 $	
4	6550	**405**	4.5	1,743 $	1,700 $	-43 $	825	2.11 $	
G	6550	**G01**	Garage	200 $	200 $	0 $		0.00 $	Vacant (Estimated)
L	6550	**Laundry**	Laundry	300 $	300 $	0 $		0.00 $	Estimated
P	6550	**P01**	Parking	95 $	95 $	0 $		0.00 $	Vacant (Estimated)
P	6550	**P02**	Parking	95 $	95 $	0 $		0.00 $	
P	6550	**P03**	Parking	95 $	95 $	0 $		0.00 $	
P	6550	**P04**	Parking	95 $	95 $	0 $		0.00 $	Vacant (Estimated)
P	6550	**P05**	Parking	92 $	95 $	3 $		0.00 $	
P	6550	**P06**	Parking	92 $	95 $	3 $		0.00 $	
P	6550	**P07**	Parking	95 $	95 $	0 $		0.00 $	Vacant (Estimated)

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IMMEUBLES GLORIA

Residential - Rent Roll

6550 Wilderton

Côte-des-Neiges — 22 units

Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	sq.ft	$/sq.ft	Notes
P	6550	**P10**	Parking	85 $	95 $	10 $		0.00 $	
P	6550	**P11**	Parking	77 $	95 $	18 $		0.00 $	

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	**Annual $**	**Monthly $**	**Annual $**	**Monthly $**	**Annual $**
RESIDENTIAL	22 Units	27,868 $	334,416 $	33,425 $	401,100 $	5,557 $	66,684 $
OTHER REVENUES		1,321 $	15,852 $	1,355 $	16,260 $	34 $	408 $
GRAND TOTAL		**29,189 $**	**350,268 $**	**34,780 $**	**417,360 $**	**5,591 $**	**67,092 $**

Average Apartment Size	**3.59**
Average sq.ft	**667**
$/sq.ft	**1.90 $**

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

6550 Wilderton

Côte-des-Neiges — 22 units

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	3	996 $	813 $	1,200 $	2,989 $	35,868 $	1,200 $	3,600 $	43,200 $	204 $	611 $	7,332 $
Alcove	2 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
1 bdrm	3 ½	11	1,204 $	839 $	1,505 $	13,240 $	158,880 $	1,475 $	16,225 $	194,700 $	271 $	2,985 $	35,820 $
2 bdrm	4 ½	8	1,455 $	1,101 $	1,743 $	11,639 $	139,668 $	1,700 $	13,600 $	163,200 $	245 $	1,961 $	23,532 $
3 bdrm	5 ½	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 $
TOTAL	**3.59**	**22**	**1,267 $**			**27,868 $**	**334,416 $**	**1,519 $**	**33,425 $**	**401,100 $**	**253 $**	**5,557 $**	**66,684 $**

AMENITIES

			Actual					Market Value			Difference Actual VS Market		
Type	Size	Units	Average	Min	Max	Monthly $	Annual $	Average	Monthly $	Annual $	Average	Monthly $	Annual $
Garage		1	200 $	200 $	200 $	200 $	2,400 $	200 $	200 $	2,400 $	0 $	0 $	0 $
Parking		9	91 $	77 $	95 $	821 $	9,852 $	95 $	855 $	10,260 $	4 $	34 $	408 $
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: 2 D: 2					300 $	3,600 $		300 $	3,600 $		0 $	0 $
TOTAL						**1,321 $**	**15,852 $**		**1,355 $**	**16,260 $**		**34 $**	**408 $**

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly $	Annual $
6550	22	1,267 $	27,868 $	334,416 $
Total	**22**	**1,267 $**	**27,868 $**	**334,416 $**

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly $	Annual $
1	4	1,345 $	5,381 $	64,572 $
2	5	1,277 $	6,384 $	76,608 $
3	5	1,301 $	6,505 $	78,060 $
4	5	1,253 $	6,264 $	75,168 $
SS	3	1,111 $	3,334 $	40,008 $
TOTAL	**22**	**1,267 $**	**27,868 $**	**334,416 $**

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

6550 Wilderton

Côte-des-Neiges — **22 units**

RESIDENTIAL RENT - $ PER UNIT

				Actual			Market	Upside		
Type	Size	Units	Avg Size	Min	Max	Average	$/unit	$/unit	Monthly $	Annual $
Studio	1 ½	3	410 sq.ft	813 $	1,200 $	996 $	1,200 $	204 $	611 $	7,332 $
Alcove	2 ½	0	0 sq.ft		0 $	0 $	0 $	0 $	0 $	0 $
1 bdrm	3 ½	11	623 sq.ft	839 $	1,505 $	1,204 $	1,475 $	271 $	2,985 $	35,820 $
2 bdrm	4 ½	8	825 sq.ft	1,101 $	1,743 $	1,455 $	1,700 $	245 $	1,961 $	23,532 $
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	**3.59**	**22**	**667** sq.ft			**1,267 $**	**1,519 $**	**253 $**	**5,557 $**	**66,684 $**

RESIDENTIAL RENT - $ PER SQUARE FOOT

				Actual			Market	Upside
Type	Size	Units	Avg Size	Min	Max	Average	$/sq.ft	$/sq.ft
Studio	1 ½	3	410 sq.ft	1.98 $	2.93 $	2.43 $	2.93 $	0.50 $
Alcove	2 ½	0	0 sq.ft			0.00 $	0.00 $	0.00 $
1 bdrm	3 ½	11	623 sq.ft	1.35 $	2.42 $	1.93 $	2.37 $	0.44 $
2 bdrm	4 ½	8	825 sq.ft	1.33 $	2.11 $	1.76 $	2.06 $	0.30 $
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	**3.59**	**22**	**667** sq.ft			**1.90 $**	**2.28 $**	**0.38 $**

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THE LOCATION

6550 WILDERTON

Université-de-Montréal metro
1300 m
(~13 min.)

REM
Canora
800 m
(~8 min.)

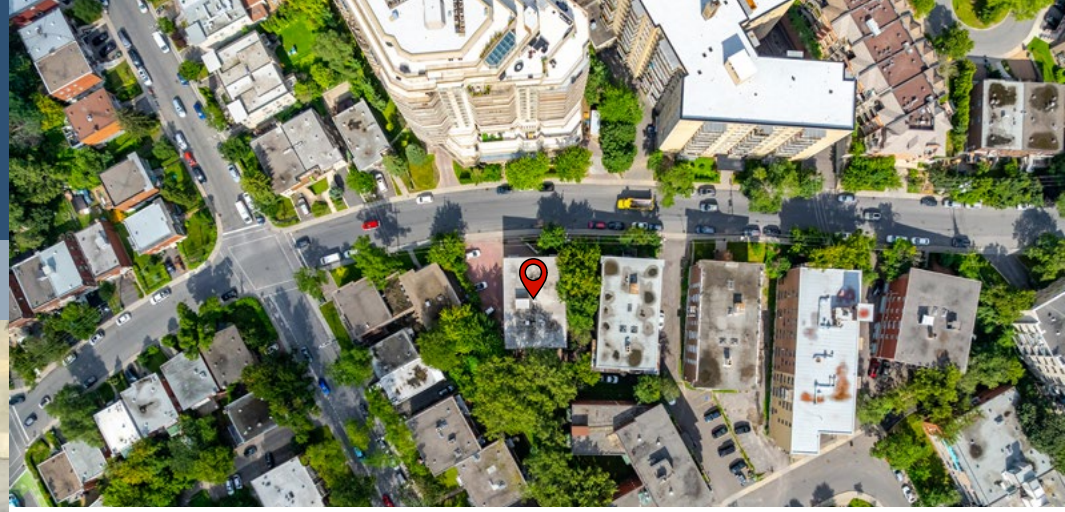
UdeM, HEC, Polytechnic, Collège Brébeuf
1200 m

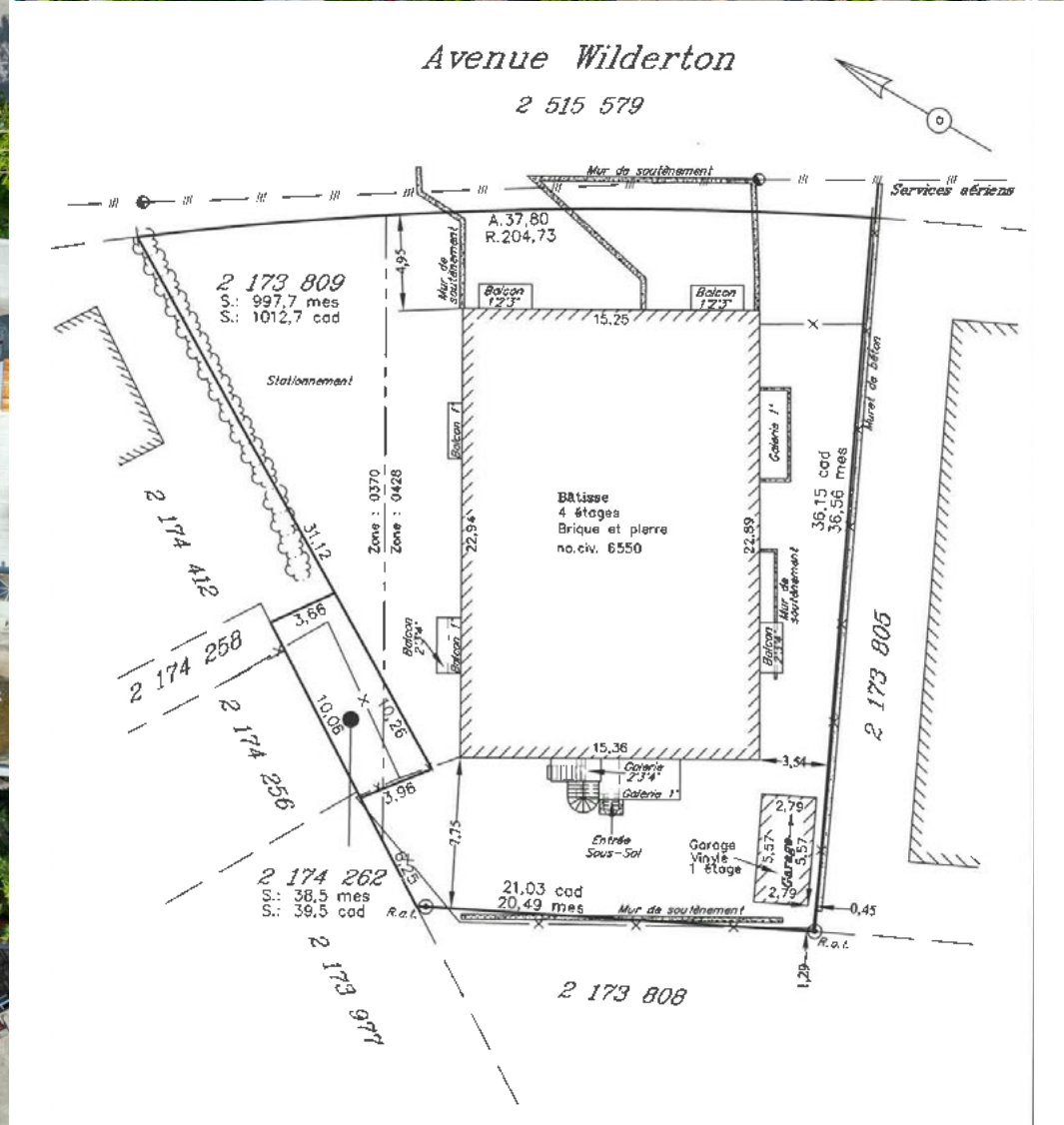
THE LOCATION

6550 WILDERTON

CERTIFICATE OF LOCATION

6550 WILDERTON





ZONING

6550 WILDERTON

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 :	6550 Avenue Wilderton
Arrondissement :	Arrondissement de Côte-des-Neiges - Notre-Dame-de-Grâce
Numéro de lot :	2173809
Numéro de matricule :	9441-93-1506-7-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3547
Numéro de compte foncier :	30 - F49204100

2. Propriétaire

Nom :	INSPIRE IMMOBILIER INC.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	863 SAINT-PIERRE 201, TERREBONNE QUEBEC, J6W 1E6
Date d'inscription au rôle :	2024-06-13

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale :	37,8 m
Superficie :	1 012,7 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	3
Année de construction :	1957
Aire d'étages :	1 045,2 m^2
Genre de construction :	-
Lien physique :	Détaché
Nombre de logements :	22
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 :	1 012 700 $
Valeur du bâtiment :	2 261 200 $
Valeur de l'immeuble :	3 273 900 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	3 048 000 $

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

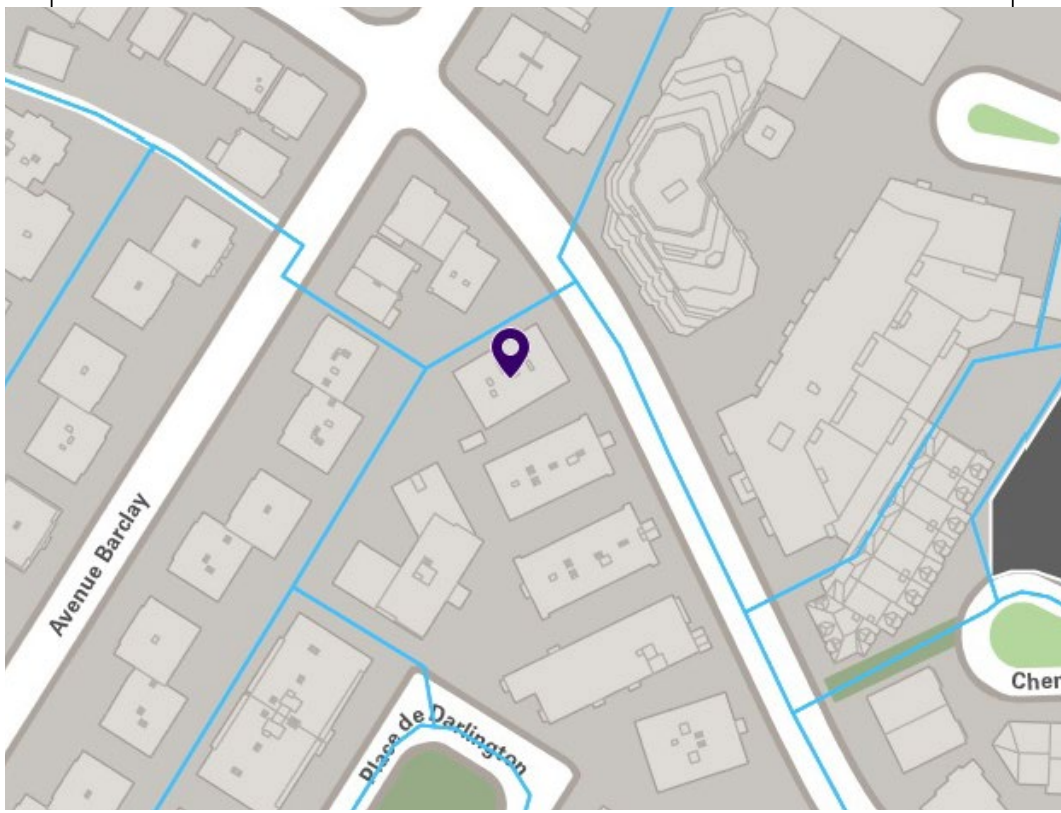
Zone **0428**

CATÉGORIES D'USAGES		
CATÉGORIE D'USAGES PRINCIPALE		Classe d'occupation
H.6	12 à 36 logements	-
AUTRE(S) CATÉGORIE(S) D'USAGES		
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NORMES PRESCRITES		
DENSITÉ	Min	Max
Densité / ISP	-	3
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	4
Hauteur (m)	-	14

DISPOSITIONS PARTICULIÈRES

1. La superficie maximale d'une enseigne autorisée est de 1 m² par établissement.
2. La superficie maximale d'une enseigne autorisée pour un établissement dérogatoire protégé par droits acquis est de 2 m² par établissement.
3. 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.
4. 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.
5. Pour l'application de l'article 560, la présente zone constitue une zone éloignée d'un équipement de transport collectif structurant.



PICTURES

6550 WILDERTON

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DISCLOSURE

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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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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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