

3470 Ridgewood

4,500,000 \$

Côte-des-Neiges

15 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	275,244 \$
TOTAL EXPENSES	102,609 \$
NET REVENUE	164,750 \$
GRM	16.35
NRM	27.31
MUNICIPAL EVALUATION	3,411,400 \$

COST PER UNIT

300,000 \$

CAPITALIZATION
RATE

3.66 %

RETURN ON
CASH FLOW

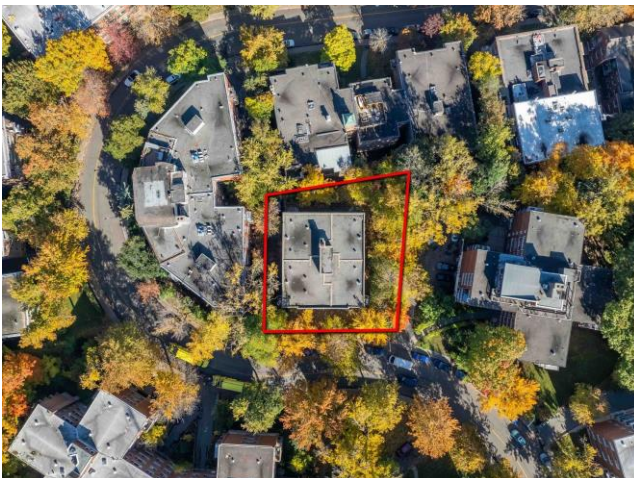
1.50 %

RETURN ON
INVESTMENT

3.53 %

Highlights

- Prestigious building in the most desirable area of Côte-des-Neiges
- Right on the mountain, next to Westmount and Summit Woods
- Près du métro Côte-des-Neiges, de l'UdeM, HEC et Polytechnique
- Close to the Jewish General, Sainte-Justine and St. Mary's hospitals
- Wall-mounted heat pumps installed in all units
- Natural gas heating and hot water paid by the owner
- Building well maintained over the years
- Below-market rents offering strong potential for rental income growth
- Permit application pending for the addition of 2 units
- Possibility to assume the existing CMHC MLI Select financing
- Excellent long-term value and strong investment potential



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Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	5
2 bdrm	4 ½	10
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units	15	



Commercial

Commercial	0
Total Units	0



Parking

Parking	0
Garage	8
Storage	16
Total Spaces	24

General Information

Zoning	Residential
Cadastral	2174931
Building Type	Detached
Floor Nb.	4
Year Built	1947
Lot Area	1,019 m2
Building Area	m2
Stove	As per leases
Refrigerator	As per leases
Washer	Owner
Dryer	Owner
Elevator	None
Wash/Dry Hookups	Laundry room
Dishwasher Hookups	
Pool	None
Furnished	Fridge and stove
AC units	Heat pumps
Basement	Garage and units
Fireplace	None
Intercom	Yes

Location

Main Artery	Côte-des-Neiges
Intersection	Queen-Mary
Shopping Center	Royalmount
Metro Station	Côte-des-Neiges Metro
Bus	11, 165, 166, 369, 465, 711
School	UdeM, HEC, Polytechnic
Hospital	Montreal General Hospital
Attraction	Oratoire St-Joseph

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	
Balconies	
Exterior Walls	
Electricity	Wall-mounted heat pumps in all units Electricity paid by tenants
Plumbing	
Heating System	Central natural gas furnace Heating paid by the owner
Hot Water Tanks	Central natural gas water heater Hot water paid by the owner
Elevator	None
Garage	8 indoor parking spaces Plans to convert the garages into two 2-bedroom units pending City approval
Bathrooms	Several bathrooms renovated within the last 5 years
Kitchens	Several kitchens renovated within the last 5 years
Certificate of Location	Jean-Philippe Giguere - 2024-04-15
Environmental Report	Phase 1 (2023-12)

Notes

- Zoning: H.6-7 (12 and more) | Zone 0705
- Permit application pending with the City to convert the garages into two 2-bedroom units. Plans available upon request.

*** This sale is made without any legal warranty of quality, on an "as is, where is" basis, at the buyer's own risks. ***

Revenue & Expenses

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15 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	5	33%	1,269 \$	76,116 \$	29%
2 bdrm	4 ½	10	67%	1,556 \$	186,720 \$	71%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	4.17	15		1,460 \$	262,836 \$	

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

REVENUE

		\$	%	Per Unit	Notes
Revenue - Residential	15	262,836 \$	95%	17,522 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	8	13,080 \$	5%	872 \$	Estimated
Revenue - Parking	0	0 \$	0%	0 \$	
Revenue - Laundry		2,700 \$	1%	180 \$	Estimated
Revenue - Storage		4,320 \$	2%	288 \$	Estimated
Revenue - Other		0 \$	0%	0 \$	
Revenue - Rental Rebates		-7,692 \$	-3%	-513 \$	Rental credit for 2 apartments
GROSS POTENTIAL REVENUE		275,244 \$	100%		
Vacancies - Residential		7,885 \$	3.0%	526 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		267,359 \$			

EXPENSES

Taxes - Municipal	21,272 \$	8.0%	1,418 \$	2026 invoice
Taxes - School	2,623 \$	1.0%	175 \$	2026-2027 invoice
Taxes - Water	0 \$	0.0%	0 \$	
Taxes - Garbages	0 \$	0.0%	0 \$	
Taxes - Special	0 \$	0.0%	0 \$	
Natural Gas	28,731 \$	10.8%	1,915 \$	
Electricity	1,823 \$	0.7%	122 \$	
Insurance	10,969 \$	4.1%	731 \$	
Snow Removal	0 \$	0.0%	0 \$	
Garbage Removal	0 \$	0.0%	0 \$	
Elevator	0 \$	0.0%	0 \$	
Internet	0 \$	0.0%	0 \$	
Contract - Other	0 \$	0.0%	0 \$	
Contract - Other	0 \$	0.0%	0 \$	
Repairs & Maintenance	10,500 \$	3.9%	700 \$	CMHC normalized
Other Costs	2,674 \$	1.0%	178 \$	CMHC normalized
Superintendent - Janitor	6,000 \$	2.2%	400 \$	CMHC normalized
Administration	13,368 \$	5.0%	891 \$	CMHC normalized
Reserve - Appliances	4,650 \$	1.7%	310 \$	Fridge, stove, heat pump
TOTAL EXPENSES	102,609 \$	38.4%	6,841 \$	
NET REVENUE	164,750 \$	61.6%		

Investment Analysis

3470 Ridgewood

4,500,000 \$

Côte-des-Neiges

15 units

FINANCING

FINANCING		Assumption		CMHC (regular)			
LISTED PRICE		4,500,000 \$		4,500,000 \$		4,500,000 \$	
LOAN AMOUNT		3,267,343 \$		2,365,000 \$			
Lender		Peoples Trust CMHC		CMHC (regular)			
Rate		3.75 %		4.50 %			
Amortization		48		40			
Term		3.25		5			
Maturity Date		2030-05					
Monthly Payment		12,179 \$		10,569 \$		0 \$	
Debt Coverage		1.13		1.30		0.00	
CASH TO PURCHASE		1,232,657 \$		2,135,000 \$		4,500,000 \$	
		72.6 %		52.6 %		0.0 %	

RETURN

Net Revenue	164,750 \$	164,749 \$	164,750 \$
Mortgage Annual Cost	146,142 \$	126,828 \$	0 \$
Cash Flow	18,608 \$	37,922 \$	164,750 \$
Return on Cash Flow	1.50 %	1.77 %	3.66 %
Return on Investment	3.53 %	2.79 %	3.66 %
G.R.M.	16.35	16.35	16.35
N.R.M.	27.31	27.31	27.31
Cost per Unit	300,000 \$	300,000 \$	300,000 \$
Cap. Rate	3.66 %	3.66 %	3.66 %

COST PER UNIT

300,000 \$

RETURN ON
CASH FLOW

1.50 %

RETURN ON
INVESTMENT

3.53 %

CAPITALIZATION
RATE

3.66 %

Notes

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

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Côte-des-Neiges

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
1	3470	01	4.5	1,900 \$	1,950 \$	50 \$	842	2.26 \$	Monthly rental rebate of 316\$
1	3470	02	4.5	1,100 \$	1,950 \$	850 \$	977	1.13 \$	
2	3470	03	3.5	1,295 \$	1,650 \$	355 \$	842	1.54 \$	
2	3470	04	4.5	1,190 \$	1,950 \$	760 \$	977	1.22 \$	
2	3470	05	4.5	1,301 \$	1,950 \$	649 \$	977	1.33 \$	
2	3470	06	3.5	1,120 \$	1,650 \$	530 \$	842	1.33 \$	
3	3470	07	4.5	1,850 \$	1,850 \$	0 \$	842	2.20 \$	Vacant (Estimated)
3	3470	08	4.5	1,950 \$	1,950 \$	0 \$	977	2.00 \$	Monthly rental rebate of 325\$
3	3470	09	4.5	1,331 \$	1,950 \$	619 \$	977	1.36 \$	
3	3470	10	3.5	1,560 \$	1,650 \$	90 \$	842	1.85 \$	
4	3470	11	3.5	1,186 \$	1,650 \$	464 \$	842	1.41 \$	
4	3470	12	4.5	1,258 \$	1,950 \$	692 \$	977	1.29 \$	
4	3470	14	4.5	1,780 \$	1,950 \$	170 \$	977	1.82 \$	
4	3470	15	3.5	1,182 \$	1,650 \$	468 \$	842	1.40 \$	
SS	3470	16	4.5	1,900 \$	1,900 \$	0 \$	977	1.94 \$	Vacant (Estimated)
G	3470	G01	Garage	0 \$	200 \$	200 \$		0.00 \$	Included in lease
G	3470	G02	Garage	200 \$	200 \$	0 \$		0.00 \$	Vacant (Estimated)
G	3470	G03	Garage	0 \$	200 \$	200 \$		0.00 \$	Included in lease
G	3470	G04	Garage	200 \$	200 \$	0 \$		0.00 \$	Vacant (Estimated)
G	3470	G05	Garage	90 \$	200 \$	110 \$		0.00 \$	
G	3470	G06	Garage	200 \$	200 \$	0 \$		0.00 \$	Vacant (Estimated)
G	3470	G07	Garage	200 \$	200 \$	0 \$		0.00 \$	Vacant (Estimated)
G	3470	G08	Garage	200 \$	200 \$	0 \$		0.00 \$	Vacant (Estimated)
S	3470	L01	Storage	30 \$	30 \$	0 \$		0.00 \$	Vacant (Estimated)
S	3470	L02	Storage	0 \$	30 \$	30 \$		0.00 \$	Included in lease
S	3470	L03	Storage	0 \$	30 \$	30 \$		0.00 \$	Included in lease
S	3470	L04	Storage	30 \$	30 \$	0 \$		0.00 \$	Vacant (Estimated)
S	3470	L05	Storage	30 \$	30 \$	0 \$		0.00 \$	Vacant (Estimated)
S	3470	L06	Storage	30 \$	30 \$	0 \$		0.00 \$	Vacant (Estimated)
S	3470	L07	Storage	30 \$	30 \$	0 \$		0.00 \$	Vacant (Estimated)
S	3470	L08	Storage	30 \$	30 \$	0 \$		0.00 \$	Vacant (Estimated)

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
S	3470	L09	Storage	30 \$	30 \$	0 \$		0.00 \$	Vacant (Estimated)
S	3470	L10	Storage	30 \$	30 \$	0 \$		0.00 \$	Vacant (Estimated)
S	3470	L11	Storage	0 \$	30 \$	30 \$		0.00 \$	Included in lease
S	3470	L12	Storage	30 \$	30 \$	0 \$		0.00 \$	Vacant (Estimated)
S	3470	L13	Storage	30 \$	30 \$	0 \$		0.00 \$	Vacant (Estimated)
S	3470	L14	Storage	30 \$	30 \$	0 \$		0.00 \$	Vacant (Estimated)
S	3470	L15	Storage	30 \$	30 \$	0 \$		0.00 \$	Vacant (Estimated)
S	3470	L16	Storage	0 \$	30 \$	30 \$		0.00 \$	Included in lease
L	3470	Laundry	Laundry	225 \$	225 \$	0 \$		0.00 \$	Estimated

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	Average sq.ft	
RESIDENTIAL	15 Units	21,903 \$	262,836 \$	27,600 \$	331,200 \$	5,697 \$	68,364 \$	\$/sq.ft	4.17
OTHER REVENUES		1,675 \$	20,100 \$	2,305 \$	27,660 \$	630 \$	7,560 \$		914
GRAND TOTAL		23,578 \$	282,936 \$	29,905 \$	358,860 \$	6,327 \$	75,924 \$		1.60 \$

Residential - Rent Roll Statistics

3470 Ridgewood

Côte-des-Neiges

15 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 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	5	1,269 \$	1,120 \$	1,560 \$	6,343 \$	76,116 \$	1,650 \$	8,250 \$	99,000 \$	381 \$	1,907 \$	22,884 \$
2 bdrm	4 ½	10	1,556 \$	1,100 \$	1,950 \$	15,560 \$	186,720 \$	1,935 \$	19,350 \$	232,200 \$	379 \$	3,790 \$	45,480 \$
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	4.17	15	1,460 \$			21,903 \$	262,836 \$	1,840 \$	27,600 \$	331,200 \$	380 \$	5,697 \$	68,364 \$

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		8	136 \$	0 \$	200 \$	1,090 \$	13,080 \$	200 \$	1,600 \$	19,200 \$	64 \$	510 \$	6,120 \$
Parking		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Storage		16	23 \$	0 \$	30 \$	360 \$	4,320 \$	30 \$	480 \$	5,760 \$	8 \$	120 \$	1,440 \$
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: 1 D: 1					225 \$	2,700 \$		225 \$	2,700 \$		0 \$	0 \$
TOTAL						1,675 \$	20,100 \$		2,305 \$	27,660 \$		630 \$	7,560 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
3470	15	1,460 \$	21,903 \$	262,836 \$
Total	15	1,460 \$	21,903 \$	262,836 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	2	1,500 \$	3,000 \$	36,000 \$
2	4	1,227 \$	4,906 \$	58,872 \$
3	4	1,673 \$	6,691 \$	80,292 \$
4	4	1,352 \$	5,406 \$	64,872 \$
SS	1	1,900 \$	1,900 \$	22,800 \$
TOTAL	15	1,460 \$	21,903 \$	262,836 \$

Residential - Rent Roll Statistics

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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	5	842 sq.ft	1,120 \$	1,560 \$	1,269 \$	1,650 \$	381 \$	1,907 \$	22,884 \$
2 bdrm	4 ½	10	950 sq.ft	1,100 \$	1,950 \$	1,556 \$	1,935 \$	379 \$	3,790 \$	45,480 \$
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	4.17	15	914 sq.ft			1,460 \$	1,840 \$	380 \$	5,697 \$	68,364 \$

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	5	842 sq.ft	1.33 \$	1.85 \$	1.51 \$	1.96 \$	0.45 \$
2 bdrm	4 ½	10	950 sq.ft	1.13 \$	2.26 \$	1.64 \$	2.04 \$	0.40 \$
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	4.17	15	914 sq.ft			1.60 \$	2.01 \$	0.42 \$

THE LOCATION

3470 RIDGEWOOD



Côte-des-Neiges
Metro
1500 m
(~15 min.)



Summit Woods
Park
150 m
(~2 min.)



Université de
Montréal
1200 m
(~12 min.)



CÔTE-DES-NEIGES

Mount-Royal
Park

WESTMOUNT

Summit Woods
Park

ch. de la Côte-des-Neiges

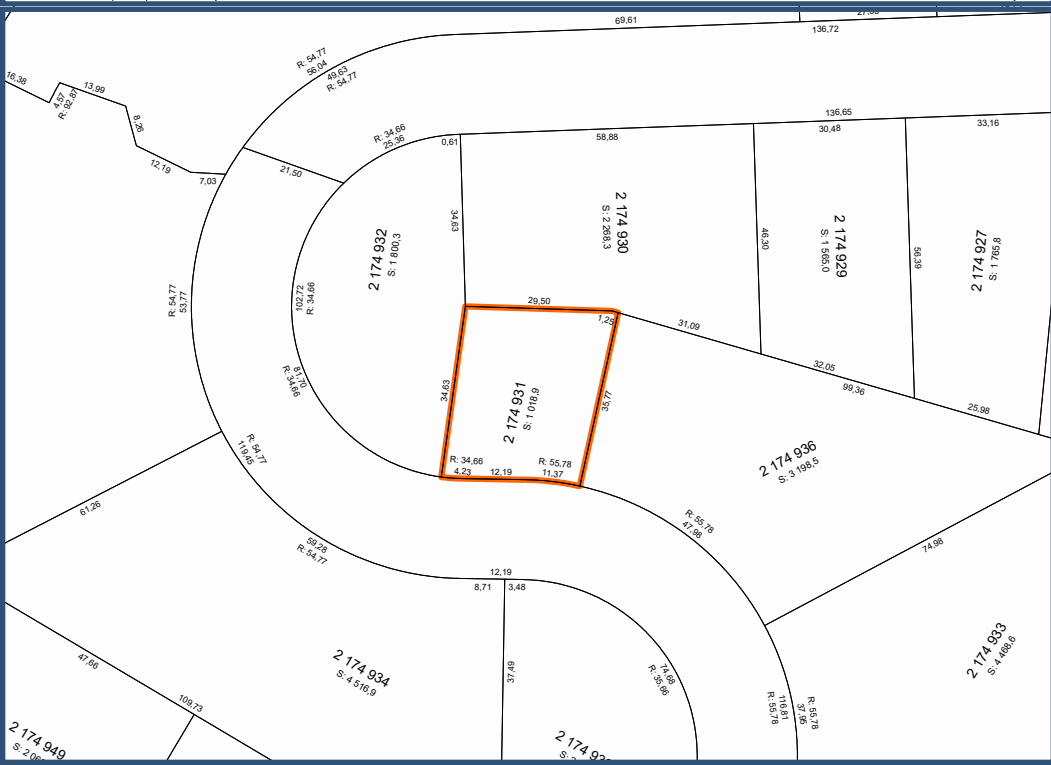
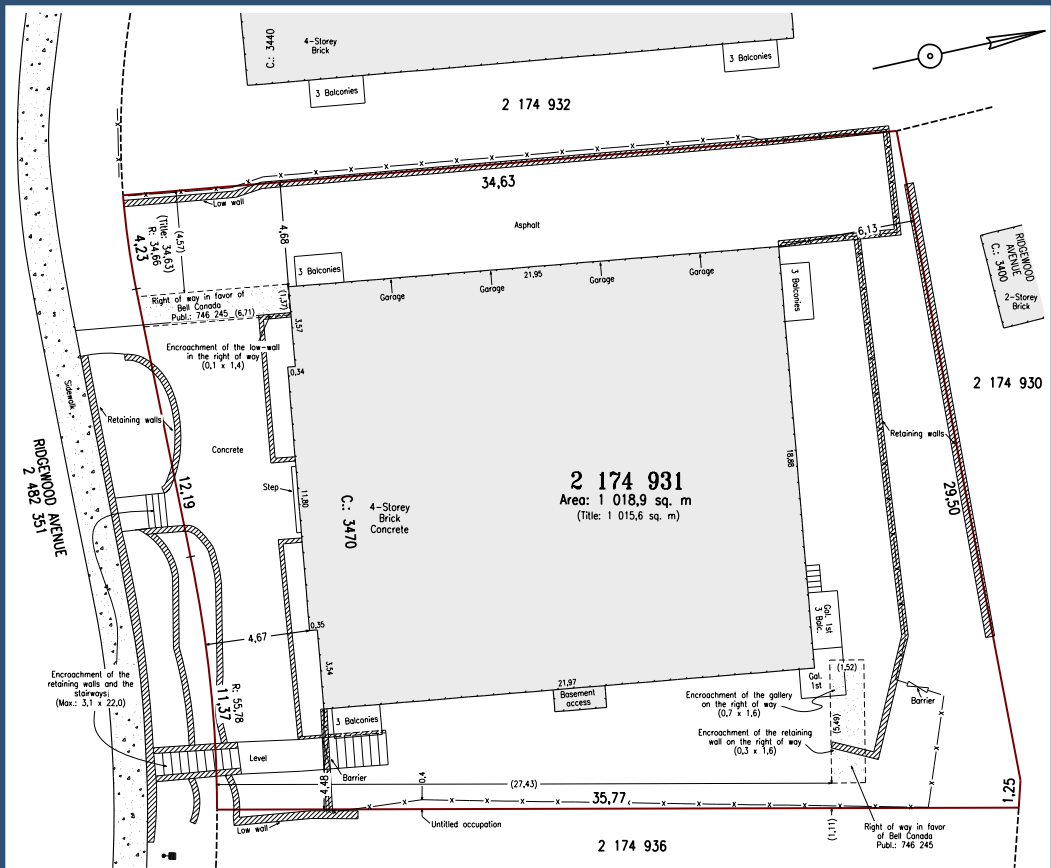
THE LOCATION

3470 RIDGEWOOD



CERTIFICATE OF LOCATION

3470 RIDGEWOOD



MUNICIPAL ASSESSMENT

3470 RIDGEWOOD



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 :	3470 Avenue Ridgewood
Arrondissement :	Arrondissement de Côte-des-Neiges - Notre-Dame-de-Grâce
Numéro de lot :	2174931
Numéro de matricule :	9639-03-6612-6-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3562
Numéro de compte foncier :	30 - F4934700

2. Propriétaire

Nom :	COMMUNAUTÉS INSPIRE S.E.C.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	863 SAINT-PIERRE 201, TERREBONNE QUEBEC, J6W 1E6
Date d'inscription au rôle :	2024-06-18

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale :	-	Nombre d'étages :	4
Superficie :	1 018,9 m ²	Année de construction :	1947
		Aire d'étages :	1 672,9 m ²
		Genre de construction :	-
		Lien physique :	Détaché
		Nombre de logements :	15
		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 :	1 120 800 \$	Valeur de l'immeuble au rôle antérieur :	3 312 000 \$
Valeur du bâtiment :	2 290 600 \$		
Valeur de l'immeuble :	3 411 400 \$		

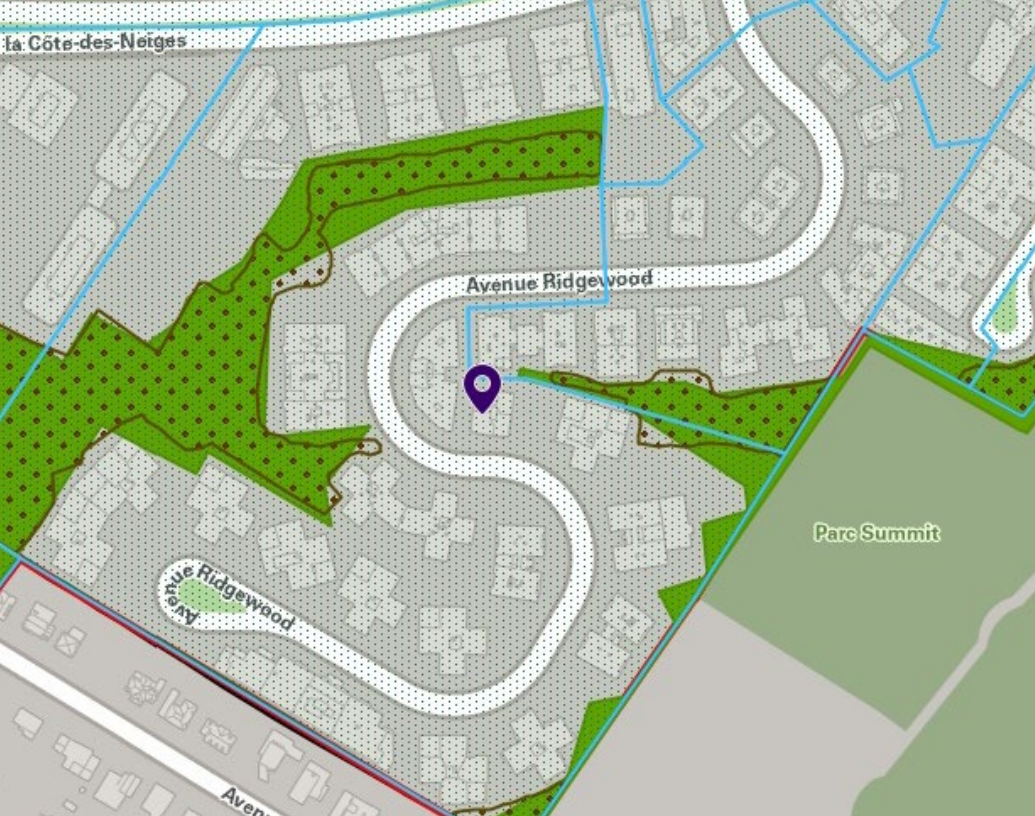
Annexe A.3 - Grille des usages et des spécifications

0705

CATÉGORIES D'USAGES		
CATÉGORIE D'USAGES PRINCIPALE		Classe d'occupation
H.6-7	12 logements et plus	-
AUTRE(S) CATÉGORIE(S) D'USAGES		
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NORMES PRESCRITES		
DENSITÉ	Min	Max
Densité / ISP	-	-
IMPLANTATION		
Mode(s) d'implantation	Isolé, jumelé	
Taux d'implantation (%)	-	50
Marge avant (m)	-	-
Marge latérale (m)	2,5	-
Marge arrière (m)	3	-
HAUTEUR		
Hauteur (étage)	3	5
Hauteur (m)	-	16

DISPOSITIONS PARTICULIÈRES	
1.	La superficie maximale d'une enseigne autorisée est de 1 m ² par établissement.
2.	La superficie maximale d'une enseigne autorisée pour un établissement dérogatoire protégé par droits acquis est de 2 m ² 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.



3470 RIDGEWOOD

The property is currently undergoing the permit approval process to convert the existing garages into two additional 4½ apartments of approximately 820 sq.ft. each.



01



02



03



04



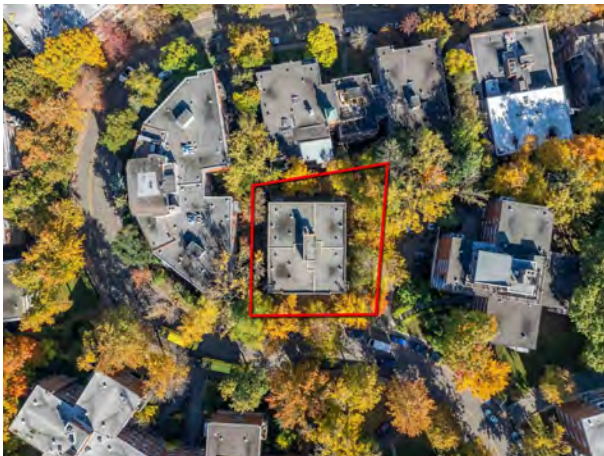
05



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.



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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.



IMMEUBLES GLORIA
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