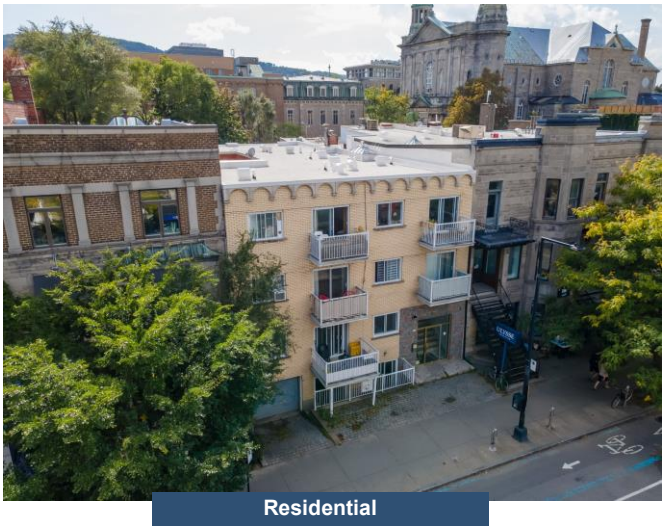
IMMEUBLES GLORIA

For Sale

4166 St-Denis — 3,750,000 $

Plateau-Mont-Royal — **19 units**



Residential

1½	2½	3½	4½	5½	6½		
0	5	8	6	0	0	19	0

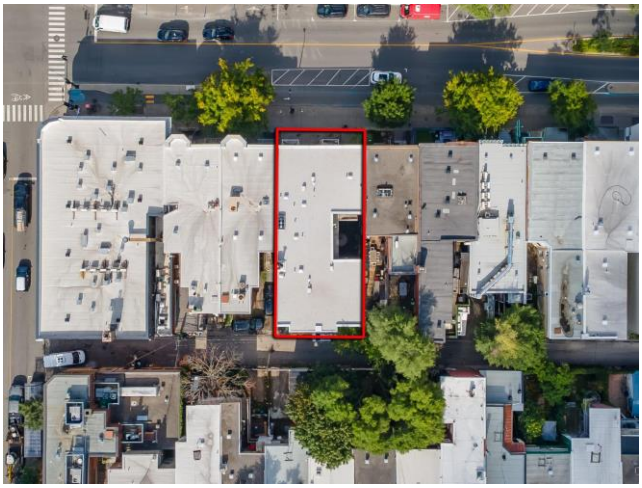
Financial Overview

GROSS POTENTIAL REVENUE	254,880 $
TOTAL EXPENSES	75,841 $
NET REVENUE	171,518 $
GRM	14.71
NRM	21.86
MUNICIPAL EVALUATION	3,191,900 $

COST PER UNIT	CAPITALIZATION RATE
197,368 $	**4.57 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
2.45 %	**5.20 %**

Highlights

- 19-unit rental property in the heart of Plateau-Mont-Royal
- 600 m from Mont-Royal metro and 500 m from La Fontaine Park
- Several renovations completed over the years
- Electric heating paid by tenants
- Hot water supplied by a dual-energy system installed in 2021
- Roof redone in 2025, doors and windows in 2021, fire alarm in 2019
- Large garage with untapped storage potential
- Strong rental demand in a sought-after location
- Current rents are low for the area
- Significant potential to increase the revenues
- Potential for advantageous CMHC MLI Select financing
- Strategic investment opportunity





2026-09-25 19:17

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

IMMEUBLES GLORIA

Description

4166 St-Denis — 3,750,000 $

Plateau-Mont-Royal — **19 units**

Residential

Studio	1 ½	0
Alcove	2 ½	5
1 bdrm	3 ½	8
2 bdrm	4 ½	6
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units		**19**

Commercial

Commercial	0
Total Units	**0**

Parking

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

General Information

Zoning	Semi-Commercial
Cadastral	1202799
Building Type	Attached
Floor Nb.	3 1/2
Year Built	1972
Lot Area	
Building Area	
Stove	Included in leases
Refrigerator	Included in leases
Washer	Owner
Dryer	Owner
Elevator	None
Wash/Dry Hookups	Laundry room
Dishwasher Hookups	None
Pool	None
Furnished	Fridge and stove
AC units	None
Basement	Garage and units
Fireplace	None
Intercom	Yes

Location

Main Artery	St-Denis
Intersection	St-Denis / Rachel E.
Shopping Center	
Metro Station	Mont-Royal
Bus	
School	UQAM, UdeM, McGill
Hospital	Notre-Dame Hospital
Attraction	La Fontaine Park, Mount-Roya

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity & Gas
Responsibility	Owner
Water Tank	

Building Overview

Roof	2025 (55k$)
Windows	Windows and patio doors (2021)
Balconies	
Exterior Walls	
Electricity	800A main entry | 100A in the 4 1/2, 60A in the other | Hydro-Quebec meter for each unit
Plumbing	
Heating System	Electric heating paid by the tenants
Hot Water Tanks	Bi-energy hot water heating system (2021) | Hot water paid by the owner
Elevator	None
Garage	Large garage for storage
Bathrooms	
Kitchens	
Certificate of Location	
Environmental Report	Phase 1 (2006-12) | Phase 4 (2006-12) | A new Phase 1 environmental report will be ordered shortly.

Notes

- Zoning C4.H (commercial and multirésidential) | Zone 0291
- Fire alarm system replaced in 2019

*** 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

4166 St-Denis — 3,750,000 $

Plateau-Mont-Royal — **19 units**

RESIDENTIAL						
Type		Units	%	Avg	Annual $	%
Studio	1 ½	0	0%	0 $	0 $	0%
Alcove	2 ½	5	26%	854 $	51,252 $	20%
1 bdrm	3 ½	8	42%	1,119 $	107,388 $	43%
2 bdrm	4 ½	6	32%	1,279 $	92,064 $	37%
3 bdrm	5 ½	0	0%	0 $	0 $	0%
4 bdrm +	6 ½+	0	0%	0 $	0 $	0%
Total	**3.55**	**19**		**1,100 $**	**250,704 $**	

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	19	250,704 $	98%	13,195 $	
Revenue - Commercial	0	0 $	0%	0 $	
Revenue - Garage	1	876 $	0%	46 $	
Revenue - Parking	0	0 $	0%	0 $	
Revenue - Laundry		3,300 $	1%	174 $	Estimated
Revenue - Storage		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
GROSS POTENTIAL REVENUE		**254,880 $**	**100%**		
Vacancies - Residential		7,521 $	3.0%	396 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**247,359 $**			
EXPENSES					
Taxes - Municipal		18,871 $	7.6%	993 $	2026 invoice
Taxes - School		2,269 $	0.9%	119 $	2026-2027 invoice
Taxes - Water		0 $	0.0%	0 $	
Taxes - Garbages		0 $	0.0%	0 $	
Taxes - Special		0 $	0.0%	0 $	
Natural Gas		3,009 $	1.2%	158 $	
Electricity		2,099 $	0.9%	110 $	
Insurance		10,867 $	4.4%	572 $	
Lawn Care / Snow Removal		0 $	0.0%	0 $	
Garbage Removal		0 $	0.0%	0 $	
Elevator		0 $	0.0%	0 $	
Telephone / Intercom		704 $	0.3%	37 $	
Contract - Other		0 $	0.0%	0 $	
Contract - Other		0 $	0.0%	0 $	
Repairs & Maintenance		13,300 $	5.4%	700 $	CMHC normalized
Other Costs		2,474 $	1.0%	130 $	CMHC normalized
Superintendent - Janitor		7,600 $	3.1%	400 $	CMHC normalized
Administration		12,368 $	5.0%	651 $	CMHC normalized
Reserve - Appliances		2,280 $	0.9%	120 $	CMHC normalized
TOTAL EXPENSES		**75,841 $**	**30.7%**	**3,992 $**	
NET REVENUE		**171,518 $**	**69.3%**		

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IMMEUBLES GLORIA

Investment Analysis

4166 St-Denis — 3,750,000 $

Plateau-Mont-Royal — **19 units**

FINANCING

	CMHC MLI Select (100 pts)		CMHC MLI Select (70 pts)		CMHC MLI Select (50 pts)	
LISTED PRICE	**3,750,000 $**		**3,750,000 $**		**3,750,000 $**	
LOAN AMOUNT	**3,125,000 $**	83.3 %	**3,025,000 $**	80.7 %	**2,900,000 $**	77.3 %
Lender	**CMHC MLI Select**		**CMHC MLI Select**		**CMHC MLI Select**	
Rate	4.50 %		4.50 %		4.50 %	
Amortization	50		45		40	
Term	5		5		5	
Maturity Date						
Monthly Payment	13,017 $		12,993 $		12,960 $	
Debt Coverage	**1.10**		**1.10**		**1.10**	
CASH TO PURCHASE	**625,000 $**	16.7%	**725,000 $**	19.3%	**850,000 $**	22.7%

RETURN

Net Revenue	171,518 $	171,518 $	171,518 $
Mortgage Annual Cost	156,204 $	155,913 $	155,518 $
Cash Flow	**15,314 $**	**15,606 $**	**16,000 $**
Return on Cash Flow	**2.45 %**	**2.15 %**	**1.88 %**
Return on Investment	**5.20 %**	**5.11 %**	**5.03 %**
G.R.M.	14.71	14.71	14.71
N.R.M.	21.86	21.86	21.86
Cost per Unit	197,368 $	197,368 $	197,368 $
Cap. Rate	4.57 %	4.57 %	4.57 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
197,368 $	**2.45 %**	**5.20 %**	**4.57 %**

Notes

- Option 1: New CMHC MLI Select 100 points financing (energy efficiency and/or affordability).
- Option 2: New CMHC MLI Select 70 points financing (energy efficiency and/or affordability).
- Option 3: New CMHC MLI Select 50 points financing (energy efficiency or affordability).

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IMMEUBLES GLORIA

Residential - Rent Roll

4166 St-Denis

Plateau-Mont-Royal — 19 units

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
1	SS	4166	**001**	2.5	756 $	1,050 $	294 $	
2	SS	4166	**002**	2.5	1,050 $	1,050 $	0 $	Vacant (Estimated)
3	1	4166	**101**	4.5	1,595 $	1,650 $	55 $	
4	1	4166	**103**	3.5	901 $	1,350 $	449 $	
5	1	4166	**104**	2.5	658 $	1,050 $	392 $	
6	1	4166	**105**	4.5	1,500 $	1,650 $	150 $	Janitor (Estimated)
7	1	4166	**106**	3.5	1,009 $	1,350 $	341 $	
8	2	4166	**201**	3.5	1,167 $	1,350 $	183 $	
9	2	4166	**202**	4.5	1,195 $	1,650 $	455 $	
10	2	4166	**203**	3.5	1,000 $	1,350 $	350 $	
11	2	4166	**204**	2.5	1,050 $	1,050 $	0 $	Vacant (Estimated)
12	2	4166	**205**	4.5	1,140 $	1,650 $	510 $	
13	2	4166	**206**	3.5	1,000 $	1,350 $	350 $	
14	3	4166	**301**	3.5	1,172 $	1,350 $	178 $	
15	3	4166	**302**	4.5	1,004 $	1,650 $	646 $	
16	3	4166	**303**	3.5	1,350 $	1,350 $	0 $	Vacant (Estimated)
17	3	4166	**304**	2.5	757 $	1,050 $	293 $	
18	3	4166	**305**	4.5	1,238 $	1,650 $	412 $	
19	3	4166	**306**	3.5	1,350 $	1,350 $	0 $	Vacant (Estimated)
20	L	4166	**Buanderie**	Laundry	275 $	275 $	0 $	
21	G	4166	**Garage**	Garage	73 $	1,000 $	927 $	Large garage for storage

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	**Annual $**	**Monthly $**	**Annual $**	**Monthly $**	**Annual $**
RESIDENTIAL	19 Units	20,892 $	250,704 $	25,950 $	311,400 $	5,058 $	60,696 $
OTHER REVENUES		348 $	4,176 $	1,275 $	15,300 $	927 $	11,124 $
GRAND TOTAL		**21,240 $**	**254,880 $**	**27,225 $**	**326,700 $**	**5,985 $**	**71,820 $**

Average Apartment Size 3.55

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IMMEUBLES GLORIA

Residential - Rent Roll
Statistics

4166 St-Denis

Plateau-Mont-Royal — **19 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	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
Alcove	2 ½	5	854 $	658 $	1,050 $	4,271 $	51,252 $	1,050 $	5,250 $	63,000 $	196 $	979 $	11,748 $
1 bdrm	3 ½	8	1,119 $	901 $	1,350 $	8,949 $	107,388 $	1,350 $	10,800 $	129,600 $	231 $	1,851 $	22,212 $
2 bdrm	4 ½	6	1,279 $	1,004 $	1,595 $	7,672 $	92,064 $	1,650 $	9,900 $	118,800 $	371 $	2,228 $	26,736 $
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	**3.55**	**19**	**1,100 $**			**20,892 $**	**250,704 $**	**1,366 $**	**25,950 $**	**311,400 $**	**266 $**	**5,058 $**	**60,696 $**

AMENITIES

			Actual					Market Value			Difference Actual VS Market		
Type	Size	Units	Average	Min	Max	Monthly $	Annual $	Average	Monthly $	Annual $	Average	Monthly $	Annual $
Garage		1	73 $	73 $	73 $	73 $	876 $	1,000 $	1,000 $	12,000 $	927 $	927 $	11,124 $
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: 1 D: 1					275 $	3,300 $		275 $	3,300 $		0 $	0 $
TOTAL						**348 $**	**4,176 $**		**1,275 $**	**15,300 $**		**927 $**	**11,124 $**

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly $	Annual $
4166	19	1,100 $	20,892 $	250,704 $
Total	**19**	**1,100 $**	**20,892 $**	**250,704 $**

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly $	Annual $
1	5	1,133 $	5,663 $	67,956 $
2	6	1,092 $	6,552 $	78,624 $
3	6	1,145 $	6,871 $	82,452 $
SS	2	903 $	1,806 $	21,672 $
TOTAL	**19**	**1,100 $**	**20,892 $**	**250,704 $**

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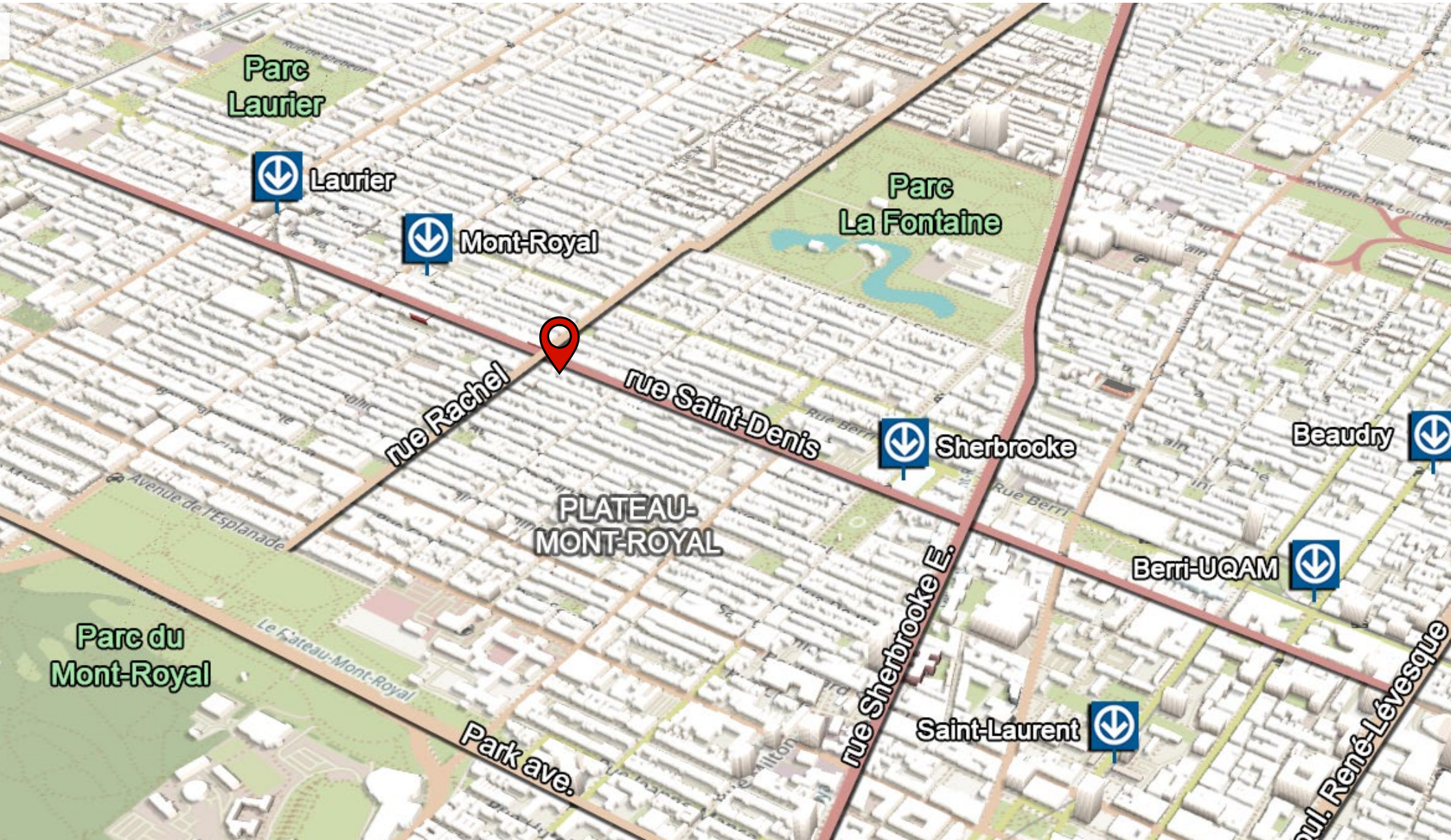
THE LOCATION

4166 SAINT-DENIS

Mont-Royal
metro
600 m
(~6 min.)

Lafontaine
Park
500 m
(~5 min.)

UQAM - 1.5 km
McGill - 2 km
Concordia - 3 km



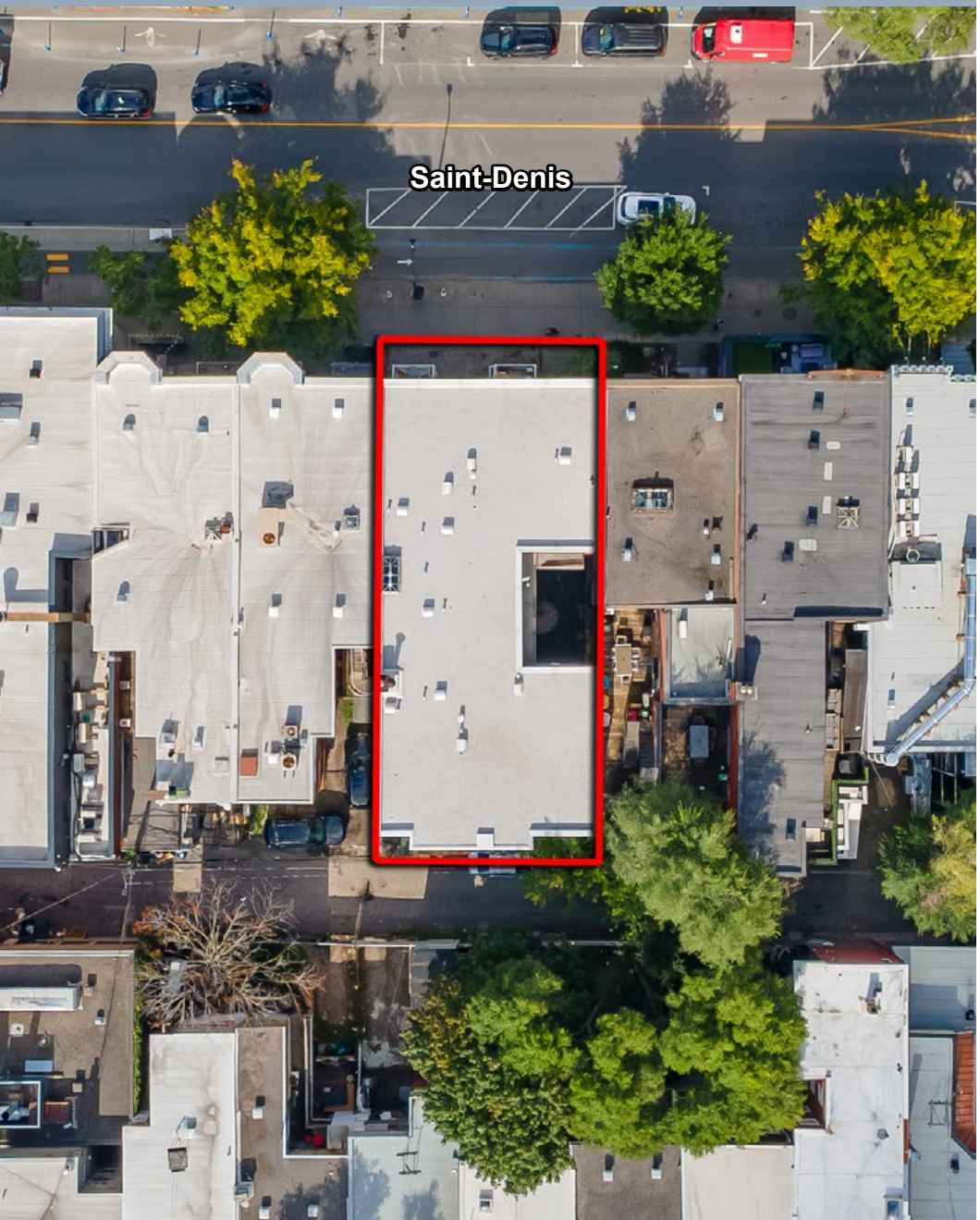
THE LOCATION

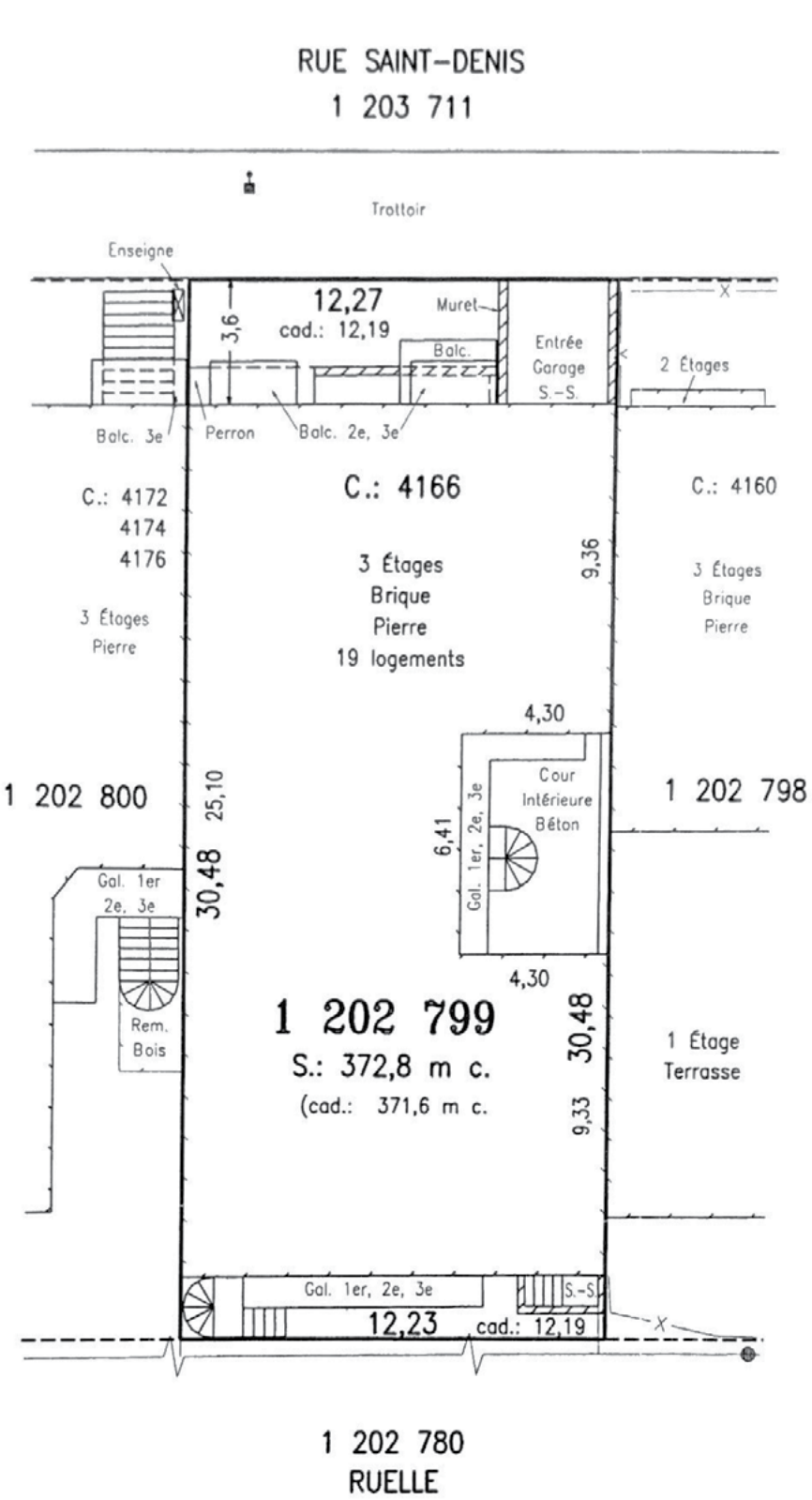
4166 SAINT-DENIS



CERTIFICATE OF LOCATION

4166 SAINT-DENIS





ZONING

4166 SAINT-DENIS

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 :	4166 Rue Saint-Denis
Arrondissement :	Arrondissement du Plateau-Mont-Royal
Numéro de lot :	1202799
Numéro de matricule :	9842-73-1885-6-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	2505
Numéro de compte foncier :	30 - F50088800

2. Propriétaire

Nom :	DION, VINCENT
Statut aux fins d'imposition scolaire :	Personne physique
Adresse postale :	2980 CHICOUTIMI , LAVAL QUEBEC, H7E 4V6
Date d'inscription au rôle :	2007-01-31
Nom :	BRUNET, MONICA
Statut aux fins d'imposition scolaire :	Personne physique
Nom :	BROUILLARD, LISE
Statut aux fins d'imposition scolaire :	Personne physique

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale :	12,19 m
Superficie :	371,6 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	3
Année de construction :	1972
Aire d'étages :	808 m^2
Genre de construction :	-
Lien physique :	En rangée plus de 1 côté
Nombre de logements :	20
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 :	1 003 300 $
Valeur du bâtiment :	2 188 600 $
Valeur de l'immeuble :	3 191 900 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	2 751 600 $

RÈGLEMENT D'URBANISME 01-277

Numéro de la zone : 0291

Usages prescrits

Catégorie 1 : C.4
Catégorie 2 : H
Catégorie 3 :
Catégorie 4 :
Note :

* voir le Règlement d'urbanisme pour la description complète des catégories.

Hauteurs et marges

Minimum d'étages : 3,0
Maximum d'étages : 3,0
Minimum en mètres : -
Maximum en mètres : 14,0

Note :

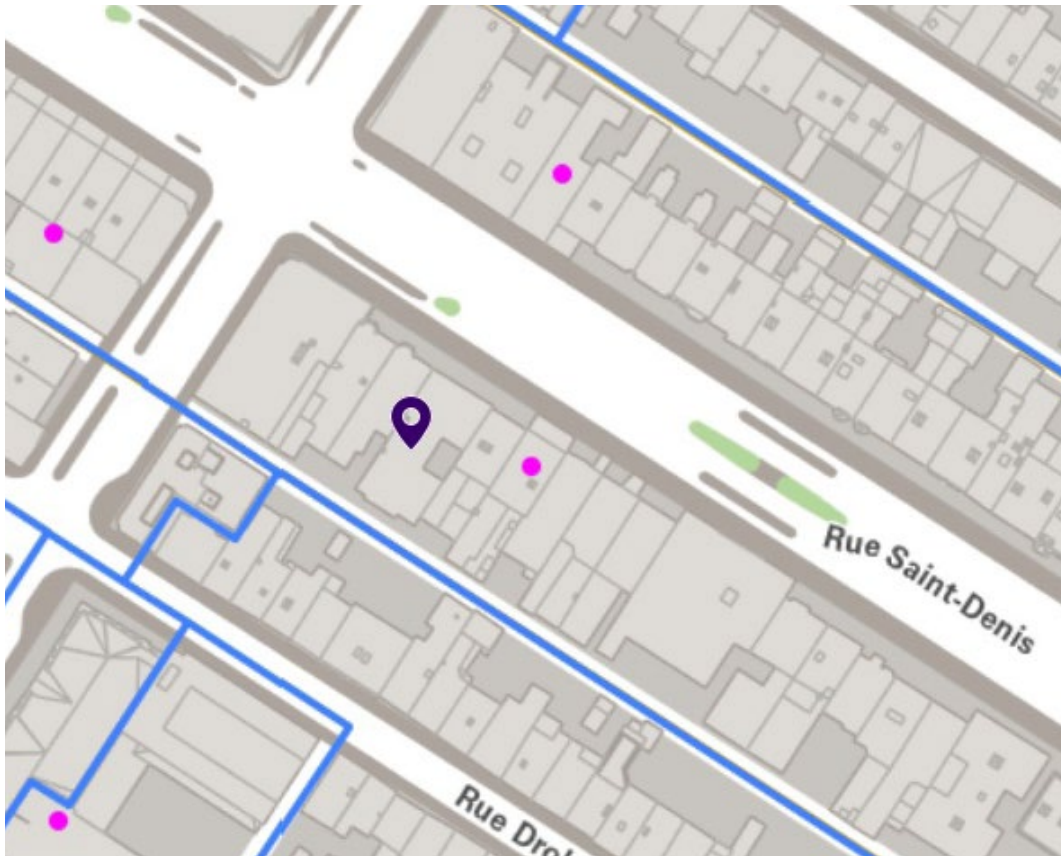
Hauteur maximale (en mètres)	Marge latérale minimale (en mètres)	Marge arrière minimale (en mètres)
Jusqu'à 12,5 m	1,5	3,0
Plus de 12,5 m jusqu'à 20 m	2,5	3,0
Plus de 20 m jusqu'à 30 m	3,0	4,0
Plus de 30 m	4,0	4,0

Taux d'implantation et densités

Taux d'implantation minimum (%): 30
Taux d'implantation maximum (%): 85

Note :

Densité minimale : 1,0
Densité maximale : 3,0
Note :



01



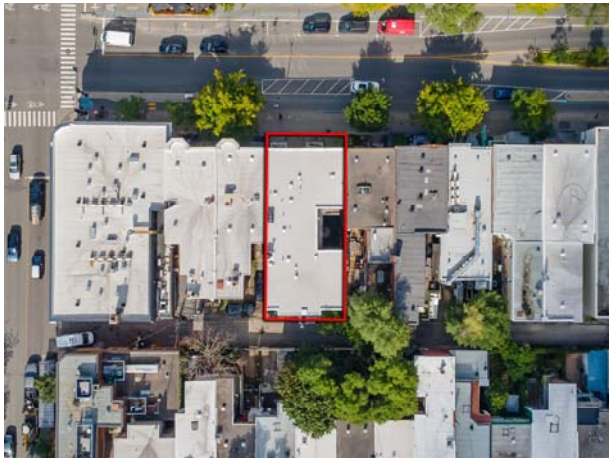
02



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 BROKERS

IMMEUBLES GLORIA's and YESARRAZIN's (collectively the “Agency”) services have been retained in exclusivity by the Seller towards 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.



IMMEUBLES GLORIA
Real Estate Agency

Marc-André Knot, CPA
Commercial real estate broker AEO
514.683.6666 x102
marc.andre@immeublesgloria.com



L’AGENCE IMMOBILIÈRE
YESARRAZIN.

Yanick E. Sarrazin Phd.
Real estate broker AEO
Residential and commercial
514.799.9841
yanick@yesarrazin.com