

4166 St-Denis

3,750,000 \$

Plateau-Mont-Royal

19 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	240,420 \$
TOTAL EXPENSES	74,999 \$
NET REVENUE	158,334 \$
GRM	15.60
NRM	23.68
MUNICIPAL EVALUATION	3,191,900 \$

COST PER UNIT

197,368 \$

CAPITALIZATION
RATE

4.22 %

RETURN ON
CASH FLOW

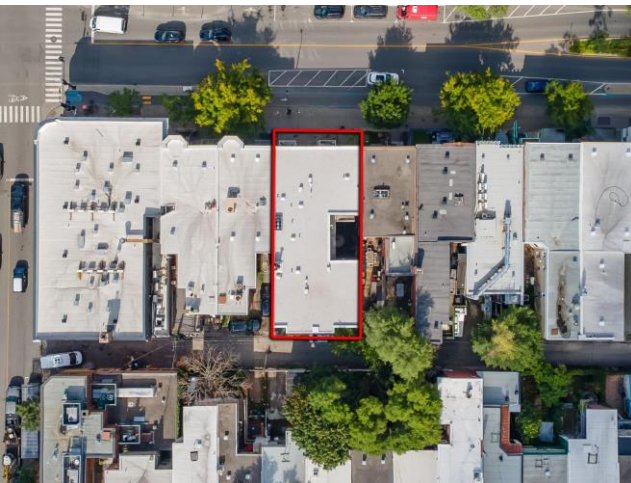
1.91 %

RETURN ON
INVESTMENT

4.30 %

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



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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-Royal

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 multirésidentiel) | 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. ***

Revenue & Expenses

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RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	0	0%	0 \$	0 \$	0%
Alcove	2 ½	5	26%	748 \$	44,856 \$	19%
1 bdrm	3 ½	8	42%	1,035 \$	99,324 \$	42%
2 bdrm	4 ½	6	32%	1,279 \$	92,064 \$	39%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	3.55	19	1,036 \$	236,244 \$		

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

REVENUE

		\$	%	Per Unit	Notes
Revenue - Residential	19	236,244 \$	98%	12,434 \$	
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		240,420 \$	100%		
Vacancies - Residential		7,087 \$	3.0%	373 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		233,333 \$			

EXPENSES

Taxes - Municipal	18,871 \$	8.1%	993 \$	2026 invoice
Taxes - School	2,269 \$	1.0%	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 \$	1.3%	158 \$	
Electricity	2,099 \$	0.9%	110 \$	
Insurance	10,867 \$	4.7%	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 \$	5.7%	700 \$	CMHC normalized
Other Costs	2,333 \$	1.0%	123 \$	CMHC normalized
Superintendent - Janitor	7,600 \$	3.3%	400 \$	CMHC normalized
Administration	11,667 \$	5.0%	614 \$	CMHC normalized
Reserve - Appliances	2,280 \$	1.0%	120 \$	CMHC normalized
TOTAL EXPENSES	74,999 \$	32.1%	3,947 \$	
NET REVENUE	158,334 \$	67.9%		

Investment Analysis

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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	3,000,000 \$	80.0 %	2,900,000 \$	77.3 %	2,775,000 \$
	CMHC MLI Select		CMHC MLI Select		CMHC MLI Select
Lender					
Rate	4.25 %		4.25 %		4.25 %
Amortization	50		45		40
Term	5		5		5
Maturity Date					
Monthly Payment	11,997 \$		11,988 \$		11,968 \$
Debt Coverage	1.10		1.10		1.10
CASH TO PURCHASE	750,000 \$	20.0%	850,000 \$	22.7%	975,000 \$
					26.0%

RETURN

Net Revenue	158,334 \$	158,334 \$	158,334 \$
Mortgage Annual Cost	143,967 \$	143,851 \$	143,614 \$
Cash Flow	14,367 \$	14,483 \$	14,720 \$
Return on Cash Flow	1.91 %	1.70 %	1.50 %
Return on Investment	4.30 %	4.30 %	4.30 %
G.R.M.	15.60	15.60	15.60
N.R.M.	23.68	23.68	23.68
Cost per Unit	197,368 \$	197,368 \$	197,368 \$
Cap. Rate	4.22 %	4.22 %	4.22 %

COST PER UNIT

197,368 \$

RETURN ON
CASH FLOW

1.91 %

RETURN ON
INVESTMENT

4.30 %

CAPITALIZATION
RATE

4.22 %

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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#	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	658 \$	1,050 \$	392 \$	
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	909 \$	1,050 \$	141 \$	
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	953 \$	1,350 \$	397 \$	
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	1,075 \$	1,350 \$	275 \$	
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		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	3.55
RESIDENTIAL	19 Units	19,687 \$	236,244 \$	25,950 \$	311,400 \$	6,263 \$	75,156 \$	
OTHER REVENUES		348 \$	4,176 \$	1,275 \$	15,300 \$	927 \$	11,124 \$	
GRAND TOTAL		20,035 \$	240,420 \$	27,225 \$	326,700 \$	7,190 \$	86,280 \$	

Residential - Rent Roll Statistics

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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	5	748 \$	658 \$	909 \$	3,738 \$	44,856 \$	1,050 \$	5,250 \$	63,000 \$	302 \$	1,512 \$	18,144 \$
1 bdrm	3 ½	8	1,035 \$	901 \$	1,172 \$	8,277 \$	99,324 \$	1,350 \$	10,800 \$	129,600 \$	315 \$	2,523 \$	30,276 \$
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	1,036 \$			19,687 \$	236,244 \$	1,366 \$	25,950 \$	311,400 \$	330 \$	6,263 \$	75,156 \$

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			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	1,036 \$	19,687 \$	236,244 \$
Total	19	1,036 \$	19,687 \$	236,244 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	5	1,133 \$	5,663 \$	67,956 \$
2	6	1,069 \$	6,411 \$	76,932 \$
3	6	1,033 \$	6,199 \$	74,388 \$
SS	2	707 \$	1,414 \$	16,968 \$
TOTAL	19	1,036 \$	19,687 \$	236,244 \$

THE LOCATION

4166 SAINT-DENIS



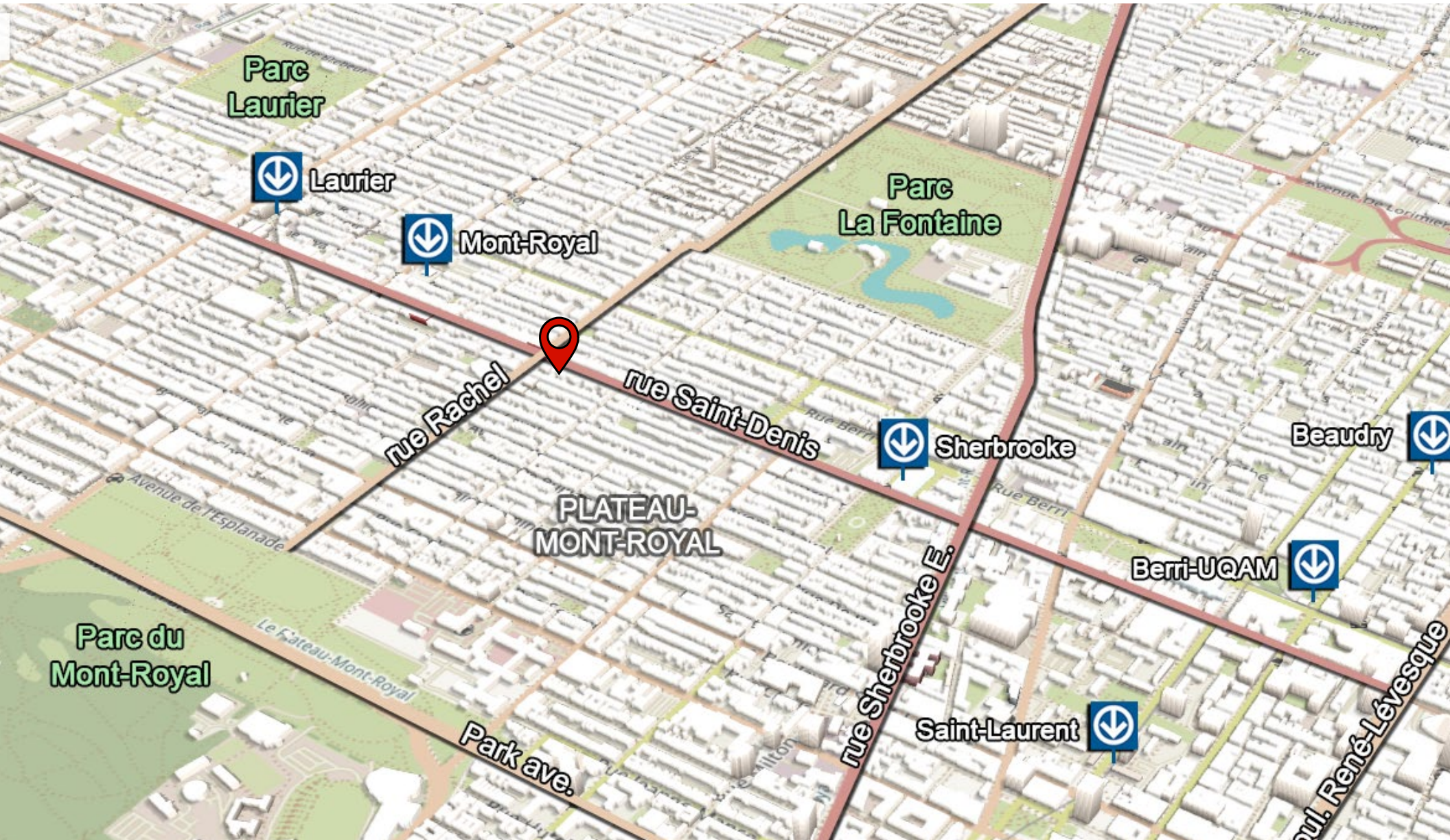
Mont-Royal
metro
600 m
(~6 min.)



Lafontaine
Park
500 m
(~5 min.)



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



THE LOCATION

4166 SAINT-DENIS



Sherbrooke



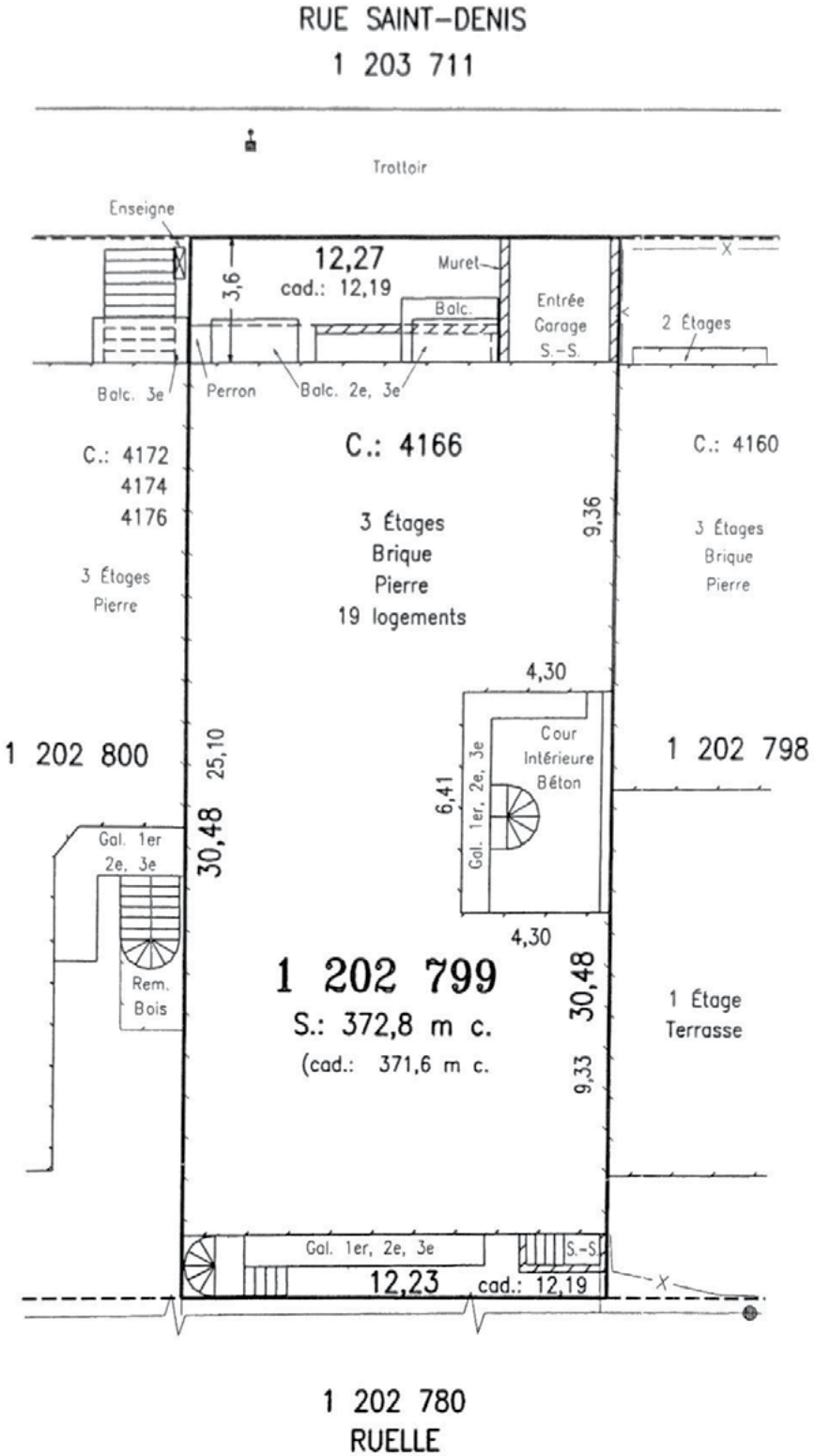
Mont-Royal

Saint-Denis

Rachel E.

CERTIFICATE OF LOCATION

4166 SAINT-DENIS



ZONING

4166 SAINT-DENIS



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		Caractéristiques du bâtiment principal	
Mesure frontale :	12,19 m	Nombre d'étages :	3
Superficie :	371,6 m ²	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		Rôle antérieur	
Date de référence au marché :	2024-07-01	Date de référence au marché :	2021-07-01
Valeur du terrain :	1 003 300 \$	Valeur de l'immeuble au rôle antérieur :	2 751 600 \$
Valeur du bâtiment :	2 188 600 \$		
Valeur de l'immeuble :	3 191 900 \$		

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

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

Note :

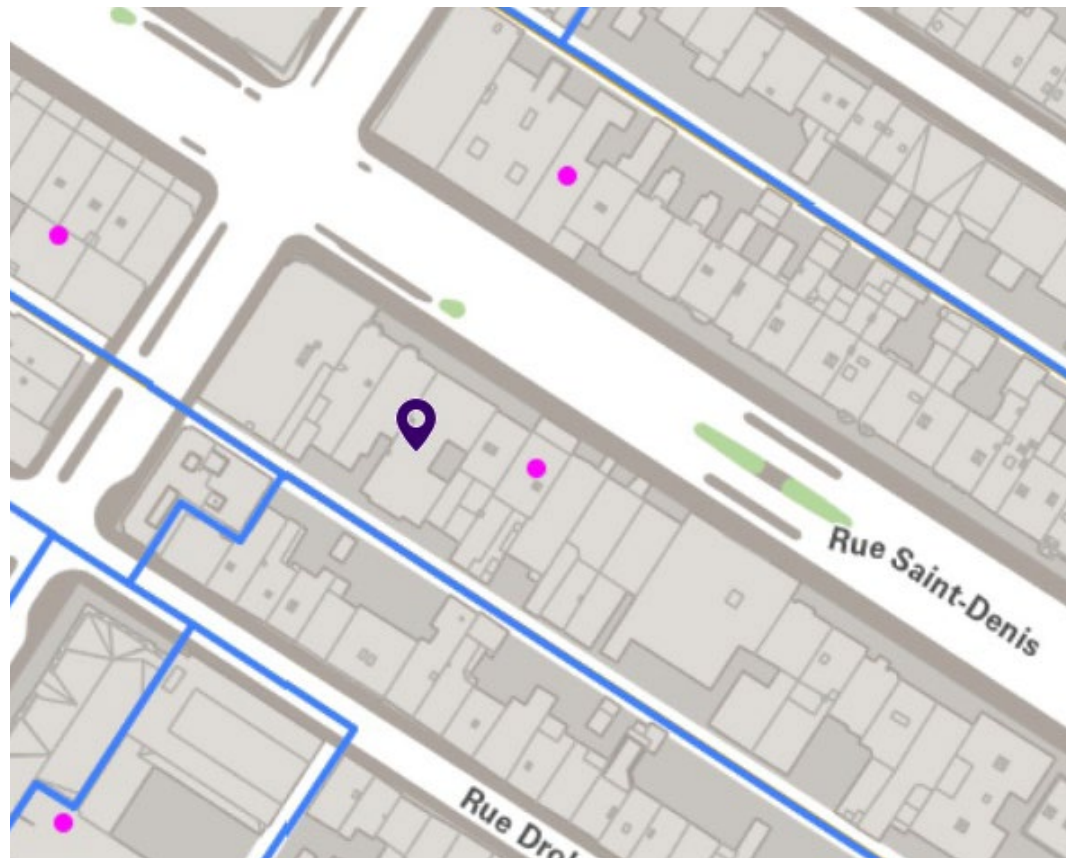
Taux d'implantation et densités

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

IMMEUBLES GLORIA
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YESARRAZIN.

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