



451-463 RACHEL E.

Semi-commercial building

FOR SALE

IMMEUBLES
GLORIA IMMEUBLES GLORIA
Real Estate Agency

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451-463 Rachel E.

2,650,000 \$

Plateau-Mont-Royal

7 res. + 1 comm.



Semi-Commercial



Financial Overview

GROSS POTENTIAL REVENUE	211,061 \$
TOTAL EXPENSES	76,970 \$
NET REVENUE	126,713 \$
MUNICIPAL EVALUATION	1,901,700 \$

CAPITALIZATION RATE

4.78 %

NET REVENUE MULTIPLIER

20.91

RETURN ON CASH FLOW

2.15 %

RETURN ON INVESTMENT

4.87 %

Highlights

- Incredible semi-commercial opportunity in the heart of the Plateau
- 71 ft frontage on Rachel E, just steps from the St-Denis intersection
- 450 m from Mont-Royal metro and 500 m from La Fontaine Park
- High foot traffic, ideal for attracting commercial tenants
- Electric heating and hot water paid by the tenants
- Two units recently fully renovated
- Plans available for expansion of the 3rd floor and addition of 7 units
- Opportunity for an owner-occupant
- Strategic investment in one of the area's most desirable locations



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Residential		
Studio	1 ½	2
Alcove	2 ½	0
1 bdrm	3 ½	5
2 bdrm	4 ½	0
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units		7

Commercial	
Commercial	1
Total Units	1

Parking	
Parking	0
Garage	0
Storage	0
Total Spaces	0

General Information

Zoning	Semi-Commercial
Cadastral	1203251
Building Type	Semi-Detached
Floor Nb.	3
Year Built	1939
Lot Area	263 m2
Building Area	
Stove	As per leases
Refrigerator	As per leases
Washer	None
Dryer	None
Elevator	None
Wash/Dry Hookups	None
Dishwasher Hookups	None
Pool	None
Furnished	Fridge & stove
AC units	None
Basement	
Fireplace	None
Intercom	Yes

Location

Main Artery	St-Denis
Intersection	St-Denis / Rachel E.
Shopping Center	Mont-Royal street
Metro Station	Mont-Royal metro
Bus	
School	UQAM
Hospital	Notre-Dame, CHUM
Attraction	Mount-Royal

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	2020
Windows	
Balconies	
Exterior Walls	Brick anchors (2023)
Electricity	400A
Plumbing	
Heating System	Electric heating paid by the tenants
Hot Water Tanks	Electric hot water paid by the tenants
Elevator	None
Garage	None
Bathrooms	Two renovated units (#3 and #4)
Kitchens	Two renovated units (#3 and #4)
Certificate of Location	Louis-Philippe Fouquette - 2017-06-20
Environmental Report	

Notes

- Zoning: Usage C.2 H (Residential and commercial) Zone 0356
- Walk Score: 100 Bike Score: 97
- Plans have been prepared for the expansion of the 3rd floor and the subdivision of units, for a total of 14 residential units and 2 commercial spaces.
*** 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	2	29%	1,263 \$	30,300 \$	27%
Alcove	2 ½	0	0%	0 \$	0 \$	0%
1 bdrm	3 ½	5	71%	1,344 \$	80,664 \$	73%
2 bdrm	4 ½	0	0%	0 \$	0 \$	0%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	2.93	7		1,321 \$	110,964 \$	

COMMERCIAL				
Type	Size	Units	Annual \$	\$/sq.ft
Commercial Space	2,877	1	80,990 \$	28.15 \$
Total	2,877	1	80,990 \$	28.15 \$

REVENUE		\$	%	Notes
Revenue - Residential	7	110,964 \$	53%	
Revenue - Commercial	1	80,990 \$	38%	
Revenue - Garage	0	0 \$	0%	
Revenue - Parking	0	0 \$	0%	
Revenue - Laundry		0 \$	0%	
Revenue - Storage		0 \$	0%	
Revenue - Recovery of Expenses		19,107 \$	9%	60% of municipal taxes
Revenue - Other		0 \$	0%	
GROSS POTENTIAL REVENUE		211,061 \$	100%	
Vacancies - Residential		3,329 \$	3.0%	Normalized
Vacancies - Commercial		4,050 \$	5.0%	Normalized
Vacancies - Parking		0 \$	0.0%	
GROSS EFFECTIVE REVENUE		203,683 \$		
EXPENSES				
Taxes - Municipal		31,845 \$	15.6%	2026 invoice
Taxes - School		1,384 \$	0.7%	2025-2026 invoice
Taxes - Water		0 \$	0.0%	
Taxes - Garbages		0 \$	0.0%	
Taxes - Special		0 \$	0.0%	
Natural Gas		0 \$	0.0%	
Electricity		0 \$	0.0%	
Insurance		18,459 \$	9.1%	2025-2026
Lawn Care / Snow Removal		0 \$	0.0%	
Garbage Removal		0 \$	0.0%	
Elevator		0 \$	0.0%	
Internet		840 \$	0.4%	
Contract - Other		0 \$	0.0%	
Contract - Other		0 \$	0.0%	
Repairs & Maintenance		10,184 \$	5.0%	Normalized
Reserve - Structure		4,074 \$	2.0%	Normalized
Superintendent - Janitor		0 \$	0.0%	Normalized
Administration		10,184 \$	5.0%	Normalized
Other Expense		0 \$	0.0%	
TOTAL EXPENSES		76,970 \$	37.8%	
NET REVENUE		126,713 \$	62.2%	

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FINANCING

	Mortgage Estimated		Assumption		
LISTED PRICE	2,650,000 \$		2,650,000 \$		2,650,000 \$
LOAN AMOUNT	1,485,000 \$	56.0 %	1,321,131 \$	49.9 %	
Lender	Estimated Conventional		RBC		
Rate	4.80 %		5.92 %		
Amortization	25		23		
Term	5		2		
Maturity Date			2027-12-01		
Monthly Payment	8,469 \$		8,717 \$		0 \$
Debt Coverage	1.25		1.21		0.00
CASH TO PURCHASE	1,165,000 \$	44.0 %	1,328,869 \$	50.1 %	2,650,000 \$ 100.0 %

RETURN

Net Revenue	126,713 \$	126,713 \$	126,713 \$
Mortgage Annual Cost	101,623 \$	104,603 \$	0 \$
Cash Flow	25,090 \$	22,110 \$	126,713 \$
Return on Cash Flow	2.15 %	1.66 %	4.78 %
Return on Investment	4.87 %	3.77 %	4.78 %
G.R.M.	12.56	12.56	12.56
N.R.M.	20.91	20.91	20.91
Cap. Rate	4.78 %	4.78 %	4.78 %

RETURN ON
CASH FLOW

2.15 %

RETURN ON
INVESTMENT

4.87 %

CAPITALIZATION
RATE

4.78 %

Notes

- Option 1: New Conventional financing.
- Option 2: Assumption of the existing Conventional financing with RBC.

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#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	2	451	01	1.5	1,250 \$	1,300 \$	50 \$	
2	2	451	02	1.5	1,275 \$	1,300 \$	25 \$	
3	2	451	03	3.5	1,222 \$	1,500 \$	278 \$	Renovated
4	3	451	04	3.5	1,450 \$	1,500 \$	50 \$	Renovated
5	2	451	05	3.5	1,450 \$	1,500 \$	50 \$	
6	3	451	06	3.5	1,300 \$	1,500 \$	200 \$	
7	3	451	07	3.5	1,300 \$	1,500 \$	200 \$	

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	
RESIDENTIAL	7 Units	9,247 \$	110,964 \$	10,100 \$	121,200 \$	853 \$	10,236 \$	2.93
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	
GRAND TOTAL		9,247 \$	110,964 \$	10,100 \$	121,200 \$	853 \$	10,236 \$	

Residential - Rent Roll Statistics

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7 res. + 1 comm.

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	2	1,263 \$	1,250 \$	1,275 \$	2,525 \$	30,300 \$	1,300 \$	2,600 \$	31,200 \$	38 \$	75 \$	900 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	5	1,344 \$	1,222 \$	1,450 \$	6,722 \$	80,664 \$	1,500 \$	7,500 \$	90,000 \$	156 \$	778 \$	9,336 \$
2 bdrm	4 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
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	2.93	7	1,321 \$			9,247 \$	110,964 \$	1,443 \$	10,100 \$	121,200 \$	122 \$	853 \$	10,236 \$

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
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 \$	0 \$
TOTAL						0 \$	0 \$			0 \$	0 \$	0 \$	0 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
451	7	1,321 \$	9,247 \$	110,964 \$
Total	7	1,321 \$	9,247 \$	110,964 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
2	4	1,299 \$	5,197 \$	62,364 \$
3	3	1,350 \$	4,050 \$	48,600 \$
TOTAL	7	1,321 \$	9,247 \$	110,964 \$

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Address	Tenant Name	sq.ft.	Rent				Start	End	Notes	
			Annual Gross	Recovery	Annual Net	\$/sq.ft.				% of Total
451	Restaurant	2,877	80,990 \$	19,107 \$	100,098 \$	34.79 \$	100.00%	2021-10-01	2026-09-30	+ 1469 SF basement

SUMMARY

Units	sq.ft.	Annual Gross	Recovery	Annual Net	\$/sq.ft.	% of Total
1	2,877	80,990 \$	19,107 \$	100,098 \$	\$34.79	100%

Notes

- The tenant pays 60% of the total municipal taxes as additional rent.
- Upon exercising the renewal option, the rent will be negotiated at market rate.

THE LOCATION

451-463 RACHEL E.



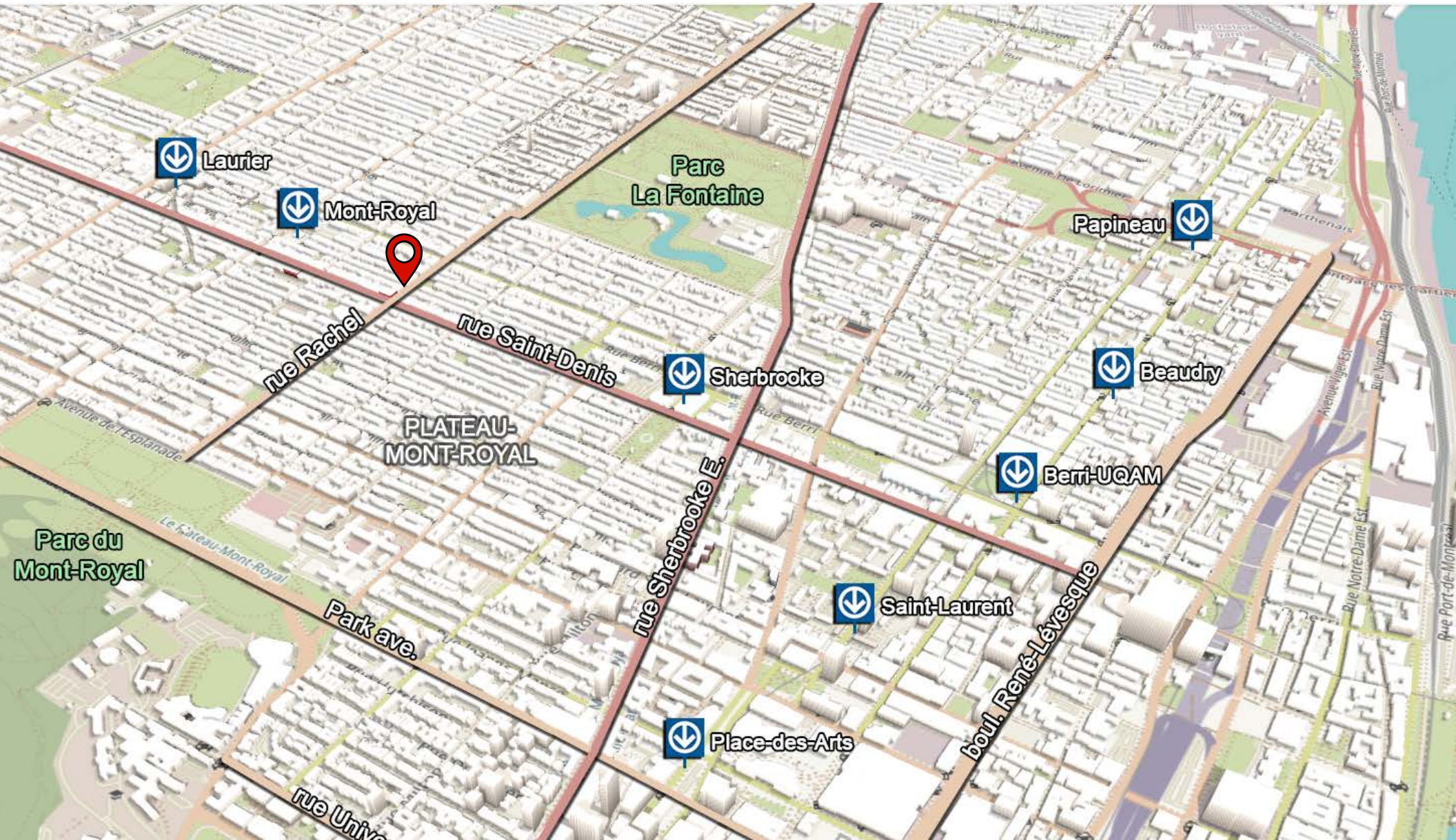
Mont-Royal
Metro
450 meters
(~5 min.)



La Fontaine
Park
450 meters
(~5 min.)



UQAM - 1.6 km
McGill - 2.1 km
Concordia - 3.2 km



THE LOCATION

451-463 RACHEL E.



SHERBROOKE

Parc La Fontaine

rue Rachel E.

THE LOCATION

451-463 RACHEL E.



MUNICIPAL ASSESSMENT

451-463 RACHEL E.



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 : 451 - 463 Rue Rachel Est
Arrondissement : Arrondissement du Plateau-Mont-Royal
Numéro de lot : 1203251
Numéro de matricule : 9842-75-2918-9-000-0000
Utilisation prédominante : Logement
Numéro d'unité de voisinage : 2612
Numéro de compte foncier : 30 - F50221900

2. Propriétaire

Nom : GUIKER RET GP INC.
Statut aux fins d'imposition scolaire : Personne morale
Adresse postale : 123 EDWARD 205, TORONTO ONTARIO, M5G 1E2
Date d'inscription au rôle : 2025-06-16

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale : 21,73 m
Superficie : 262,6 m²

Caractéristiques du bâtiment principal

Nombre d'étages : -
Année de construction : 1939
Aire d'étages : 684,2 m²
Genre de construction : -
Lien physique : -
Nombre de logements : 7
Nombre de locaux non résidentiels : 1
Nombre de chambres locatives : -

4. Valeurs au rôle d'évaluation

Rôle courant

Date de référence au marché : 2024-07-01
Valeur du terrain : 604 000 \$
Valeur du bâtiment : 1 297 700 \$
Valeur de l'immeuble : 1 901 700 \$

Rôle antérieur

Date de référence au marché : 2021-07-01
Valeur de l'immeuble au rôle antérieur : 1 668 200 \$

RÈGLEMENT D'URBANISME 01-277

Numéro de la zone : 0356

Usages prescrits

Catégorie 1 : C.2
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 : 2,0
Maximum d'étages : 3,0
Minimum en mètres : -
Maximum en mètres : 12,5

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 :

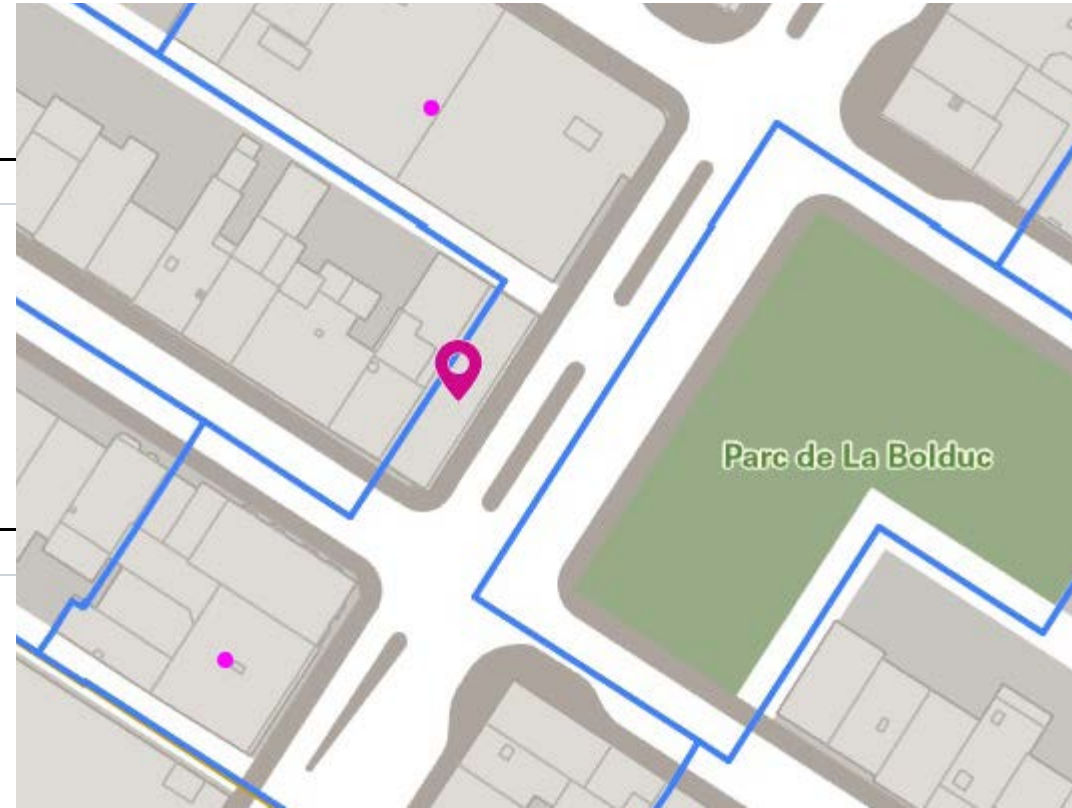
Taux d'implantation et densités

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

Note :

Densité minimale : -
Densité maximale : 3,0

Note :



PICTURES

451-463 RACHEL E.



01



02



03



04



05



06



07



08



09



Apt. #4 - 01



Apt. #4 - 02



Apt. #4 - 03



Apt. #4 - 04



Apt. #4 - 05



Apt. #4 - 06



Apt. #4 - 07



Apt. #4 - 08



Apt. #4 - 09



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 BROKERS

IMMEUBLES GLORIA's and GUIKER'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.



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