

5205-5215-5225 St-Hubert

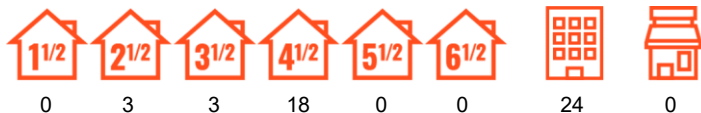
6,600,000 \$

Plateau-Mont-Royal

24 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	403,860 \$
TOTAL EXPENSES	119,342 \$
NET REVENUE	272,834 \$
GRM	16.34
NRM	24.19
MUNICIPAL EVALUATION	5,750,700 \$

COST PER UNIT

275,000 \$

CAPITALIZATION RATE

4.13 %

RETURN ON CASH FLOW

1.57 %

RETURN ON INVESTMENT

5.05 %

Highlights

- Three beautiful 8-plex located in the heart of Plateau-Mont-Royal
- 200 meters from Laurier Park and 300 meters from Laurier Metro
- Highly sought-after exclusive location
- Natural gas heating and hot water paid by the owner
- Easily convertible to electrical heating and hot water
- 5215 and 5225 St-Hubert had partial foundation piling work in 2001
- The current rents are very low for the area
- Incredible potential to increase the revenues
- Possibility to qualify for an advantageous CMHC MLI SELECT financin
- Excellent investment opportunity in a prime location!



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Residential

Studio	1 ½	0
Alcove	2 ½	3
1 bdrm	3 ½	3
2 bdrm	4 ½	18
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units	24	



Commercial

Commercial	0
Total Units	0



Parking

Parking	9
Garage	0
Storage	0
Total Spaces	9

General Information

Zoning	Residential
Cadastral	1445272
Building Type	Attached
Floor Nb.	3
Year Built	1944
Lot Area	
Building Area	
Stove	Included in leases
Refrigerator	Included in leases
Washer	None
Dryer	None
Elevator	None
Wash/Dry Hookups	None
Dishwasher Hookups	
Pool	None
Furnished	Fridge & stove
AC units	None
Basement	Apartments
Fireplace	None
Intercom	Yes

Location

Main Artery	St-Joseph E.
Intersection	St-Hubert / Laurier
Shopping Center	St-Denis street
Metro Station	Laurier Metro
Bus	14, 27, 711
School	UQAM, McGill, UdeM
Hospital	Notre-Dame
Attraction	Laurier Park

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	Elastomeric membrane (2015 35,000\$) Skylights replaced (2025 16,000\$)
Windows	
Balconies	Front balconies were redone recently Back balconies will be replaced in October 2025 (230,000\$)
Exterior Walls	Some piling was done in 2001 Foundation and brick work to be expected
Electricity	600A per building 100A per apartment
Plumbing	City main water entry redone in 2022 (5215-5225 St-Hubert)
Heating System	Natural gas heating paid by the owner
Hot Water Tanks	Natural gas hot water paid by the owner Hot water tanks 5205: 2018 5215: 2014 5215: 2007
Elevator	None
Garage	9 exterior parking spaces (3 per building)
Bathrooms	Some bathrooms were renovated through the years
Kitchens	Some kitchens were renovated through the years
Certificate of Location	Louis-Philippe Fouquette - 2025-04-23
Environmental Report	Phase 2 (2025-08)

Notes

- Cadastral Designation: 5205 St-Hubert: 1 445 272 | 5215 St-Hubert: 1 445 271 | 5225 St-Hubert: 1 445 270
- Zoning: Usage H.2-4 | Zone 01-227
- Foundation piling work was done on 5215-5225 St-Hubert in 2001
- Could easily be converted into electrical heating paid by the tenants

*** 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	0	0%	0 \$	0 \$ 0%
Alcove	2 ½	3	12%	985 \$	35,460 \$ 9%
1 bdrm	3 ½	3	12%	1,167 \$	42,000 \$ 11%
2 bdrm	4 ½	18	75%	1,444 \$	312,000 \$ 80%
3 bdrm	5 ½	0	0%	0 \$	0 \$ 0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$ 0%
Total	4.12	24		1,352 \$	389,460 \$

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	24	389,460 \$	96%	16,228 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	9	2,400 \$	1%	100 \$	
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Potential Increases		12,000 \$	3%	500 \$	July 2026 estimated increases (3.1%)
GROSS POTENTIAL REVENUE		403,860 \$	100%		
Vacancies - Residential		11,684 \$	3.0%	487 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		392,176 \$			
EXPENSES					
Taxes - Municipal		33,374 \$	8.5%	1,391 \$	2025 invoices
Taxes - School		4,261 \$	1.1%	178 \$	2025-2026 invoices
Taxes - Water		0 \$	0.0%	0 \$	
Taxes - Garbages		0 \$	0.0%	0 \$	
Taxes - Special		0 \$	0.0%	0 \$	
Natural Gas		24,280 \$	6.2%	1,012 \$	
Electricity		1,501 \$	0.4%	63 \$	
Insurance		16,579 \$	4.2%	691 \$	
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		14,640 \$	3.7%	610 \$	CMHC normalized
Reserve - Appliances		2,880 \$	0.7%	120 \$	CMHC normalized
Superintendent - Janitor		5,160 \$	1.3%	215 \$	CMHC normalized
Administration		16,667 \$	4.3%	694 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		119,342 \$	30.4%	4,973 \$	
NET REVENUE		272,834 \$	69.6%		

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FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		
LISTED PRICE	6,600,000 \$		6,600,000 \$		6,600,000 \$
LOAN AMOUNT	5,050,000 \$	76.5 %	4,275,000 \$	64.8 %	
Lender	CMHC MLI Select		CMHC (regular)		
Rate	3.90 %		3.90 %		
Amortization	40		40		
Term	5		5		
Maturity Date					
Monthly Payment	20,695 \$		17,519 \$		0 \$
Debt Coverage	1.10		1.30		0.00
CASH TO PURCHASE	1,550,000 \$	23.5 %	2,325,000 \$	35.2 %	6,600,000 \$ 100.0 %

RETURN

Net Revenue	272,834 \$	272,834 \$	272,834 \$
Mortgage Annual Cost	248,344 \$	210,232 \$	0 \$
Cash Flow	24,490 \$	62,602 \$	272,834 \$
Return on Cash Flow	1.57 %	2.69 %	4.13 %
Return on Investment	5.05 %	4.65 %	4.13 %
G.R.M.	16.34	16.34	16.34
N.R.M.	24.19	24.19	24.19
Cost per Unit	275,000 \$	275,000 \$	275,000 \$
Cap. Rate	4.13 %	4.13 %	4.13 %

COST PER UNIT

275,000 \$

RETURN ON
CASH FLOW

1.57 %

RETURN ON
INVESTMENT

5.05 %

CAPITALIZATION
RATE

4.13 %

Notes

- Option 1: New CMHC MLI Select financing with the energy efficiency criteria (50 pts).
- Option 2: New regular CMHC financing at the prevailing market conditions.

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
SS	5205	01	3.5	1,150 \$	1,400 \$	250 \$	550	2.09 \$	
SS	5205	02	2.5	1,000 \$	1,200 \$	200 \$	350	2.86 \$	
1	5205	03	4.5	1,425 \$	1,650 \$	225 \$	750	1.90 \$	
1	5205	04	4.5	1,400 \$	1,650 \$	250 \$	750	1.87 \$	
2	5205	05	4.5	1,500 \$	1,650 \$	150 \$	750	2.00 \$	
2	5205	06	4.5	1,475 \$	1,650 \$	175 \$	750	1.97 \$	
3	5205	07	4.5	1,475 \$	1,650 \$	175 \$	750	1.97 \$	
3	5205	08	4.5	1,575 \$	1,650 \$	75 \$	750	2.10 \$	
P	5205	P07	Parking	100 \$	100 \$	0 \$		0.00 \$	Vacant (Estimated)
P	5205	P08	Parking	0 \$	100 \$	100 \$		0.00 \$	
P	5205	P09	Parking	100 \$	100 \$	0 \$		0.00 \$	Vacant (Estimated)
SS	5215	01	3.5	1,150 \$	1,400 \$	250 \$	550	2.09 \$	
SS	5215	02	2.5	1,030 \$	1,200 \$	170 \$	350	2.94 \$	
1	5215	03	4.5	1,375 \$	1,650 \$	275 \$	750	1.83 \$	
1	5215	04	4.5	1,500 \$	1,650 \$	150 \$	750	2.00 \$	
2	5215	05	4.5	1,415 \$	1,650 \$	235 \$	750	1.89 \$	
2	5215	06	4.5	1,525 \$	1,650 \$	125 \$	750	2.03 \$	
3	5215	07	4.5	1,375 \$	1,650 \$	275 \$	750	1.83 \$	
3	5215	08	4.5	1,350 \$	1,650 \$	300 \$	750	1.80 \$	
P	5215	P04	Parking	0 \$	100 \$	100 \$		0.00 \$	
P	5215	P05	Parking	0 \$	100 \$	100 \$		0.00 \$	
P	5215	P06	Parking	0 \$	100 \$	100 \$		0.00 \$	
SS	5225	01	3.5	1,200 \$	1,400 \$	200 \$	550	2.18 \$	
SS	5225	02	2.5	925 \$	1,200 \$	275 \$	350	2.64 \$	
1	5225	03	4.5	1,500 \$	1,650 \$	150 \$	750	2.00 \$	
1	5225	04	4.5	1,375 \$	1,650 \$	275 \$	750	1.83 \$	
2	5225	05	4.5	1,475 \$	1,650 \$	175 \$	750	1.97 \$	
2	5225	06	4.5	1,430 \$	1,650 \$	220 \$	750	1.91 \$	
3	5225	07	4.5	1,415 \$	1,650 \$	235 \$	750	1.89 \$	
3	5225	08	4.5	1,415 \$	1,650 \$	235 \$	750	1.89 \$	
P	5225	P01	Parking	0 \$	100 \$	100 \$		0.00 \$	

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
P	5225	P02	Parking	0 \$	100 \$	100 \$		0.00 \$	
P	5225	P03	Parking	0 \$	100 \$	100 \$		0.00 \$	

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	Average sq.ft	\$/sq.ft
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$			
RESIDENTIAL	24 Units	32,455 \$	389,460 \$	37,500 \$	450,000 \$	5,045 \$	60,540 \$	4.12	675	2.00 \$
OTHER REVENUES		200 \$	2,400 \$	900 \$	10,800 \$	700 \$	8,400 \$			
GRAND TOTAL		32,655 \$	391,860 \$	38,400 \$	460,800 \$	5,745 \$	68,940 \$			

Residential - Rent Roll Statistics

5205-5215-5225 St-Hubert

Plateau-Mont-Royal

24 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 \$	0 \$	0 \$
Alcove	2 ½	3	985 \$	925 \$	1,030 \$	2,955 \$	35,460 \$	1,200 \$	3,600 \$	43,200 \$	215 \$	645 \$	7,740 \$		
1 bdrm	3 ½	3	1,167 \$	1,150 \$	1,200 \$	3,500 \$	42,000 \$	1,400 \$	4,200 \$	50,400 \$	233 \$	700 \$	8,400 \$		
2 bdrm	4 ½	18	1,444 \$	1,350 \$	1,575 \$	26,000 \$	312,000 \$	1,650 \$	29,700 \$	356,400 \$	206 \$	3,700 \$	44,400 \$		
3 bdrm	5 ½	0	0 \$		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 \$	0 \$	0 \$
TOTAL	4.12	24	1,352 \$			32,455 \$	389,460 \$	1,563 \$	37,500 \$	450,000 \$	210 \$	5,045 \$	60,540 \$		

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 \$	0 \$	0 \$
Parking		9	22 \$	0 \$	100 \$	200 \$	2,400 \$	100 \$	900 \$	10,800 \$	78 \$	700 \$	8,400 \$		
Storage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Laundry	W: 0 D: 0					0 \$	0 \$		0 \$	0 \$		0 \$	0 \$		0 \$
TOTAL						200 \$	2,400 \$	900 \$	10,800 \$		700 \$	8,400 \$			

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
5205	8	1,375 \$	11,000 \$	132,000 \$
5215	8	1,340 \$	10,720 \$	128,640 \$
5225	8	1,342 \$	10,735 \$	128,820 \$
Total	24	1,352 \$	32,455 \$	389,460 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	6	1,429 \$	8,575 \$	102,900 \$
2	6	1,470 \$	8,820 \$	105,840 \$
3	6	1,434 \$	8,605 \$	103,260 \$
SS	6	1,076 \$	6,455 \$	77,460 \$
TOTAL	24	1,352 \$	32,455 \$	389,460 \$

Residential - Rent Roll Statistics

5205-5215-5225 St-Hubert

Plateau-Mont-Royal

24 units

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	3	350 sq.ft	925 \$	1,030 \$	985 \$	1,200 \$	215 \$	645 \$	7,740 \$
1 bdrm	3 ½	3	550 sq.ft	1,150 \$	1,200 \$	1,167 \$	1,400 \$	233 \$	700 \$	8,400 \$
2 bdrm	4 ½	18	750 sq.ft	1,350 \$	1,575 \$	1,444 \$	1,650 \$	206 \$	3,700 \$	44,400 \$
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	4.12	24	675 sq.ft			1,352 \$	1,563 \$	210 \$	5,045 \$	60,540 \$

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	3	350 sq.ft	2.64 \$	2.94 \$	2.81 \$	3.43 \$	0.61 \$
1 bdrm	3 ½	3	550 sq.ft	2.09 \$	2.18 \$	2.12 \$	2.55 \$	0.42 \$
2 bdrm	4 ½	18	750 sq.ft	1.80 \$	2.10 \$	1.93 \$	2.20 \$	0.27 \$
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	4.12	24	675 sq.ft			2.00 \$	2.74 \$	0.74 \$

THE LOCATION

5205-5215-5225 ST-HUBERT



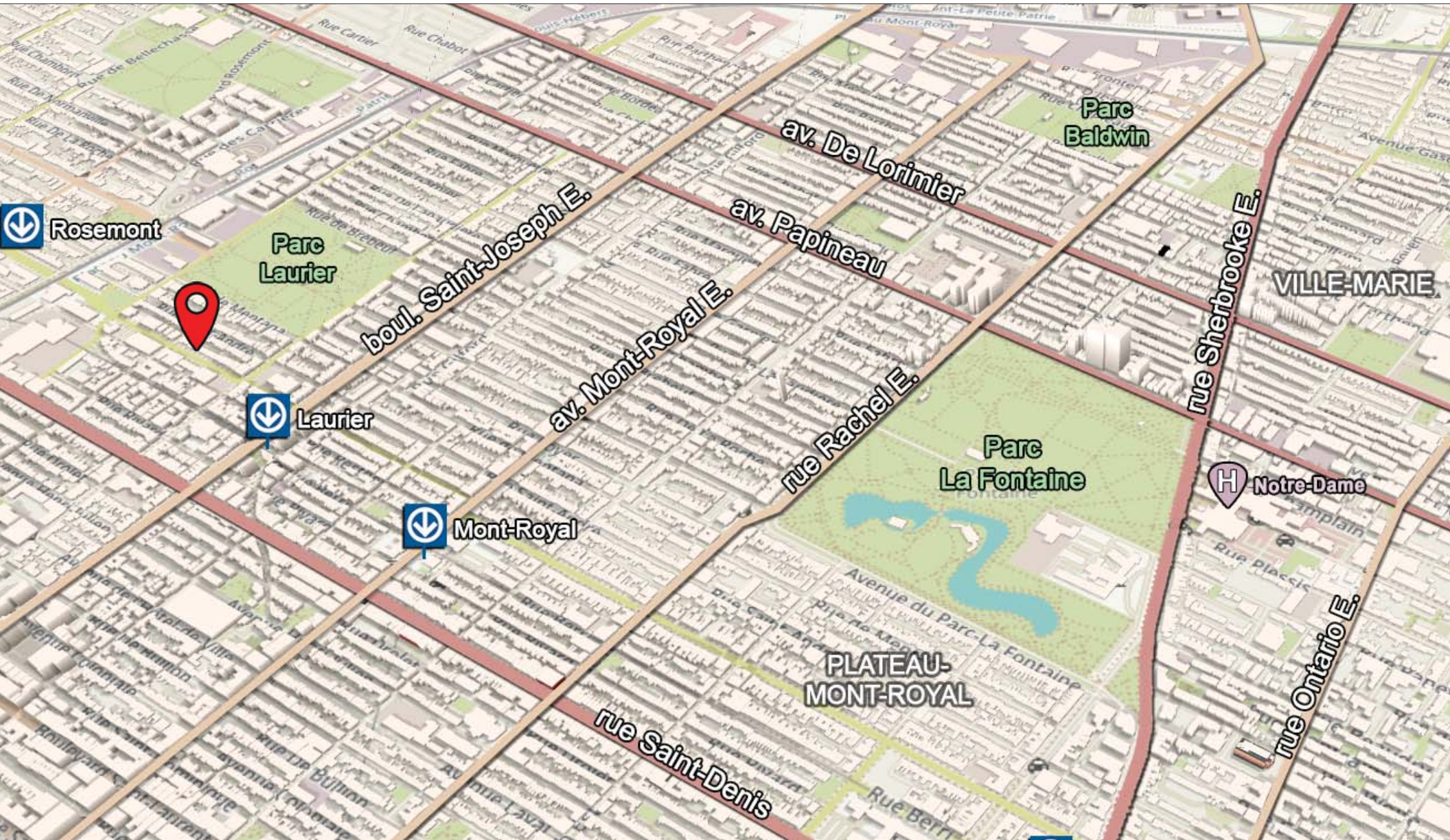
Laurier
metro
300 m
(~3 min.)



Laurier
Park
200 m
(~2 min.)



UQAM (~2.9 km)
McGill, Concordia
(~4 km)



THE LOCATION

5205-5215-5225 ST-HUBERT



Parc La Fontaine

boul. Saint-Joseph

Parc Laurier



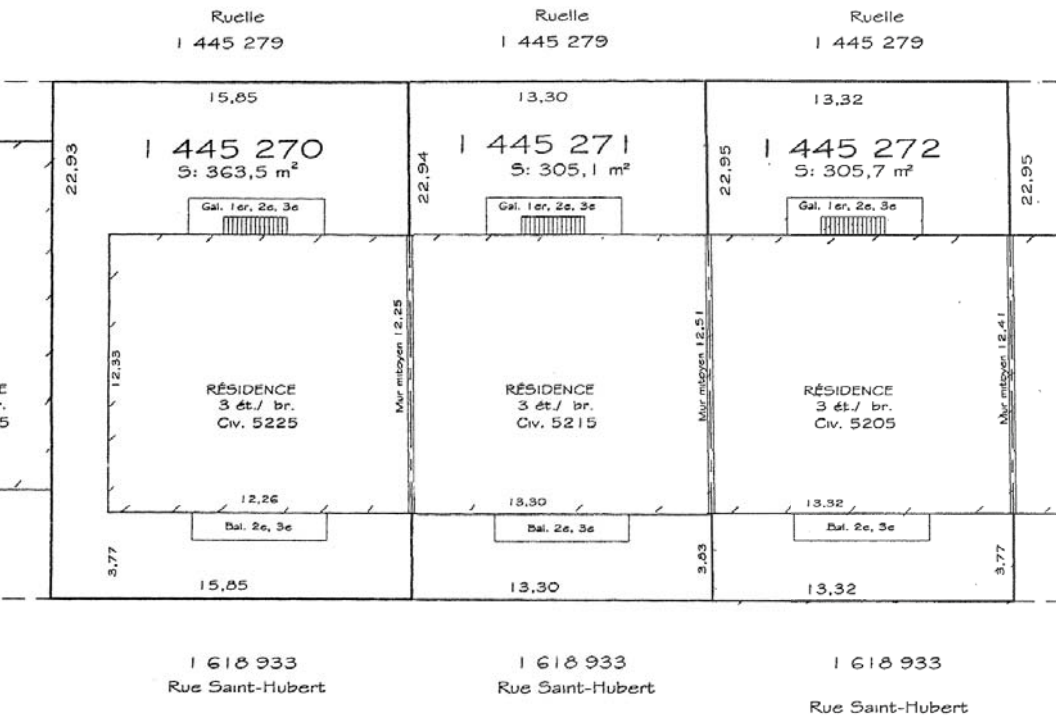
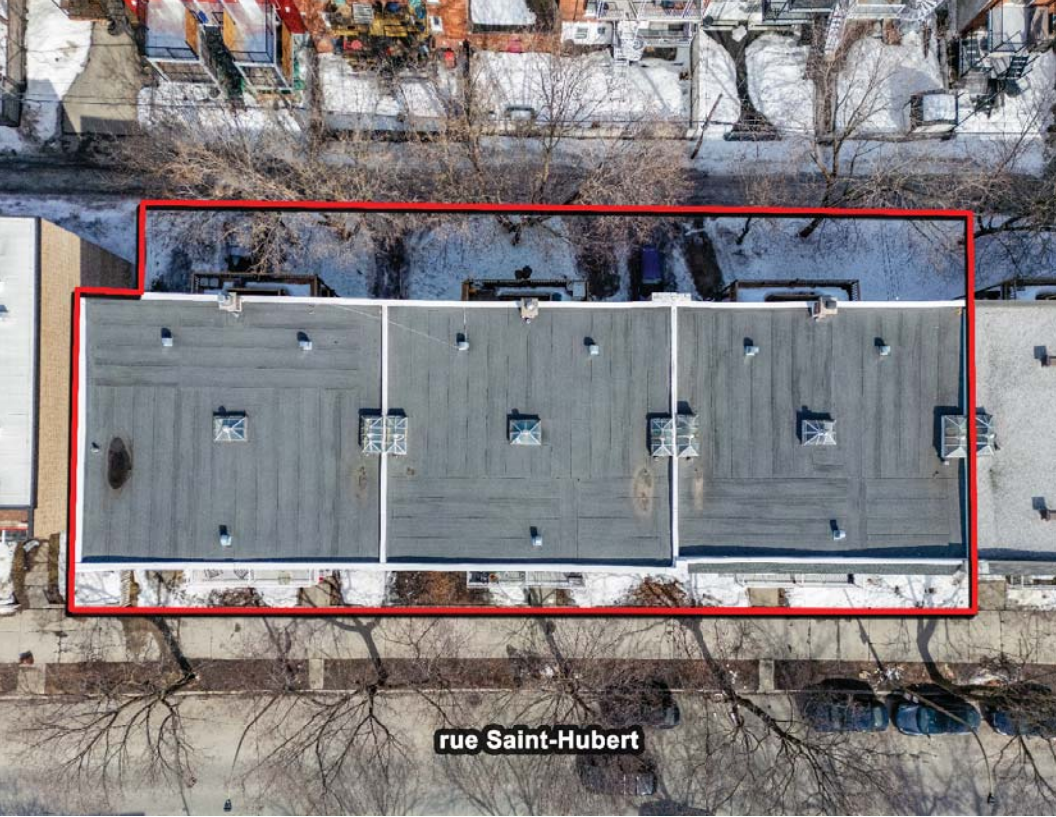
LAURIER

rue Saint-Hubert

PLATEAU-MONT-ROYAL

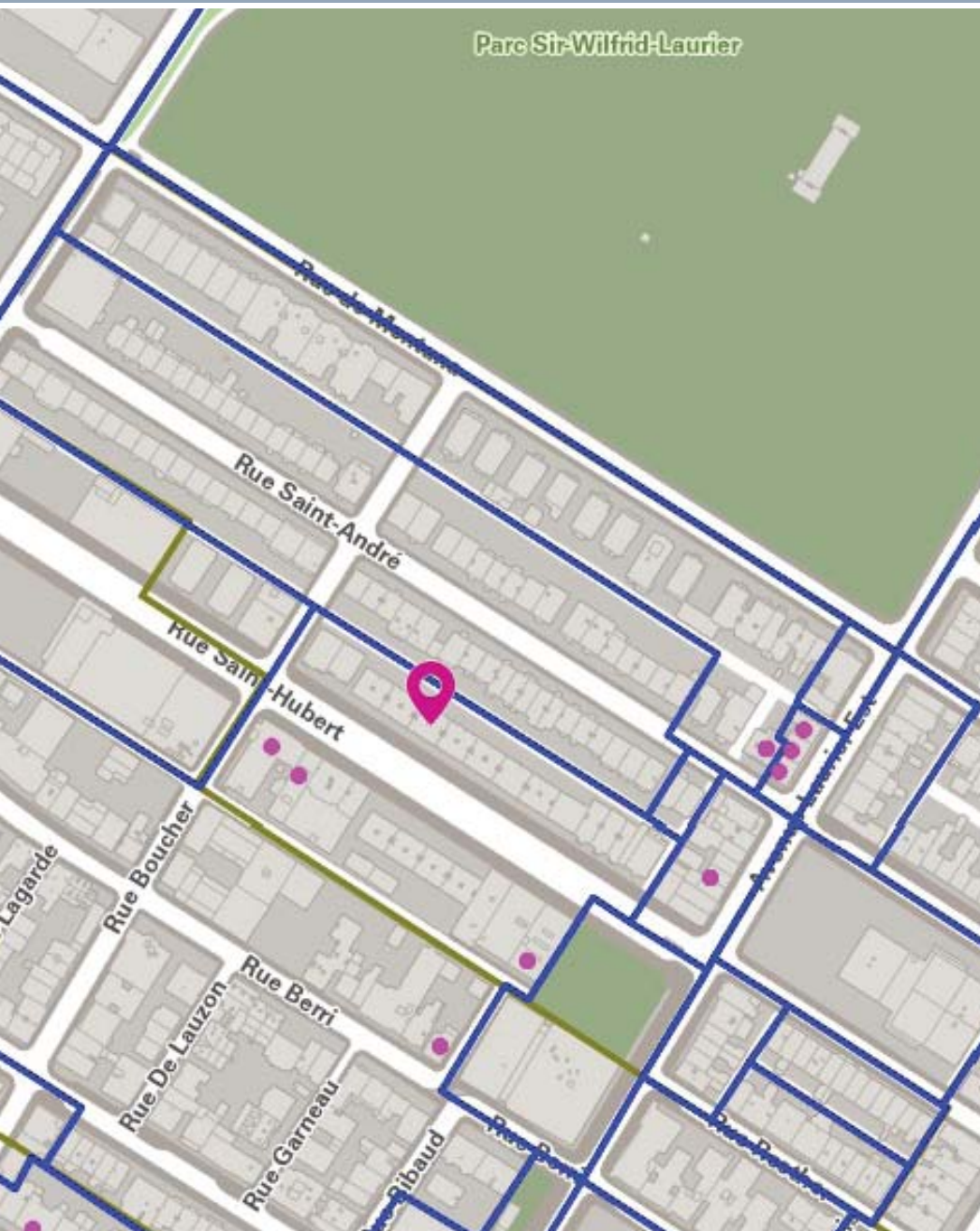
CERTIFICATE OF LOCATION

5205-5215-5225 ST-HUBERT



ZONING

5205-5215-5225 ST-HUBERT



LE **PLATEAU-MONT-ROYAL**

RÈGLEMENT D'URBANISME 01-277

Numéro de la zone : 0089

Usages prescrits
Catégorie 1 : H.2-4
Catégorie 2 :
Catégorie 3 :
Catégorie 4 :
Note :

* voir le [règlement d'urbanisme](#) pour la description complète des catégories.

Hauteurs et marges

Minimum d'étages : 2,00
Maximum d'étages : 3,00
Minimum en mètres : -
Maximum en mètres : 12,50

Hauteur maximale (en mètre)	Marge latérale minimale (en mètre)	Marge arrière minimale (en mètre)
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 (%) : 70

Note :
Densité minimale : -
Densité maximale : -
Note :

Plans d'implantation et d'intégration architecturale (PIIA) :

Plusieurs travaux nécessitent une évaluation qualitative en fonction des critères et des objectifs contenus dans le règlement sur les PIIA, nous vous invitons à consulter la [section sur le sujet](#).

MISE EN GARDE

Les normes prévues au présent document fournissent, sans préjudice pour la Ville de Montréal, une indication des normes prévues au Règlement d'urbanisme de l'arrondissement du Plateau-Mont-Royal (01-277). Si les présentes normes s'avèrent différentes de celles apparaissant au Règlement d'urbanisme de l'arrondissement du Plateau-Mont-Royal, ce règlement prévaut dans tous les cas.

PICTURES

5205-5215-5225 ST-HUBERT



01



02



03



04



05



06



07



08



09



10



11



12



13



14



15



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.



Marc-André Knot, CPA

Commercial Real Estate Broker
AEO

514.683.6666 x102

marc.andre@immeublesgloria.com

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
Real Estate Agency