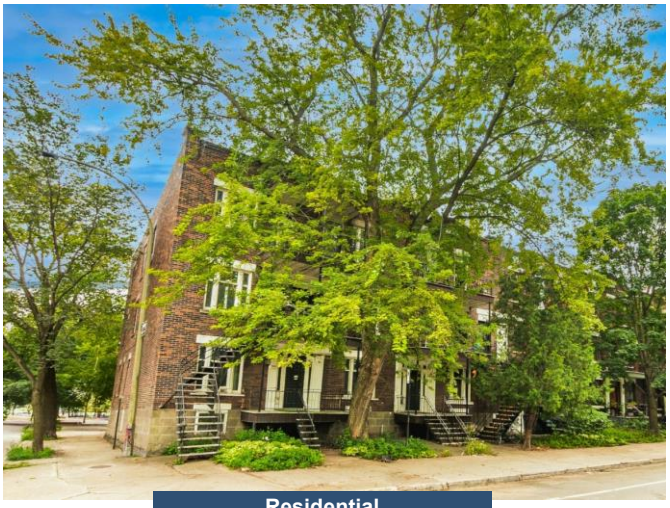
IMMEUBLES GLORIA

For Sale

1044-1058 Laurier E. — 2,850,000 $

Plateau-Mont-Royal — **8 units**



Residential

1½	2½	3½	4½	5½	6½		
0	0	0	6	1	1	8	0

Financial Overview

GROSS POTENTIAL REVENUE	174,768 $
TOTAL EXPENSES	46,882 $
NET REVENUE	122,724 $
GRM	16.31
NRM	23.22
MUNICIPAL EVALUATION	3,232,200 $

COST PER UNIT	CAPITALIZATION RATE
356,250 $	**4.30 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
1.74 %	**5.18 %**

Highlights

- Prestigious 8-unit building in the heart of Plateau-Mont-Royal
- Stunning views facing Parc Sir-Wilfrid-Laurier, located right across
- AAA location: Laurier metro just 500m away, Walk Score 98
- 4 exterior parking spots — a rare perk in the city
- Authentic heritage charm in a building dating back to 1930
- Several kitchens and bathrooms renovated over the years
- Electric heating and hot water paid by the tenants
- Four units could be delivered vacant to a buyer
- 8½ unit with basement available for an owner-occupant
- Unregistered extra basement unit generates added income
- Strong upside potential in a highly sought-after area
- A rare opportunity for a renovator or owner-occupant





2026-09-06 10:07

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IMMEUBLES GLORIA

Description

1044-1058 Laurier E. — 2,850,000 $

Plateau-Mont-Royal — **8 units**

Residential

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

Commercial

Commercial	0
Total Units	**0**

Parking

Parking	4
Garage	0
Storage	0
Total Spaces	**4**

General Information

Zoning	Residential	
Cadastral	1445186	
Building Type	Semi-Detached	
Floor Nb.	3 1/2	
Year Built	1930	
Lot Area	442	m2
Building Area		
Stove	As per leases	
Refrigerator	As per leases	
Washer	As per leases	
Dryer	As per leases	
Elevator	None	
Wash/Dry Hookups	All except #1054	
Dishwasher Hookups		
Pool	None	
Furnished	None	
AC units	None	
Basement	1048 and 1050	
Fireplace	None	
Intercom	None	

Location

Main Artery	Christophe-Colomb
Intersection	Laurier / Christophe-Colomb
Shopping Center	Petit Laurier
Metro Station	Laurier Metro (500m)
Bus	
School	UQAM, UdeM, McGill
Hospital	Notre-Dame Hospital
Attraction	Laurier Park

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	Tar and gravel
Windows	
Balconies	
Exterior Walls	
Electricity	Some electrical panels have been replaced through the years
Plumbing	
Heating System	Electric heating paid by the tenants
Hot Water Tanks	Electric hot water heating paid by the tenants
Elevator	None
Garage	4 exterior parking spaces
Bathrooms	Some bathrooms renovated through the years
Kitchens	Some kitchens renovated through the years | #1048 needs renovations and full kitchen installation
Certificate of Location	Groupe SR - 2023-02-16
Environmental Report	Will be ordered shortly

Notes

- Zoning: H.2-4 (multifamily 2-8 units) | Zone 0155
- Walk Score: 98 | Bike Score: 100
- Undeclared 2 1/2 in the basement of #1050 generating 1000$ | Possibility to end the agreement.

*** 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

1044-1058 Laurier E. — 2,850,000 $

Plateau-Mont-Royal — **8 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	0	0%	0 $	0 $	0%
2 bdrm	4 ½	6	75%	1,323 $	95,268 $	55%
3 bdrm	5 ½	1	12%	2,800 $	33,600 $	20%
4 bdrm +	6 ½+	1	12%	3,600 $	43,200 $	25%
Total	**4.88**	**8**		**1,792 $**	**172,068 $**	

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	8	172,068 $	98%	21,509 $	Estimated
Revenue - Commercial	0	0 $	0%	0 $	
Revenue - Garage	0	0 $	0%	0 $	
Revenue - Parking	4	2,700 $	2%	338 $	Estimated
Revenue - Laundry		0 $	0%	0 $	
Revenue - Storage		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
GROSS POTENTIAL REVENUE		**174,768 $**	**100%**		
Vacancies - Residential		5,162 $	3.0%	645 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**169,606 $**			
EXPENSES					
Taxes - Municipal		19,541 $	11.5%	2,443 $	2026 invoice
Taxes - School		2,351 $	1.4%	294 $	2026-2027 invoice
Taxes - Water		0 $	0.0%	0 $	
Taxes - Garbages		0 $	0.0%	0 $	
Taxes - Special		0 $	0.0%	0 $	
Natural Gas		0 $	0.0%	0 $	
Electricity		0 $	0.0%	0 $	
Insurance		8,062 $	4.8%	1,008 $	
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		5,600 $	3.3%	700 $	CMHC normalized
Other Costs		1,696 $	1.0%	212 $	CMHC normalized
Superintendent - Janitor		2,000 $	1.2%	250 $	CMHC normalized
Administration		7,632 $	4.5%	954 $	CMHC normalized
Reserve - Appliances		0 $	0.0%	0 $	No appliance included
TOTAL EXPENSES		**46,882 $**	**27.6%**	**5,860 $**	
NET REVENUE		**122,724 $**	**72.4%**		

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IMMEUBLES GLORIA

Investment Analysis

1044-1058 Laurier E. — 2,850,000 $

Plateau-Mont-Royal — **8 units**

FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		Mortgage Estimated	
LISTED PRICE	**2,850,000 $**		**2,850,000 $**		**2,850,000 $**	
LOAN AMOUNT	**2,200,000 $**	77.2 %	**1,850,000 $**	64.9 %	**1,640,000 $**	57.5 %
Lender	**CMHC MLI Select**		**CMHC (regular)**		**Estimated Conventional**	
Rate	4.10 %		4.10 %		4.40 %	
Amortization	40		40		30	
Term	5		5		5	
Maturity Date						
Monthly Payment	9,284 $		7,807 $		8,174 $	
Debt Coverage	**1.10**		**1.31**		**1.25**	
CASH TO PURCHASE	**650,000 $**	22.8%	**1,000,000 $**	35.1%	**1,210,000 $**	42.5%

RETURN

Net Revenue	122,724 $		122,724 $		122,724 $	
Mortgage Annual Cost	111,412 $		93,688 $		98,088 $	
Cash Flow	**11,311 $**		**29,036 $**		**24,636 $**	
Return on Cash Flow	**1.74 %**		**2.90 %**		**2.03 %**	
Return on Investment	**5.18 %**		**4.78 %**		**4.27 %**	
G.R.M.	16.31		16.31		16.31	
N.R.M.	23.22		23.22		23.22	
Cost per Unit	356,250 $		356,250 $		356,250 $	
Cap. Rate	4.30 %		4.30 %		4.30 %	

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
356,250 $	**1.74 %**	**5.18 %**	**4.30 %**

Notes

- Option 1: New CMHC MLI Select 50 points (energy efficiency).
- Option 2: New regular CMHC financing.
- Option 3: New Conventional financing.

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IMMEUBLES GLORIA

Residential - Rent Roll

1044-1058 Laurier E.

Plateau-Mont-Royal — 8 units

Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	sq.ft	$/sq.ft	Notes
3	1044	**1044**	4.5	1,650 $	1,650 $	0 $	775	2.13 $	
2	1044	**1046**	4.5	1,087 $	1,650 $	563 $	775	1.40 $	
1+SS	1044	**1048**	5.5	2,800 $	2,800 $	0 $	1,400	2.00 $	Vacant (Estimated) | Reno needed
P	1044	**Parking**	Parking	75 $	75 $	0 $		0.00 $	Vacant
P	1044	**Parking**	Parking	0 $	75 $	75 $		0.00 $	Rented | Included in the lease
1+SS	1050	**1050**	6.5	3,600 $	3,600 $	0 $	1,800	2.00 $	Owner-Occupant | 5 bedrooms
SS	1050	**1050A**		0 $	0 $	0 $	400	0.00 $	Undeclared 2 1/2 | Rented 1000$
2	1050	**1052**	4.5	1,000 $	1,650 $	650 $	775	1.29 $	Owner-Occupant
3	1050	**1054**	4.5	1,650 $	1,650 $	0 $	775	2.13 $	Vacant (Estimated)
3	1050	**1056**	4.5	902 $	1,650 $	748 $	775	1.16 $	
2	1050	**1058**	4.5	1,650 $	1,650 $	0 $	775	2.13 $	Vacant (Estimated)
P	1050	**Parking**	Parking	75 $	75 $	0 $		0.00 $	Vacant (Estimated)
P	1050	**Parking**	Parking	75 $	75 $	0 $		0.00 $	Vacant

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	**Annual $**	**Monthly $**	**Annual $**	**Monthly $**	**Annual $**
RESIDENTIAL	8 Units	14,339 $	172,068 $	16,300 $	195,600 $	1,961 $	23,532 $
OTHER REVENUES		225 $	2,700 $	300 $	3,600 $	75 $	900 $
GRAND TOTAL		**14,564 $**	**174,768 $**	**16,600 $**	**199,200 $**	**2,036 $**	**24,432 $**

Average Apartment Size	**4.88**
Average sq.ft	**981**
$/sq.ft	**1.83 $**

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

1044-1058 Laurier E.

Plateau-Mont-Royal — **8 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	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
1 bdrm	3 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
2 bdrm	4 ½	6	1,323 $	902 $	1,650 $	7,939 $	95,268 $	1,650 $	9,900 $	118,800 $	327 $	1,961 $	23,532 $
3 bdrm	5 ½	1	2,800 $	2,800 $	2,800 $	2,800 $	33,600 $	2,800 $	2,800 $	33,600 $	0 $	0 $	0 $
4 bdrm +	6 ½ +	1	3,600 $	3,600 $	3,600 $	3,600 $	43,200 $	3,600 $	3,600 $	43,200 $	0 $	0 $	0 $
TOTAL	**4.88**	**8**	**1,792 $**			**14,339 $**	**172,068 $**	**2,038 $**	**16,300 $**	**195,600 $**	**245 $**	**1,961 $**	**23,532 $**

AMENITIES

			Actual					Market Value			Difference Actual VS Market		
Type	Size	Units	Average	Min	Max	Monthly $	Annual $	Average	Monthly $	Annual $	Average	Monthly $	Annual $
Garage		0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
Parking		4	56 $	0 $	75 $	225 $	2,700 $	75 $	300 $	3,600 $	19 $	75 $	900 $
Storage		0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
Other		1	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						**225 $**	**2,700 $**		**300 $**	**3,600 $**		**75 $**	**900 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
1044	3	1,846 $	5,537 $	66,444 $
1050	5	1,760 $	8,802 $	105,624 $
Total	**8**	**1,792 $**	**14,339 $**	**172,068 $**

STATISTICS PER FLOOR

Floor	Units	Average	Monthly $	Annual $
1+SS	2	3,200 $	6,400 $	76,800 $
2	3	1,246 $	3,737 $	44,844 $
3	3	1,401 $	4,202 $	50,424 $
TOTAL	**8**	**1,792 $**	**14,339 $**	**172,068 $**

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

1044-1058 Laurier E.

Plateau-Mont-Royal — **8 units**

RESIDENTIAL RENT - $ PER UNIT

				Actual			Market	Upside		
Type	Size	Units	Avg Size	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	0	0 sq.ft		0 $	0 $	0 $	0 $	0 $	0 $
2 bdrm	4 ½	6	775 sq.ft	902 $	1,650 $	1,323 $	1,650 $	327 $	1,961 $	23,532 $
3 bdrm	5 ½	1	1,400 sq.ft	2,800 $	2,800 $	2,800 $	2,800 $	0 $	0 $	0 $
4 bdrm +	6 ½ +	1	1,800 sq.ft	3,600 $	3,600 $	3,600 $	3,600 $	0 $	0 $	0 $
TOTAL	**4.88**	**8**	**981** sq.ft			**1,792 $**	**2,038 $**	**245 $**	**1,961 $**	**23,532 $**

RESIDENTIAL RENT - $ PER SQUARE FOOT

				Actual			Market	Upside
Type	Size	Units	Avg Size	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	0	0 sq.ft			0.00 $	0.00 $	0.00 $
2 bdrm	4 ½	6	775 sq.ft	1.16 $	2.13 $	1.71 $	2.13 $	0.42 $
3 bdrm	5 ½	1	1,400 sq.ft	2.00 $	2.00 $	2.00 $	2.00 $	0.00 $
4 bdrm +	6 ½ +	1	1,800 sq.ft	2.00 $	2.00 $	2.00 $	2.00 $	0.00 $
TOTAL	**4.88**	**8**	**981** sq.ft			**1.83 $**	**2.08 $**	**0.25 $**

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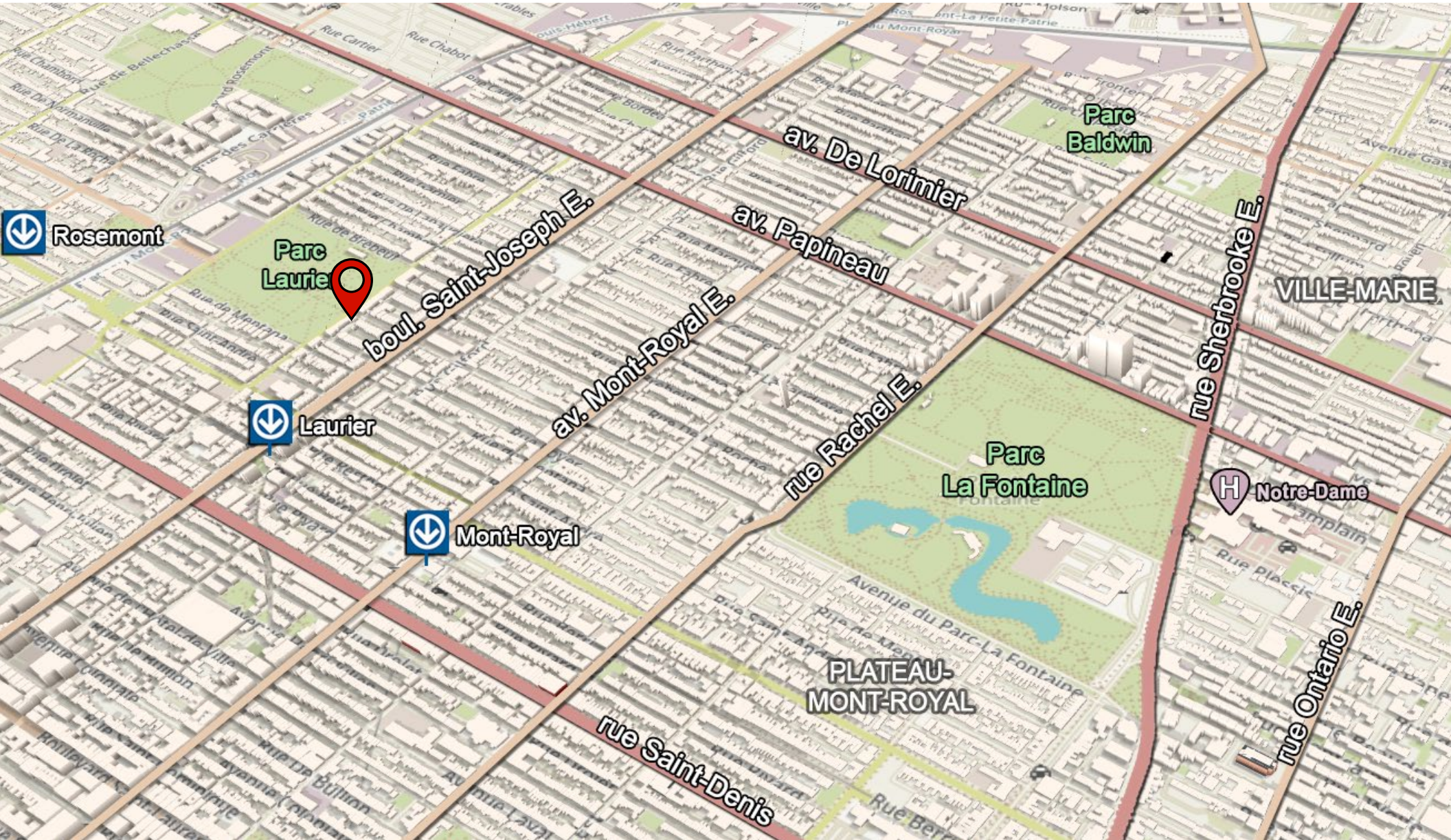
THE LOCATION

1044-1058 LAURIER E.

Laurier
Metro
400 meters
(~4 min.)

Laurier Park
Directly across

Mont-Royal street,
St-Denis street
700 meters
(~7 min.)



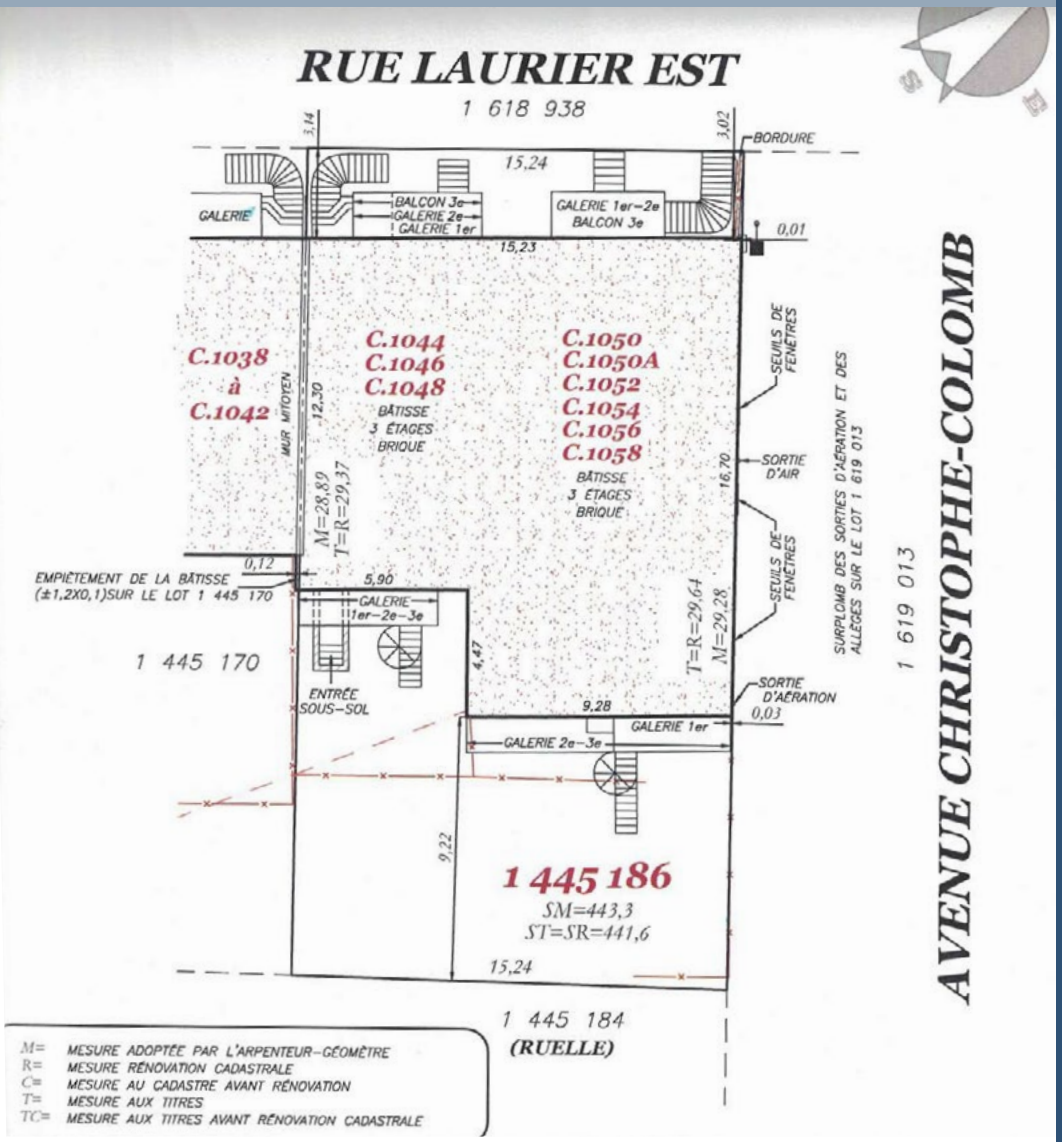
THE LOCATION

1044-1058 LAURIER E.



CERTIFICATE OF LOCATION

1044-1058 LAURIER E.





ZONING

1044-1058 LAURIER E.

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 :	1044 - 1058 Avenue Laurier Est
Arrondissement :	Arrondissement du Plateau-Mont-Royal
Numéro de lot :	1445186
Numéro de matricule :	9843-04-9836-4-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	2651
Numéro de compte foncier :	30 - F53209500

2. Propriétaire

Nom :	NATHAN, PAUL
Statut aux fins d'imposition scolaire :	Personne physique
Adresse postale :	4704 DE MENTANA , MONTREAL QUEBEC, H2J 3B9
Date d'inscription au rôle :	2023-12-19

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale :	15,24 m
Superficie :	441,6 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	3
Année de construction :	-
Aire d'étages :	-
Genre de construction :	-
Lien physique :	-
Nombre de logements :	8
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 :	1 192 300 $
Valeur du bâtiment :	2 039 900 $
Valeur de l'immeuble :	3 232 200 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	2 885 900 $

LE PLATEAU-MONT-ROYAL

RÈGLEMENT D'URBANISME 01-277

Numéro de la zone : 0155

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 : 3,0
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

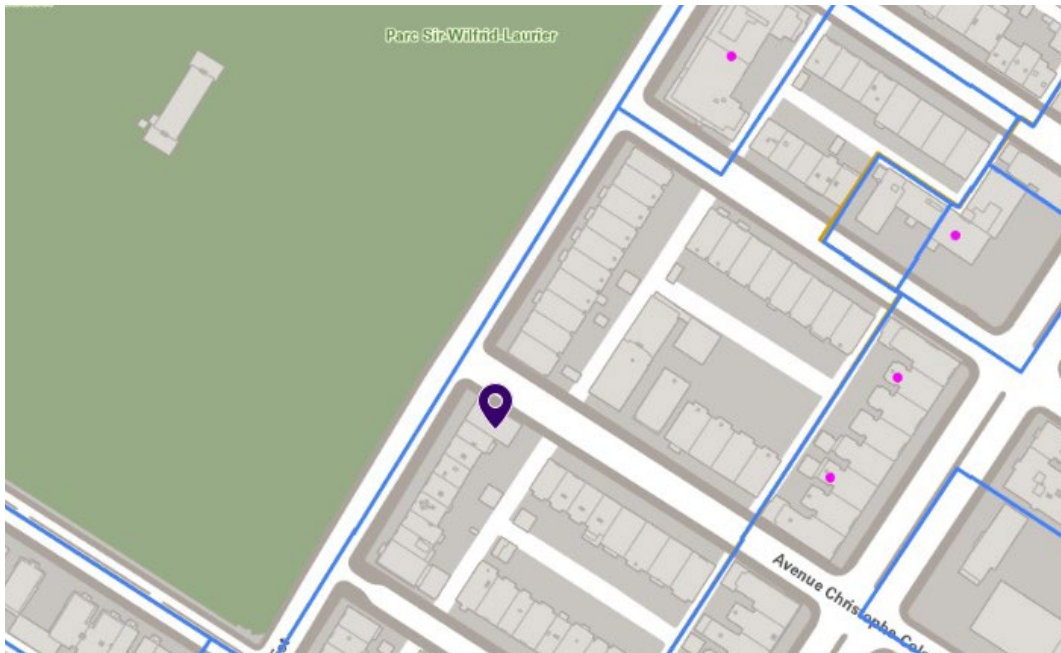
Note :

Taux d'implantation et densités

Taux d'implantation minimum (%): 30
Taux d'implantation maximum (%): 70

Note :

Densité minimale : -
Densité maximale : -
Note :



01



02



03



04



05



06



1050 - 01



1050 - 02



1050 - 03



1050 - 04



1050 - 05



1050 - 06



1050 - 07



1050 - 08



1050 - 09



1050 - 10



1050 - 11



1050 - 12



1052 - 01



1052 - 02



1052 - 03



1052 - 04



1054 - 01



1054 - 02



1054 - 03



1054 - 04



1058 - 01



1058 - 02



1058 - 03



1058 - 04



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

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Commercial real estate broker AEO
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L’AGENCE IMMOBILIÈRE
YESARRAZIN.

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