

**8390 Christophe-Colomb**

**5,750,000 \$**

**Villeray**

**24 units**



**Residential**



**Financial Overview**

<b>GROSS POTENTIAL REVENUE</b>	355,080 \$
<b>TOTAL EXPENSES</b>	107,590 \$
<b>NET REVENUE</b>	236,350 \$
<b>GRM</b>	16.19
<b>NRM</b>	24.33
<b>MUNICIPAL EVALUATION</b>	3,504,000 \$

**COST PER UNIT**

**239,583 \$**

**CAPITALIZATION RATE**

**4.11 %**

**RETURN ON CASH FLOW**

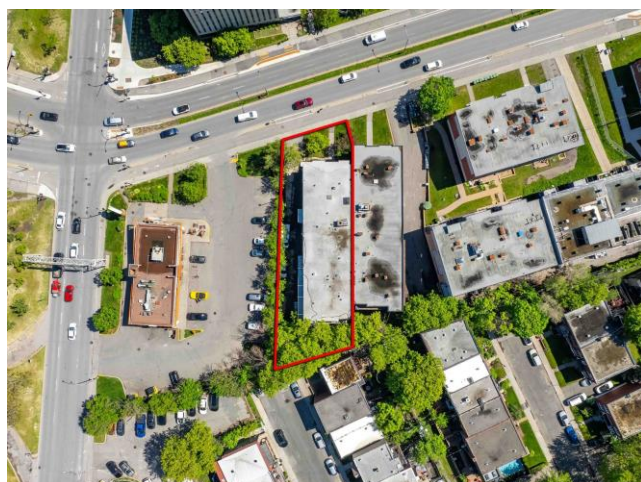
**2.03 %**

**RETURN ON INVESTMENT**

**4.76 %**

**Highlights**

- Outstanding 24-unit apartment building located in the heart of Villeray
- Near Jarry (950 m) and Crémazie (1,000 m) metro stations
- Prime location near Ahuntsic and André-Grasset Cegeps
- Close to Marché Central, Rockland Centre, and Jarry Park
- Electric heating paid by the tenants
- Electric hot water paid by the owner
- Well-maintained property over the years
- Current rents are below market levels for the area
- Currently 8 vacant units ready for renovation and lease-up
- Potential to convert the garages into additional residential units
- Eligible for advantageous CMHC MLI Select financing
- Excellent investment opportunity in a highly desirable neighbourhood!



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Residential		
Studio	1 ½	4
Alcove	2 ½	3
1 bdrm	3 ½	15
2 bdrm	4 ½	2
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
<b>Total Units</b>		<b>24</b>

Commercial	
Commercial	0
<b>Total Units</b>	<b>0</b>

Parking	
Parking	8
Garage	7
Storage	6
<b>Total Spaces</b>	<b>21</b>

**General Information**

Zoning	Residential
Cadastral	3456078
Building Type	Semi-Detached
Floor Nb.	3
Year Built	1969
Lot Area	1,083 m2
Building Area	
Stove	Included in leases
Refrigerator	Included in leases
Washer	Coinamatic
Dryer	Coinamatic
Elevator	None
Wash/Dry Hookups	Laundry room
Dishwasher Hookups	None
Pool	None
Furnished	
AC units	None
Basement	Garages
Fireplace	None
Intercom	Yes

**Location**

Main Artery	Highway 40
Intersection	Crémazie / Christophe-Colomb
Shopping Center	Rockland, Marché Central
Metro Station	Crémazie Metro
Bus	30, 54, 192, 193
School	Ahuntsic Cegep, A-Grasset
Hospital	Jean-Talon Hospital
Attraction	Jarry Park

**Heating**

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

**Heating Hot Water**

Energy Source	Electricity
Responsibility	Owner
Water Tank	

**Building Overview**

Roof	Tar and gravel (2022   75,000\$)
Windows	
Balconies	Balconies and ramps (2014   92,000\$)
Exterior Walls	Piling work done on the garage side (2025   80,000\$)
Electricity	Main electrical entry 600A   60A per apartment   Service 200A
Plumbing	
Heating System	Electric heating paid by the tenants
Hot Water Tanks	Electric hot water paid by the owner
Elevator	None
Garage	6 double-door garages and 1 single-door garage   Total of 15 indoor parking spaces and 8 outdoor parking spaces
Bathrooms	12 renovated apartments
Kitchens	12 renovated apartments
Certificate of Location	Paul Audet - 2010-06-18
Environmental Report	Phase 1 - 2010-05

**Notes**

- Zoning H.6 (12 to 36 units)   Zone H02-050
- Walk Score: 91   Bike Score: 88   Transit Score: 71
- 8 currently vacant apartments offering significant value-add potential.
- Possibility to convert the garages into additional apartments (to verify with City)
*** 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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Villeray

24 units

RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	4	17%	836 \$	40,140 \$	13%
Alcove	2 ½	3	12%	882 \$	31,752 \$	11%
1 bdrm	3 ½	15	62%	1,125 \$	202,428 \$	67%
2 bdrm	4 ½	2	8%	1,125 \$	27,000 \$	9%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
<b>Total</b>	<b>3.12</b>	<b>24</b>		<b>1,046 \$</b>	<b>301,320 \$</b>	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	24	301,320 \$	85%	12,555 \$	August 2026
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	7	35,700 \$	10%	1,488 \$	Estimated
Revenue - Parking	8	6,300 \$	2%	263 \$	Estimated
Revenue - Laundry		4,200 \$	1%	175 \$	Estimated
Revenue - Storage		7,560 \$	2%	315 \$	Estimated
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
<b>GROSS POTENTIAL REVENUE</b>		<b>355,080 \$</b>	<b>100%</b>		
Vacancies - Residential		9,040 \$	3.0%	377 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		2,100 \$	5.0%	88 \$	CMHC normalized
<b>GROSS EFFECTIVE REVENUE</b>		<b>343,940 \$</b>			
<b>EXPENSES</b>					
Taxes - Municipal		20,133 \$	5.9%	839 \$	2026 invoice
Taxes - School		2,359 \$	0.7%	98 \$	2025-2026 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		17,840 \$	5.2%	743 \$	Hot water and common areas
Insurance		15,342 \$	4.5%	639 \$	
Lawn Care / Snow Removal		0 \$	0.0%	0 \$	
Garbage Removal		0 \$	0.0%	0 \$	
Internet		0 \$	0.0%	0 \$	
Telephone / Intercom		0 \$	0.0%	0 \$	
Contract - Coinmatic		2,000 \$	0.6%	83 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		16,800 \$	4.9%	700 \$	CMHC normalized
Other Costs		3,439 \$	1.0%	143 \$	CMHC normalized
Superintendent - Janitor		9,600 \$	2.8%	400 \$	CMHC normalized
Administration		17,197 \$	5.0%	717 \$	CMHC normalized
Reserve - Appliances		2,880 \$	0.8%	120 \$	CMHC normalized
<b>TOTAL EXPENSES</b>		<b>107,590 \$</b>	<b>31.3%</b>	<b>4,483 \$</b>	
<b>NET REVENUE</b>		<b>236,350 \$</b>	<b>68.7%</b>		

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## FINANCING

	CMHC MLI Select (100 pts)		CMHC MLI Select (70 pts)		CMHC MLI Select (50 pts)	
LISTED PRICE	5,750,000 \$		5,750,000 \$		5,750,000 \$	
LOAN AMOUNT	4,650,000 \$	80.9 %	4,500,000 \$	78.3 %	4,300,000 \$	74.8 %
Lender	CMHC MLI Select		CMHC MLI Select		CMHC MLI Select	
Rate	4.00 %		4.00 %		4.00 %	
Amortization	50		45		40	
Term	5		5		5	
Maturity Date						
Monthly Payment	17,834 \$		17,886 \$		17,883 \$	
Debt Coverage	1.10		1.10		1.10	
CASH TO PURCHASE	1,100,000 \$	19.1 %	1,250,000 \$	21.7 %	1,450,000 \$	25.2 %

## RETURN

Net Revenue	236,350 \$	236,350 \$	236,350 \$
Mortgage Annual Cost	214,009 \$	214,632 \$	214,601 \$
Cash Flow	22,341 \$	21,718 \$	21,749 \$
Return on Cash Flow	2.03 %	1.73 %	1.49 %
Return on Investment	4.76 %	4.67 %	4.59 %
G.R.M.	16.19	16.19	16.19
N.R.M.	24.33	24.33	24.33
Cost per Unit	239,583 \$	239,583 \$	239,583 \$
Cap. Rate	4.11 %	4.11 %	4.11 %

COST PER UNIT

239,583 \$

RETURN ON CASH FLOW

2.03 %

RETURN ON INVESTMENT

4.76 %

CAPITALIZATION RATE

4.11 %

## Notes

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

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Villeray

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
1	8390	10	2.5	1,050 \$	1,050 \$	0 \$	350	3.00 \$	Vacant (Estimated)
1	8390	11	1.5	950 \$	950 \$	0 \$	300	3.17 \$	
1	8390	12	3.5	1,300 \$	1,300 \$	0 \$	575	2.26 \$	Janitor
1	8390	14	3.5	1,200 \$	1,300 \$	100 \$	575	2.09 \$	
1	8390	15	3.5	1,200 \$	1,300 \$	100 \$	575	2.09 \$	
1	8390	16	2.5	546 \$	1,050 \$	504 \$	350	1.56 \$	
1	8390	17	3.5	1,300 \$	1,300 \$	0 \$	700	1.86 \$	Vacant (Estimated)
1	8390	18	3.5	1,225 \$	1,300 \$	75 \$	575	2.13 \$	
2	8390	20	1.5	680 \$	950 \$	270 \$	300	2.27 \$	
2	8390	21	4.5	1,000 \$	1,450 \$	450 \$	725	1.38 \$	
2	8390	22	3.5	975 \$	1,300 \$	325 \$	575	1.70 \$	
2	8390	23	3.5	780 \$	1,300 \$	520 \$	575	1.36 \$	
2	8390	24	3.5	1,300 \$	1,300 \$	0 \$	575	2.26 \$	Vacant (Estimated)
2	8390	25	3.5	1,300 \$	1,300 \$	0 \$	575	2.26 \$	Vacant (Estimated)
2	8390	26	2.5	1,050 \$	1,050 \$	0 \$	350	3.00 \$	Vacant (Estimated)
2	8390	27	3.5	785 \$	1,300 \$	515 \$	700	1.12 \$	
3	8390	30	1.5	765 \$	950 \$	185 \$	300	2.55 \$	
3	8390	31	4.5	1,250 \$	1,450 \$	200 \$	725	1.72 \$	
3	8390	32	3.5	1,300 \$	1,450 \$	150 \$	725	1.79 \$	
3	8390	33	3.5	770 \$	1,300 \$	530 \$	575	1.34 \$	
3	8390	34	3.5	1,300 \$	1,300 \$	0 \$	575	2.26 \$	Vacant (Estimated)
3	8390	35	3.5	834 \$	1,300 \$	466 \$	575	1.45 \$	
3	8390	36	1.5	950 \$	950 \$	0 \$	300	3.17 \$	Vacant (Estimated)
3	8390	37	3.5	1,300 \$	1,300 \$	0 \$	700	1.86 \$	Vacant (Estimated)
G	8390	G01 (Double)	Garage	0 \$	500 \$	500 \$		0.00 \$	Included in lease
G	8390	G02 (Double)	Garage	450 \$	500 \$	50 \$		0.00 \$	Rented
G	8390	G03 (Double)	Garage	500 \$	500 \$	0 \$		0.00 \$	Rented
G	8390	G04 (Double)	Garage	500 \$	500 \$	0 \$		0.00 \$	Rented
G	8390	G05 (Single)	Garage	250 \$	250 \$	0 \$		0.00 \$	Rented
G	8390	G06 (Double)	Garage	500 \$	500 \$	0 \$		0.00 \$	Vacant (Estimated)
G	8390	G07 (Quadruple)	Garage	775 \$	775 \$	0 \$		0.00 \$	Rented

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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
L	8390	<b>Laundry</b>	Laundry	350 \$	350 \$	0 \$		0.00 \$	Estimated
S	8390	<b>Locker 1</b>	Storage	115 \$	100 \$	-15 \$		0.00 \$	Rented
S	8390	<b>Locker 2</b>	Storage	115 \$	100 \$	-15 \$		0.00 \$	Rented
S	8390	<b>Locker 3</b>	Storage	100 \$	100 \$	0 \$		0.00 \$	Vacant (Estimated)
S	8390	<b>Locker 4</b>	Storage	100 \$	100 \$	0 \$		0.00 \$	Vacant (Estimated)
S	8390	<b>Locker 5</b>	Storage	100 \$	100 \$	0 \$		0.00 \$	Vacant (Estimated)
S	8390	<b>Locker 6</b>	Storage	100 \$	100 \$	0 \$		0.00 \$	Vacant (Estimated)
	8390	<b>P01</b>	Parking	0 \$	75 \$	75 \$		0.00 \$	Included in lease
P	8390	<b>P02</b>	Parking	75 \$	75 \$	0 \$		0.00 \$	Vacant (Estimated)
	8390	<b>P03</b>	Parking	75 \$	75 \$	0 \$		0.00 \$	Vacant (Estimated)
	8390	<b>P04</b>	Parking	75 \$	75 \$	0 \$		0.00 \$	Vacant (Estimated)
	8390	<b>P05</b>	Parking	75 \$	75 \$	0 \$		0.00 \$	Vacant (Estimated)
	8390	<b>P06</b>	Parking	75 \$	75 \$	0 \$		0.00 \$	Vacant (Estimated)
	8390	<b>P07</b>	Parking	75 \$	75 \$	0 \$		0.00 \$	Vacant (Estimated)
	8390	<b>P08</b>	Parking	75 \$	75 \$	0 \$		0.00 \$	Vacant (Estimated)

		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	25,110 \$	301,320 \$	29,500 \$	354,000 \$	4,390 \$	52,680 \$	3.12	535	1.95 \$
OTHER REVENUES		4,480 \$	53,760 \$	5,075 \$	60,900 \$	595 \$	7,140 \$			
<b>GRAND TOTAL</b>		<b>29,590 \$</b>	<b>355,080 \$</b>	<b>34,575 \$</b>	<b>414,900 \$</b>	<b>4,985 \$</b>	<b>59,820 \$</b>			

# Residential - Rent Roll Statistics

## 8390 Christophe-Colomb

Villeray

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	4	836 \$	680 \$	950 \$	3,345 \$	40,140 \$	950 \$	3,800 \$	45,600 \$	114 \$	455 \$	5,460 \$
Alcove	2 ½	3	882 \$	546 \$	1,050 \$	2,646 \$	31,752 \$	1,050 \$	3,150 \$	37,800 \$	168 \$	504 \$	6,048 \$
1 bdrm	3 ½	15	1,125 \$	770 \$	1,300 \$	16,869 \$	202,428 \$	1,310 \$	19,650 \$	235,800 \$	185 \$	2,781 \$	33,372 \$
2 bdrm	4 ½	2	1,125 \$	1,000 \$	1,250 \$	2,250 \$	27,000 \$	1,450 \$	2,900 \$	34,800 \$	325 \$	650 \$	7,800 \$
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 \$
<b>TOTAL</b>	<b>3.12</b>	<b>24</b>	<b>1,046 \$</b>			<b>25,110 \$</b>	<b>301,320 \$</b>	<b>1,229 \$</b>	<b>29,500 \$</b>	<b>354,000 \$</b>	<b>183 \$</b>	<b>4,390 \$</b>	<b>52,680 \$</b>

### AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		7	425 \$	0 \$	775 \$	2,975 \$	35,700 \$	504 \$	3,525 \$	42,300 \$	79 \$	550 \$	6,600 \$
Parking		8	66 \$	0 \$	75 \$	525 \$	6,300 \$	75 \$	600 \$	7,200 \$	9 \$	75 \$	900 \$
Storage		6	105 \$	100 \$	115 \$	630 \$	7,560 \$	100 \$	600 \$	7,200 \$	-5 \$	-30 \$	-360 \$
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					350 \$	4,200 \$		350 \$	4,200 \$		0 \$	0 \$
<b>TOTAL</b>						<b>4,480 \$</b>	<b>53,760 \$</b>		<b>5,075 \$</b>	<b>60,900 \$</b>		<b>595 \$</b>	<b>7,140 \$</b>

### STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
8390	24	1,046 \$	25,110 \$	301,320 \$
<b>Total</b>	<b>24</b>	<b>1,046 \$</b>	<b>25,110 \$</b>	<b>301,320 \$</b>

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	8	1,096 \$	8,771 \$	105,252 \$
2	8	984 \$	7,870 \$	94,440 \$
3	8	1,059 \$	8,469 \$	101,628 \$
<b>TOTAL</b>	<b>24</b>	<b>1,046 \$</b>	<b>25,110 \$</b>	<b>301,320 \$</b>

# Residential - Rent Roll Statistics

## 8390 Christophe-Colomb

Villeray

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### RESIDENTIAL RENT - \$ PER UNIT

Type	Size	Units	Avg Size	Actual			Market	Upside		
				Min	Max	Average	\$/unit	\$/unit	Monthly \$	Annual \$
Studio	1 ½	4	300 sq.ft	680 \$	950 \$	836 \$	950 \$	114 \$	455 \$	5,460 \$
Alcove	2 ½	3	350 sq.ft	546 \$	1,050 \$	882 \$	1,050 \$	168 \$	504 \$	6,048 \$
1 bdrm	3 ½	15	610 sq.ft	770 \$	1,300 \$	1,125 \$	1,310 \$	185 \$	2,781 \$	33,372 \$
2 bdrm	4 ½	2	725 sq.ft	1,000 \$	1,250 \$	1,125 \$	1,450 \$	325 \$	650 \$	7,800 \$
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 \$
<b>TOTAL</b>	<b>3.12</b>	<b>24</b>	<b>535 sq.ft</b>			<b>1,046 \$</b>	<b>1,229 \$</b>	<b>183 \$</b>	<b>4,390 \$</b>	<b>52,680 \$</b>

### RESIDENTIAL RENT - \$ PER SQUARE FOOT

Type	Size	Units	Avg Size	Actual			Market	Upside
				Min	Max	Average	\$/sq.ft	\$/sq.ft
Studio	1 ½	4	300 sq.ft	2.27 \$	3.17 \$	2.79 \$	3.17 \$	0.38 \$
Alcove	2 ½	3	350 sq.ft	1.56 \$	3.00 \$	2.52 \$	3.00 \$	0.48 \$
1 bdrm	3 ½	15	610 sq.ft	1.12 \$	2.26 \$	1.84 \$	2.15 \$	0.30 \$
2 bdrm	4 ½	2	725 sq.ft	1.38 \$	1.72 \$	1.55 \$	2.00 \$	0.45 \$
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 \$
<b>TOTAL</b>	<b>3.12</b>	<b>24</b>	<b>535 sq.ft</b>			<b>1.95 \$</b>	<b>2.30 \$</b>	<b>0.34 \$</b>

# THE LOCATION

## 8390 CHRISTOPHE-COLOMB



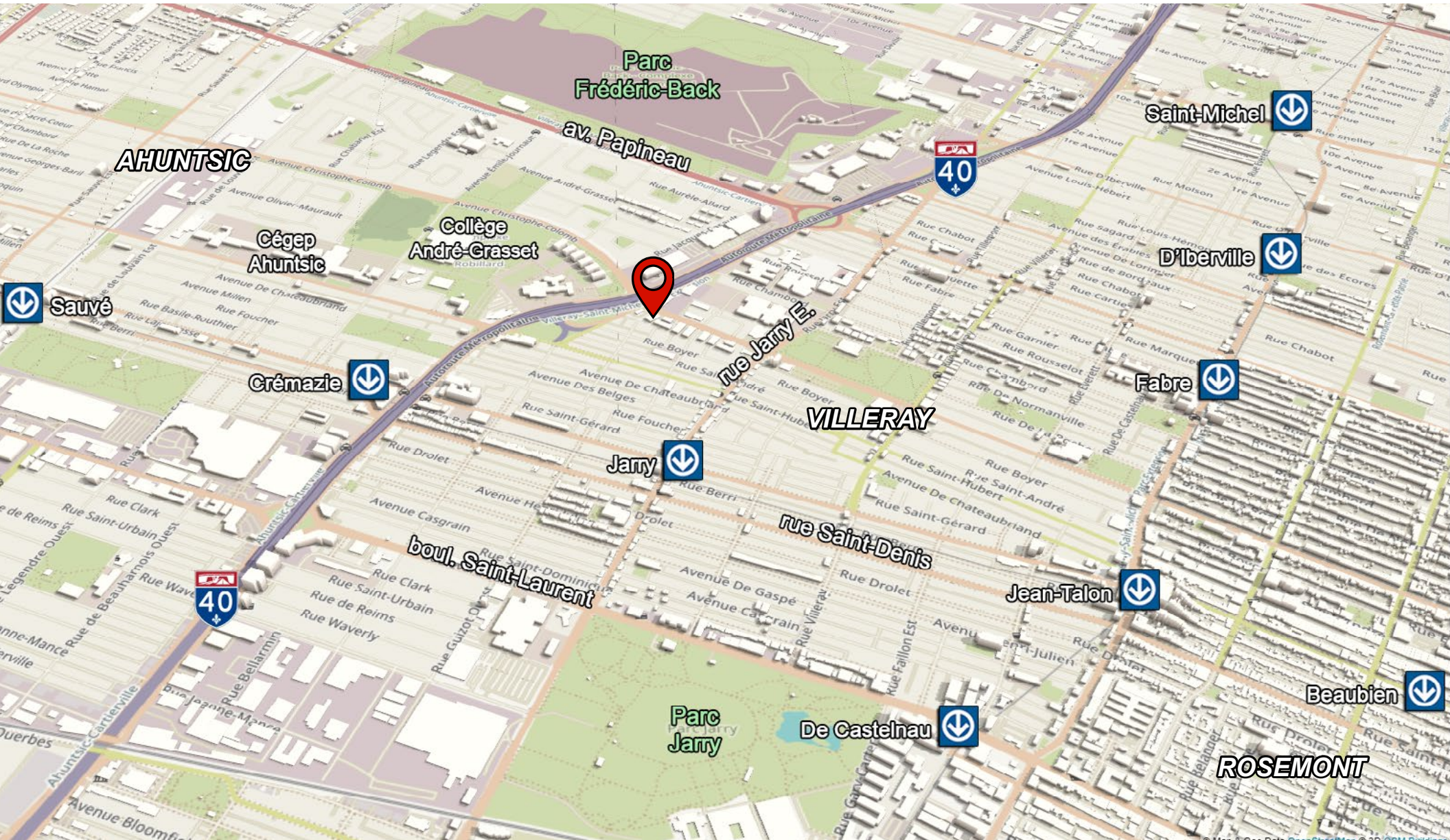
Jarry  
Metro  
950 meters  
(~10 min.)



Ahuntsic Cégep  
& André-Grasset  
500 meters  
(~5 min.)



Marché Central,  
Plaza St-Hubert  
2 km  
(~5 min.)



# THE LOCATION

8390 CHRISTOPHE-COLOMB



JARRY



CRÉMAZIE



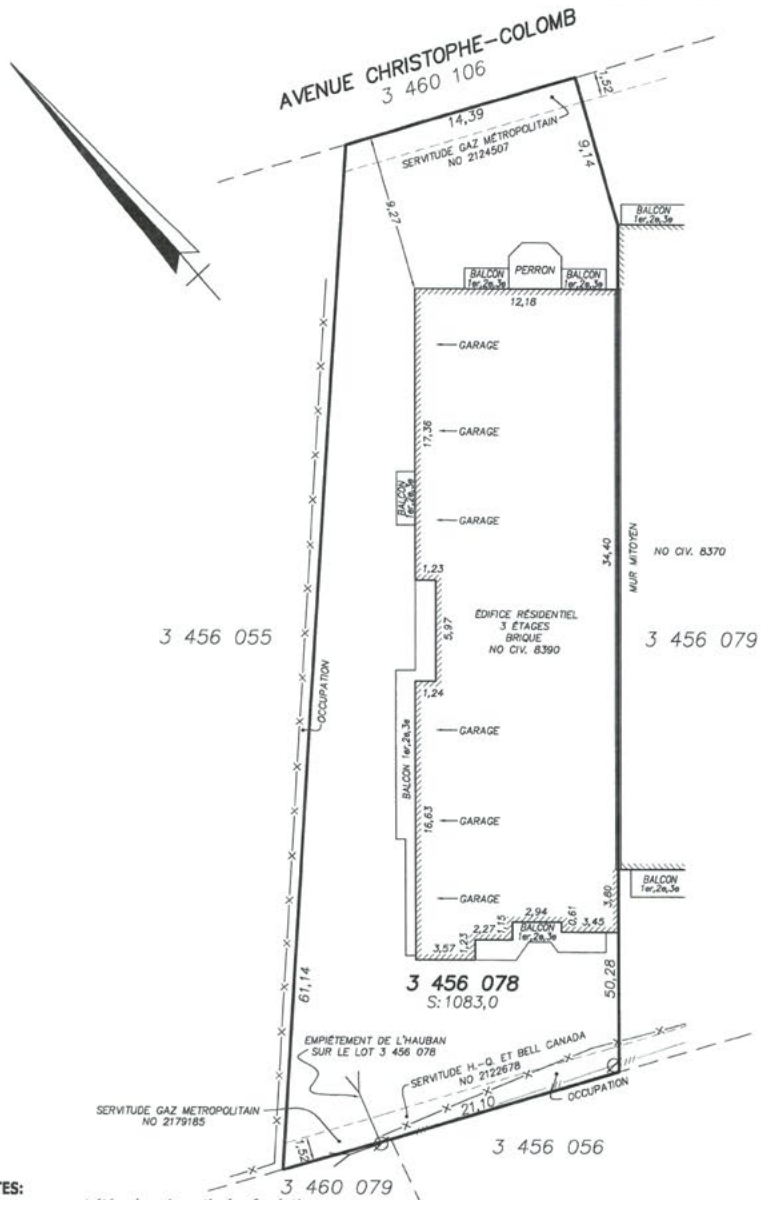
av. Christophe-Colomb



Collège  
André-Grasset

# CERTIFICATE OF LOCATION

## 8390 CHRISTOPHE-COLOMB



NOTES:



# ZONING

## 8390 CHRISTOPHE-COLOMB



### 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 :	8390 Avenue Christophe-Colomb
Arrondissement :	Arrondissement de Villerey - Saint-Michel - Parc-Extension
Numéro de lot :	3456078
Numéro de matricule :	9445-75-1733-5-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3316
Numéro de compte foncier :	30 - F68083081

#### 2. Propriétaire

Nom :	7149743 CANADA INC.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	2400 CH LUCERNE 200, MONT-ROYAL QUEBEC, H3R 2J8

Date d'inscription au rôle : 2010-06-21

#### 3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale :	14,39 m	Nombre d'étages :	3
Superficie :	1 083 m <sup>2</sup>	Année de construction :	1969
		Aire d'étages :	1 397,2 m <sup>2</sup>
		Genre de construction :	-
		Lien physique :	Jumelé
		Nombre de logements :	24
		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 :	1 083 000 \$	Valeur de l'immeuble au rôle antérieur :	2 825 800 \$
Valeur du bâtiment :	2 421 000 \$		
Valeur de l'immeuble :	3 504 000 \$		

## Grille des usages et des normes

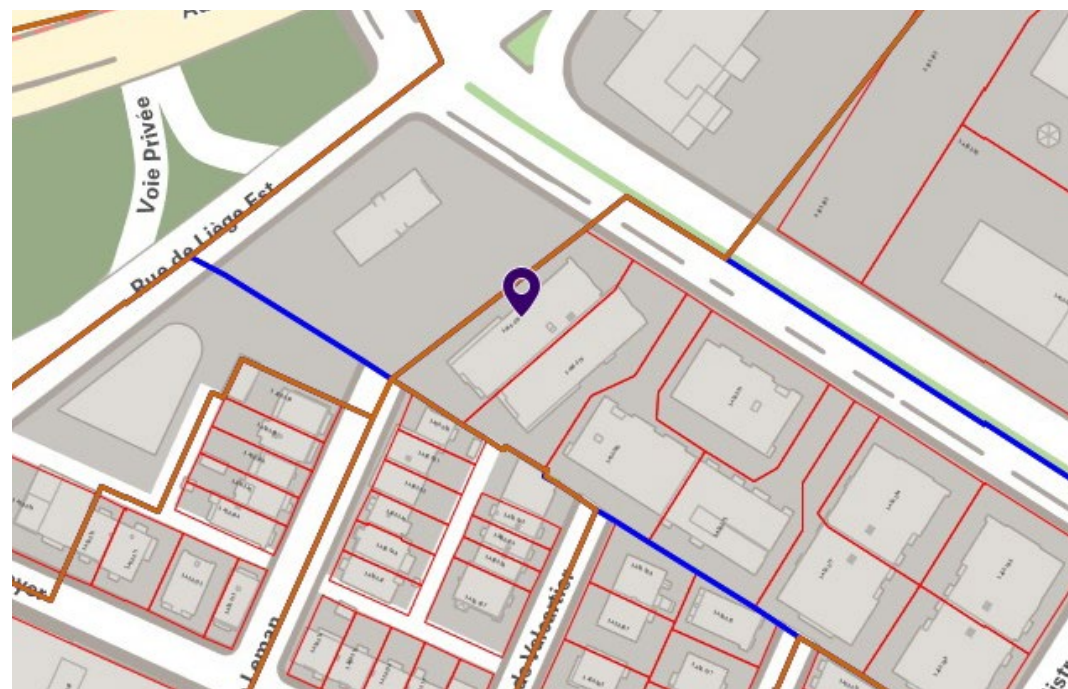
### USAGES AUTORISÉS

ZONE : H02-050

Catégories d'usages autorisées	Principal				
Habitation	H.6				
Commerce					
Industrie					
Équipements collectifs et institutionnels					
<b>Niveaux de bâtiment autorisés</b>					
Rez-de-chaussée (RDC)					
Inférieurs au RDC					
Immédiatement supérieur au RDC	(2 <sup>e</sup> étage)				
Tous sauf le RDC					
Tous les niveaux	X				
<b>Autres exigences particulières</b>					
Usages uniquement autorisés					
Usages exclus					
Nombre de logements maximal					
Superficie des usages spécifiques	max (m <sup>2</sup> )				
Distance entre deux restaurants	min (m)				
Catégorie de débit de boissons alcooliques	(A-B-C-D-E)				
Café-terrasse autorisé					

### CADRE BÂTI

<b>Hauteur</b>			
En mètre	min/max (m)	0/12,5	
En étage	min/max	3/3	
<b>Implantation et densité</b>			
Largeur du terrain	min (m)	-	
Mode d'implantation	(I-J-C)	I-J	
Taux d'implantation au sol	min/max (%)	35/60	
Densité	min/max	-	
<b>Marges</b>			
Avant principale	min/max (m)	4,5/	
Avant secondaire	min/max (m)	4,5/	
Latérale	min (m)	1,5	
Arrière	min (m)	3	
<b>Apparence d'un bâtiment</b>			
Pourcentage d'ouvertures	min/max (%)	10/40	
Pourcentage de maçonnerie	min (%)	80	
<b>Patrimoine</b>			
Secteur d'intérêt patrimonial		-	



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# 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](mailto: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