IMMEUBLES GLORIA

For Sale

8390 Christophe-Colomb — 5,300,000 $

Villeray — **24 units**

Financial Overview

GROSS POTENTIAL REVENUE	338,760 $
TOTAL EXPENSES	106,680 $
NET REVENUE	221,562 $
GRM	15.65
NRM	23.92
MUNICIPAL EVALUATION	3,504,000 $

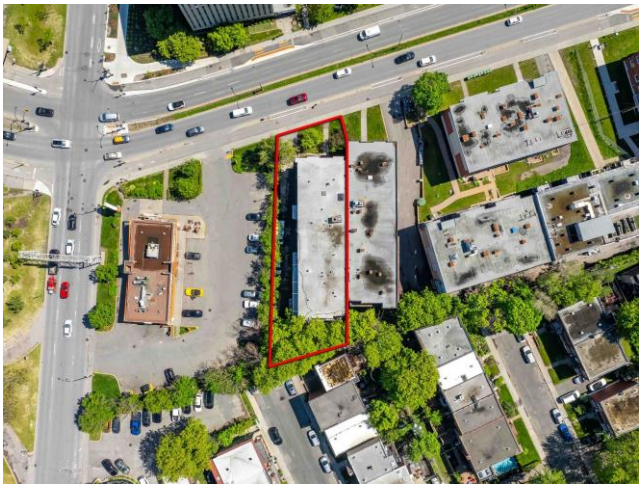
COST PER UNIT	CAPITALIZATION RATE
220,833 $	**4.18 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
1.65 %	**3.60 %**

Residential

1½	2½	3½	4½	5½	6½		
4	3	15	2	0	0	24	0

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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Marc-André Knot | 514-683-6666 | marc.andre@immeublesgloria.com | www.immeublesgloria.com

IMMEUBLES GLORIA

Description

8390 Christophe-Colomb — 5,300,000 $

Villeray — **24 units**

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
Total Units		**24**

Commercial

Commercial	0
Total Units	**0**

Parking

Parking	8
Garage	7
Storage	6
Total Spaces	**21**

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-Colom
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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IMMEUBLES GLORIA

Revenue & Expenses

8390 Christophe-Colomb — 5,300,000 $

Villeray — **24 units**

RESIDENTIAL						
Type		Units	%	Avg	Annual $	%
Studio	1 ½	4	17%	833 $	39,960 $	14%
Alcove	2 ½	3	12%	882 $	31,752 $	11%
1 bdrm	3 ½	15	62%	1,072 $	192,888 $	66%
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%
Total	**3.12**	**24**		**1,013 $**	**291,600 $**	

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	24	291,600 $	86%	12,150 $	
Revenue - Commercial	0	0 $	0%	0 $	
Revenue - Garage	7	29,400 $	9%	1,225 $	Estimated
Revenue - Parking	8	6,000 $	2%	250 $	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 $	
GROSS POTENTIAL REVENUE		**338,760 $**	**100%**		
Vacancies - Residential		8,748 $	3.0%	365 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		1,770 $	5.0%	74 $	CMHC normalized
GROSS EFFECTIVE REVENUE		**328,242 $**			
EXPENSES					
Taxes - Municipal		20,133 $	6.1%	839 $	2026 invoice
Taxes - School		2,390 $	0.7%	100 $	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		17,840 $	5.4%	743 $	Hot water and common areas
Insurance		15,342 $	4.7%	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 - Coinamatic		2,000 $	0.6%	83 $	
Contract - Other		0 $	0.0%	0 $	
Repairs & Maintenance		16,800 $	5.1%	700 $	CMHC normalized
Other Costs		3,282 $	1.0%	137 $	CMHC normalized
Superintendent - Janitor		9,600 $	2.9%	400 $	CMHC normalized
Administration		16,412 $	5.0%	684 $	CMHC normalized
Reserve - Appliances		2,880 $	0.9%	120 $	CMHC normalized
TOTAL EXPENSES		**106,680 $**	**32.5%**	**4,445 $**	
NET REVENUE		**221,562 $**	**67.5%**		

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IMMEUBLES GLORIA

Investment Analysis

8390 Christophe-Colomb — 5,300,000 $

Villeray — **24 units**

FINANCING

	CMHC MLI Select (100 pts)		CMHC MLI Select (70 pts)		CMHC MLI Select (50 pts)	
LISTED PRICE	**5,300,000 $**		**5,300,000 $**		**5,300,000 $**	
LOAN AMOUNT	**4,100,000 $**	77.4 %	**3,950,000 $**	74.5 %	**3,825,000 $**	72.2 %
Lender	**CMHC MLI Select**		**CMHC MLI Select**		**CMHC MLI Select**	
Rate	4.40 %		4.40 %		4.40 %	
Amortization	50		45		40	
Term	5		5		5	
Maturity Date						
Monthly Payment	16,804 $		16,709 $		16,854 $	
Debt Coverage	**1.10**		**1.10**		**1.10**	
CASH TO PURCHASE	**1,200,000 $**	22.6%	**1,350,000 $**	25.5%	**1,475,000 $**	27.8%

RETURN

Net Revenue	221,562 $	221,562 $	221,562 $
Mortgage Annual Cost	201,651 $	200,513 $	202,243 $
Cash Flow	**19,911 $**	**21,049 $**	**19,320 $**
Return on Cash Flow	**1.65 %**	**1.55 %**	**1.30 %**
Return on Investment	**3.60 %**	**3.69 %**	**3.76 %**
G.R.M.	15.65	15.65	15.65
N.R.M.	23.92	23.92	23.92
Cost per Unit	220,833 $	220,833 $	220,833 $
Cap. Rate	4.18 %	4.18 %	4.18 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
220,833 $	**1.65 %**	**3.60 %**	**4.18 %**

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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IMMEUBLES GLORIA

Residential - Rent Roll

8390 Christophe-Colomb

Villeray — 24 units

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 $	Vacant (Estimated)
1	8390	**12**	3.5	1,300 $	1,350 $	50 $	575	2.26 $	Janitor
1	8390	**14**	3.5	1,200 $	1,350 $	150 $	575	2.09 $	
1	8390	**15**	3.5	1,200 $	1,350 $	150 $	575	2.09 $	
1	8390	**16**	2.5	546 $	1,050 $	504 $	350	1.56 $	
1	8390	**17**	3.5	980 $	1,350 $	370 $	700	1.40 $	
1	8390	**18**	3.5	1,300 $	1,350 $	50 $	575	2.26 $	Vacant (Estimated)
2	8390	**20**	1.5	680 $	950 $	270 $	300	2.27 $	
2	8390	**21**	4.5	1,000 $	1,500 $	500 $	725	1.38 $	
2	8390	**22**	3.5	975 $	1,350 $	375 $	575	1.70 $	
2	8390	**23**	3.5	780 $	1,350 $	570 $	575	1.36 $	
2	8390	**24**	3.5	1,300 $	1,350 $	50 $	575	2.26 $	Vacant (Estimated)
2	8390	**25**	3.5	1,050 $	1,350 $	300 $	575	1.83 $	
2	8390	**26**	2.5	1,050 $	1,050 $	0 $	350	3.00 $	Vacant (Estimated)
2	8390	**27**	3.5	785 $	1,350 $	565 $	700	1.12 $	
3	8390	**30**	1.5	750 $	950 $	200 $	300	2.50 $	
3	8390	**31**	4.5	1,250 $	1,500 $	250 $	725	1.72 $	
3	8390	**32**	3.5	1,300 $	1,350 $	50 $	725	1.79 $	
3	8390	**33**	3.5	770 $	1,350 $	580 $	575	1.34 $	
3	8390	**34**	3.5	1,000 $	1,350 $	350 $	575	1.74 $	
3	8390	**35**	3.5	834 $	1,350 $	516 $	575	1.45 $	
3	8390	**36**	1.5	950 $	950 $	0 $	300	3.17 $	Vacant (Estimated)
3	8390	**37**	3.5	1,300 $	1,350 $	50 $	700	1.86 $	Vacant (Estimated)
G	8390	**G01 (Double)**	Garage	250 $	500 $	250 $		0.00 $	Rented
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	0 $	500 $	500 $		0.00 $	Janitor included in lease
G	8390	**G07 (Quadruple)**	Garage	500 $	775 $	275 $		0.00 $	Rented

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Residential - Rent Roll

8390 Christophe-Colomb

Villeray — 24 units

Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	sq.ft	$/sq.ft	Notes
L	8390	**Laundry**	Laundry	350 $	350 $	0 $		0.00 $	Estimated
S	8390	**Locker 1**	Storage	115 $	100 $	-15 $		0.00 $	Rented
S	8390	**Locker 2**	Storage	115 $	100 $	-15 $		0.00 $	Rented
S	8390	**Locker 3**	Storage	100 $	100 $	0 $		0.00 $	Vacant (Estimated)
S	8390	**Locker 4**	Storage	100 $	100 $	0 $		0.00 $	Vacant (Estimated)
S	8390	**Locker 5**	Storage	100 $	100 $	0 $		0.00 $	Vacant (Estimated)
S	8390	**Locker 6**	Storage	100 $	100 $	0 $		0.00 $	Vacant (Estimated)
	8390	**P01**	Parking	0 $	75 $	75 $		0.00 $	Included in lease
P	8390	**P02**	Parking	0 $	75 $	75 $		0.00 $	Included in lease
	8390	**P03**	Parking	125 $	125 $	0 $		0.00 $	Vacant (Estimated)
	8390	**P04**	Parking	75 $	75 $	0 $		0.00 $	Vacant (Estimated)
	8390	**P05**	Parking	75 $	75 $	0 $		0.00 $	Vacant (Estimated)
	8390	**P06**	Parking	75 $	75 $	0 $		0.00 $	Vacant (Estimated)
	8390	**P07**	Parking	75 $	75 $	0 $		0.00 $	Vacant (Estimated)
	8390	**P08**	Parking	75 $	75 $	0 $		0.00 $	Vacant (Estimated)

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	**Annual $**	**Monthly $**	**Annual $**	**Monthly $**	**Annual $**
RESIDENTIAL	24 Units	24,300 $	291,600 $	30,200 $	362,400 $	5,900 $	70,800 $
OTHER REVENUES		3,930 $	47,160 $	5,125 $	61,500 $	1,195 $	14,340 $
GRAND TOTAL		**28,230 $**	**338,760 $**	**35,325 $**	**423,900 $**	**7,095 $**	**85,140 $**

Average Apartment Size	**3.12**
Average sq.ft	**535**
$/sq.ft	**1.89 $**

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IMMEUBLES GLORIA

Residential - Rent Roll
Statistics

8390 Christophe-Colomb

Villeray — **24 units**

RESIDENTIAL

Type	Size	Units	Actual Average	Actual Min	Actual Max	Actual Monthly $	Actual Annual $	Market Value Average	Market Value Monthly $	Market Value Annual $	Difference Actual VS Market Average	Difference Actual VS Market Monthly $	Difference Actual VS Market Annual $
Studio	1 ½	4	833 $	680 $	950 $	3,330 $	39,960 $	950 $	3,800 $	45,600 $	118 $	470 $	5,640 $
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	1,072 $	770 $	1,300 $	16,074 $	192,888 $	1,350 $	20,250 $	243,000 $	278 $	4,176 $	50,112 $
2 bdrm	4 ½	2	1,125 $	1,000 $	1,250 $	2,250 $	27,000 $	1,500 $	3,000 $	36,000 $	375 $	750 $	9,000 $
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	**3.12**	**24**	**1,013 $**			**24,300 $**	**291,600 $**	**1,258 $**	**30,200 $**	**362,400 $**	**246 $**	**5,900 $**	**70,800 $**

AMENITIES

Type	Size	Units	Actual Average	Actual Min	Actual Max	Actual Monthly $	Actual Annual $	Market Value Average	Market Value Monthly $	Market Value Annual $	Difference Actual VS Market Average	Difference Actual VS Market Monthly $	Difference Actual VS Market Annual $
Garage		7	350 $	0 $	500 $	2,450 $	29,400 $	504 $	3,525 $	42,300 $	154 $	1,075 $	12,900 $
Parking		8	63 $	0 $	125 $	500 $	6,000 $	81 $	650 $	7,800 $	19 $	150 $	1,800 $
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 $
TOTAL						**3,930 $**	**47,160 $**		**5,125 $**	**61,500 $**		**1,195 $**	**14,340 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
8390	24	1,013 $	24,300 $	291,600 $
Total	**24**	**1,013 $**	**24,300 $**	**291,600 $**

STATISTICS PER FLOOR

Floor	Units	Average	Monthly $	Annual $
1	8	1,066 $	8,526 $	102,312 $
2	8	953 $	7,620 $	91,440 $
3	8	1,019 $	8,154 $	97,848 $
TOTAL	**24**	**1,013 $**	**24,300 $**	**291,600 $**

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

8390 Christophe-Colomb

Villeray — **24 units**

RESIDENTIAL RENT - $ PER UNIT

				Actual			Market	Upside		
Type	Size	Units	Avg Size	Min	Max	Average	$/unit	$/unit	Monthly $	Annual $
Studio	1 ½	4	300 sq.ft	680 $	950 $	833 $	950 $	118 $	470 $	5,640 $
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 $	1,072 $	1,350 $	278 $	4,176 $	50,112 $
2 bdrm	4 ½	2	725 sq.ft	1,000 $	1,250 $	1,125 $	1,500 $	375 $	750 $	9,000 $
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	3.12	24	535 sq.ft			1,013 $	1,258 $	246 $	5,900 $	70,800 $

RESIDENTIAL RENT - $ PER SQUARE FOOT

				Actual			Market	Upside
Type	Size	Units	Avg Size	Min	Max	Average	$/sq.ft	$/sq.ft
Studio	1 ½	4	300 sq.ft	2.27 $	3.17 $	2.78 $	3.17 $	0.39 $
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 $	1.76 $	2.21 $	0.46 $
2 bdrm	4 ½	2	725 sq.ft	1.38 $	1.72 $	1.55 $	2.07 $	0.52 $
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	3.12	24	535 sq.ft			1.89 $	2.35 $	0.46 $

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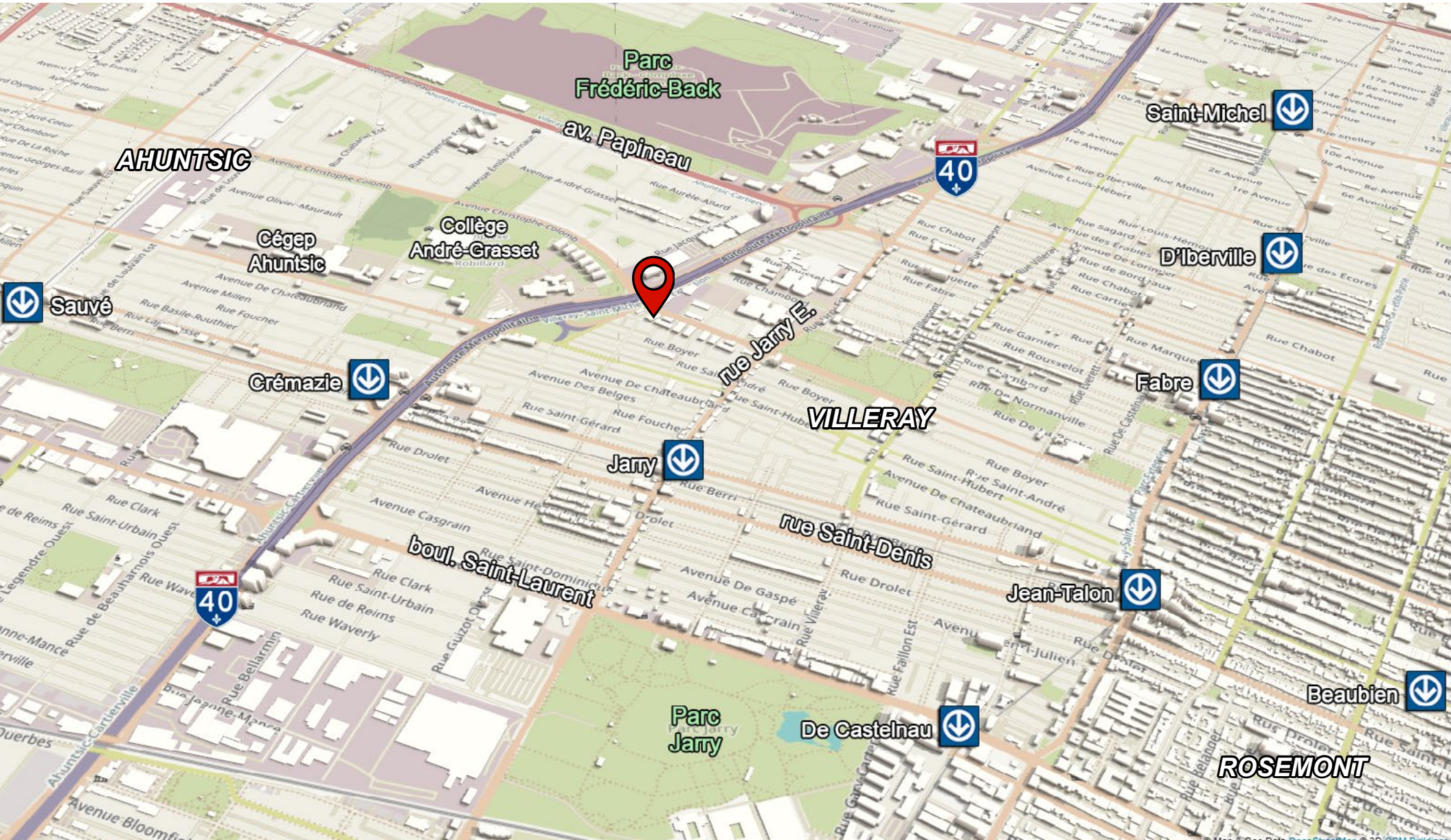
THE LOCATION

8390 CHRISTOPHE-COLOMB

Jarry
Metro
950 meters
(~10 min.)

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

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

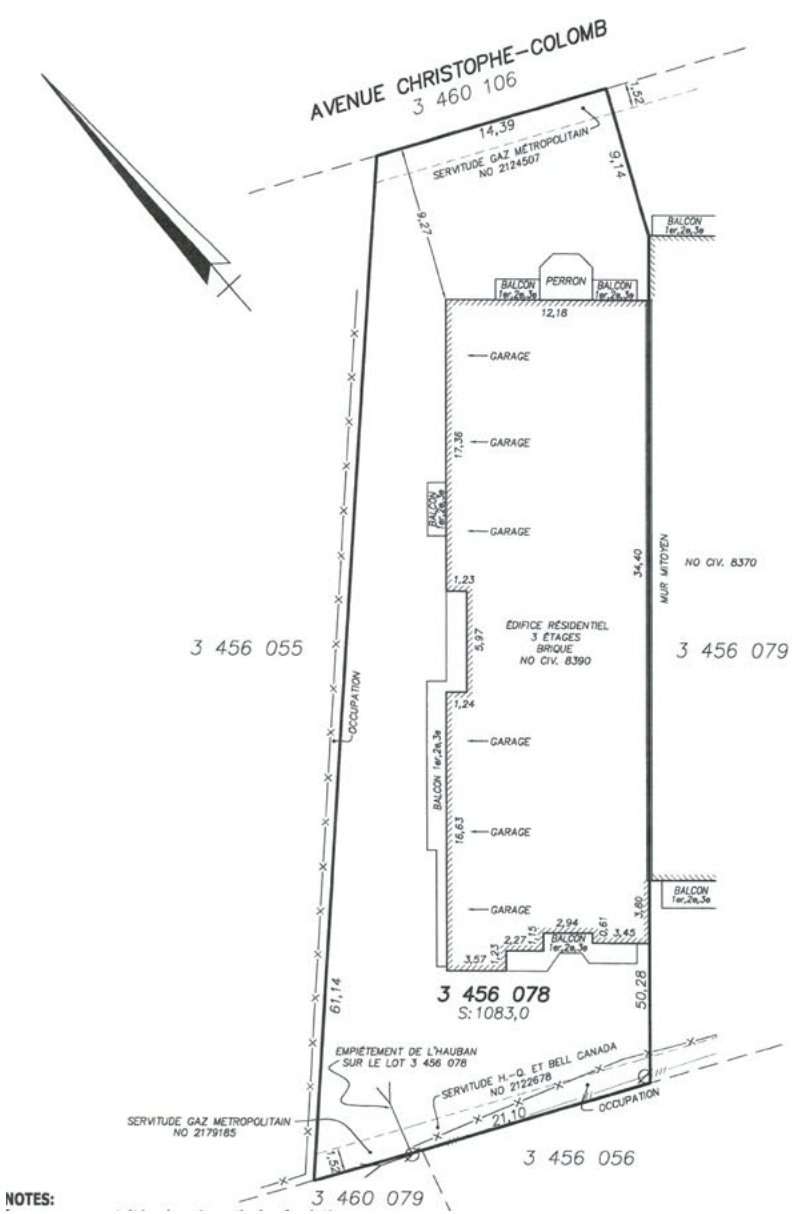


THE LOCATION

8390 CHRISTOPHE-COLOMB

CERTIFICATE OF LOCATION

8390 CHRISTOPHE-COLOMB



NOTES:

ZONING

8390 CHRISTOPHE-COLOMB

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 :	8390 Avenue Christophe-Colomb
Arrondissement :	Arrondissement de Villeray - 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

Mesure frontale :	14,39 m
Superficie :	1 083 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	3
Année de construction :	1969
Aire d'étages :	1 397,2 m^2
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

Date de référence au marché :	2024-07-01
Valeur du terrain :	1 083 000 $
Valeur du bâtiment :	2 421 000 $
Valeur de l'immeuble :	3 504 000 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	2 825 800 $

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		
Niveaux de bâtiment autorisés		
Rez-de-chaussée (RDC)		
Inférieurs au RDC		
Immédiatement supérieur au RDC	(2e étage)	
Tous sauf le RDC		
Tous les niveaux		X
Autres exigences particulières		
Usages uniquement autorisés		
Usages exclus		
Nombre de logements maximal		
Superficie des usages spécifiques	max (m2)	
Distance entre deux restaurants	min (m)	
Catégorie de débit de boissons alcooliques	(A-B-C-D-E)	
Café-terrasse autorisé		

CADRE BÂTI

Hauteur		
En mètre	min/max (m)	0/12,5
En étage	min/max	3/3
Implantation et densité		
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	-
Marges		
Avant principale	min/max (m)	4,5/
Avant secondaire	min/max (m)	4,5/
Latérale	min (m)	1,5
Arrière	min (m)	3
Apparence d'un bâtiment		
Pourcentage d'ouvertures	min/max (%)	10/40
Pourcentage de maçonnerie	min (%)	80
Patrimoine		
Secteur d'intérêt patrimonial		-

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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 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

IMMEUBLES GLORIA
Real Estate Agency