

1650 René-Lévesque W.

35,000,000 \$

Ville-Marie

120 units + 2 commercial units



Residential



## Financial Overview

GROSS POTENTIAL REVENUE	1,953,100 \$
TOTAL EXPENSES	569,788 \$
NET REVENUE	1,324,079 \$
GRM	17.92
NRM	26.43
MUNICIPAL EVALUATION	22,822,800 \$

COST PER UNIT

**291,667 \$**

CAPITALIZATION RATE

**3.78 %**

RETURN ON CASH FLOW

**1.21 %**

RETURN ON INVESTMENT

**3.98 %**

## Highlights

- Incredible concrete high-rise building in the heart of downtown
- Prime location near Bell Centre and Place Alexis-Nihon
- Steps from Concordia University and Guy-Concordia metro station
- Near Eaton Centre and McGill University
- Surrounded by restaurants, shopping, and cultural venues
- Some renovations were done through the years
- Strong rental demand from students and young professionals
- Good long-term potential to increase the revenues
- Advantageous zoning allowing commercial, residential and hotel
- Possibility to qualify for advantageous CMHC MLI Select financing
- Amazing investment opportunity not to be missed!



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## Residential

Studio	1 ½	24
Alcove	2 ½	57
1 bdrm	3 ½	21
2 bdrm	4 ½	18
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
<b>Total Units</b>	<b>120</b>	



## Commercial

Commercial	2	
<b>Total Units</b>	<b>2</b>	



## Parking

Parking	0
Garage	0
Storage	0
<b>Total Spaces</b>	<b>0</b>

## General Information

Zoning	Semi-Commercial
Cadastral	1850905
Building Type	Detached
Floor Nb.	11
Year Built	1953
Lot Area	653 m2
Building Area	584 m2
Stove	As per leases
Refrigerator	As per leases
Washer	Coinamatic
Dryer	Coinamatic
Elevator	2 elevators
Wash/Dry Hookups	Laundry room + in unit
Dishwasher Hookups	Some units
Pool	None
Furnished	5 appliances
AC units	None
Basement	Storage
Fireplace	None
Intercom	Yes

## Location

Main Artery	René-Lévesque W.
Intersection	René-Lévesque / Guy
Shopping Center	Place Alexis-Nihon
Metro Station	Guy-Concordia metro
Bus	24, 57, 150, 165, 420
School	Concordia, McGill
Hospital	Montreal General
Attraction	Bell Centre

## Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants & Owner

## Heating Hot Water

Energy Source	Electricity & Gas
Responsibility	Tenants & Owner
Water Tank	

## Building Overview

Roof	
Windows	
Balconies	
Exterior Walls	Concrete structure
Electricity	Mix of 60A and 100A panels in the units   103 Hydro-Quebec meters   Electricity included in 24 leases
Plumbing	
Heating System	Electric heating paid by most tenants   Electricity included in 24 leases
Hot Water Tanks	Natural gas hot water heating paid by the owner   The renovated apartments have electric hot water heaters.
Elevator	2 elevators
Garage	None
Bathrooms	Some renovated bathrooms
Kitchens	Some renovated kitchens
Certificate of Location	Wladyslaw Bielawski - 2017-06-14
Environmental Report	Phase 1 - D&G Enviro-Group - 2023

## Notes

- Zoning : Usage M.3C (commercial and residential unlimited units) | Zone 0123
- Zoning allows for multiple usages, such as commercial, residential and hotel (max 20% of units)
- Patrimonial status AP-2
- Walk Score: 100 | Bike Score: 82
- Lots of unused space in the basement | Possibility to add storage spaces for 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	24	20%	1,137 \$	327,480 \$	18%
Alcove	2 ½	57	48%	1,158 \$	792,180 \$	43%
1 bdrm	3 ½	21	18%	1,406 \$	354,360 \$	19%
2 bdrm	4 ½	18	15%	1,697 \$	366,600 \$	20%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
<b>Total</b>	<b>2.78</b>	<b>120</b>		<b>1,278 \$</b>	<b>1,840,620 \$</b>	

COMMERCIAL				
Type	Size	Units	Annual \$	\$/sq.ft
Commercial Space	650	2	80,280 \$	
<b>Total</b>	<b>650</b>	<b>2</b>	<b>80,280 \$</b>	

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	120	1,840,620 \$	94%	15,339 \$	
Revenue - Commercial	2	80,280 \$	4%	669 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	0	0 \$	0%	0 \$	
Revenue - Laundry		7,200 \$	0%	60 \$	Estimated
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Potential Increases		25,000 \$	1%	208 \$	July 2026 estimated increases
<b>GROSS POTENTIAL REVENUE</b>		<b>1,953,100 \$</b>	<b>100%</b>		
Vacancies - Residential		55,219 \$	3.0%	460 \$	CMHC normalized
Vacancies - Commercial		4,014 \$	5.0%	33 \$	CMHC normalized
Vacancies - Parking		0 \$	0.0%	0 \$	
<b>GROSS EFFECTIVE REVENUE</b>		<b>1,893,867 \$</b>			
<b>EXPENSES</b>					
Taxes - Municipal		145,689 \$	7.7%	1,214 \$	2026 invoice
Taxes - School		17,454 \$	0.9%	145 \$	2025-2026 invoice
Taxes - Water		0 \$	0.0%	0 \$	
Taxes - Garbages		0 \$	0.0%	0 \$	
Taxes - Special		0 \$	0.0%	0 \$	
Natural Gas		28,706 \$	1.5%	239 \$	
Electricity		16,000 \$	0.8%	133 \$	
Insurance		54,246 \$	2.9%	452 \$	
Lawn Care / Snow Removal		0 \$	0.0%	0 \$	
Garbage Removal		0 \$	0.0%	0 \$	
Elevator		0 \$	0.0%	0 \$	
Alarm		0 \$	0.0%	0 \$	
Telephone / Intercom		0 \$	0.0%	0 \$	
Contract - Coinmatic		0 \$	0.0%	0 \$	
Repairs & Maintenance		111,000 \$	5.9%	925 \$	CMHC normalized
Reserve - Appliances		28,800 \$	1.5%	240 \$	CMHC normalized
Superintendent - Janitor		73,200 \$	3.9%	610 \$	CMHC normalized
Administration		94,693 \$	5.0%	789 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
<b>TOTAL EXPENSES</b>		<b>569,788 \$</b>	<b>30.1%</b>	<b>4,748 \$</b>	
<b>NET REVENUE</b>		<b>1,324,079 \$</b>	<b>69.9%</b>		

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## FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		Mortgage Current Bal.	
LISTED PRICE	35,000,000 \$		35,000,000 \$		35,000,000 \$	
LOAN AMOUNT	25,000,000 \$	71.4 %	21,100,000 \$	60.3 %	15,020,676 \$	42.9 %
Lender	CMHC MLI Select		CMHC (regular)		First National CMHC	
Rate	3.75 %		3.75 %		4.40 %	
Amortization	40		40		38	
Term	5		5		3	
Maturity Date					2028-06	
Monthly Payment	100,190 \$		84,560 \$		67,489 \$	
Debt Coverage	1.10		1.30		1.63	
CASH TO PURCHASE	10,000,000 \$	28.6 %	13,900,000 \$	39.7 %	19,979,324 \$	57.1 %

## RETURN

Net Revenue	1,324,079 \$	1,324,079 \$	1,324,079 \$
Mortgage Annual Cost	1,202,274 \$	1,014,719 \$	809,865 \$
Cash Flow	121,805 \$	309,360 \$	514,214 \$
Return on Cash Flow	1.21 %	2.22 %	2.57 %
Return on Investment	3.98 %	3.90 %	3.36 %
G.R.M.	17.92	17.92	17.92
N.R.M.	26.43	26.43	26.43
Cost per Unit	291,667 \$	291,667 \$	291,667 \$
Cap. Rate	3.78 %	3.78 %	3.78 %

COST PER UNIT

291,667 \$

RETURN ON  
CASH FLOW

1.21 %

RETURN ON  
INVESTMENT

3.98 %

CAPITALIZATION  
RATE

3.78 %

## Notes

- Option 1: New CMHC MLI Select financing with the energy efficiency criteria (50 points).
- Option 2: New regular CMHC financing.
- Option 3: Assumption of the existing regular CMHC financing with First National.

# Residential - Rent Roll Statistics

## 1650 René-Lévesque W.

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### 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	24	1,137 \$	1,000 \$	1,250 \$	27,290 \$	327,480 \$	1,250 \$	30,000 \$	360,000 \$	113 \$	2,710 \$	32,520 \$
Alcove	2 ½	57	1,158 \$	910 \$	1,300 \$	66,015 \$	792,180 \$	1,300 \$	74,100 \$	889,200 \$	142 \$	8,085 \$	97,020 \$
1 bdrm	3 ½	21	1,406 \$	775 \$	1,630 \$	29,530 \$	354,360 \$	1,476 \$	31,005 \$	372,060 \$	70 \$	1,475 \$	17,700 \$
2 bdrm	4 ½	18	1,697 \$	1,650 \$	1,925 \$	30,550 \$	366,600 \$	1,697 \$	30,550 \$	366,600 \$	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 \$
<b>TOTAL</b>	<b>2.78</b>	<b>120</b>	<b>1,278 \$</b>			<b>153,385 \$</b>	<b>1,840,620 \$</b>	<b>1,380 \$</b>	<b>165,655 \$</b>	<b>1,987,860 \$</b>	<b>102 \$</b>	<b>12,270 \$</b>	<b>147,240 \$</b>

### 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		2	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: 3 D: 3					600 \$	7,200 \$		600 \$	7,200 \$		0 \$	0 \$
<b>TOTAL</b>						<b>600 \$</b>	<b>7,200 \$</b>		<b>600 \$</b>	<b>7,200 \$</b>		<b>0 \$</b>	<b>0 \$</b>

### STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
1650	120	1,278 \$	153,385 \$	1,840,620 \$
<b>Total</b>	<b>120</b>	<b>1,278 \$</b>	<b>153,385 \$</b>	<b>1,840,620 \$</b>

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## STATISTICS

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
01	13	1,132 \$	14,710 \$	176,520 \$
02	13	1,251 \$	16,265 \$	195,180 \$
03	10	1,358 \$	13,580 \$	162,960 \$
04	10	1,342 \$	13,420 \$	161,040 \$
05	10	1,315 \$	13,150 \$	157,800 \$
06	10	1,348 \$	13,475 \$	161,700 \$
07	10	1,368 \$	13,680 \$	164,160 \$
08	12	1,241 \$	14,895 \$	178,740 \$
09	10	1,334 \$	13,340 \$	160,080 \$
10	11	1,223 \$	13,455 \$	161,460 \$
11	11	1,220 \$	13,415 \$	160,980 \$
<b>TOTAL</b>	<b>120</b>	<b>1,278 \$</b>	<b>153,385 \$</b>	<b>1,840,620 \$</b>

# Residential - Rent Roll Statistics

## 1650 René-Lévesque W.

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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	24	266 sq.ft	1,000 \$	1,250 \$	1,137 \$	1,250 \$	113 \$	2,710 \$	32,520 \$
Alcove	2 ½	57	366 sq.ft	910 \$	1,300 \$	1,158 \$	1,300 \$	142 \$	8,085 \$	97,020 \$
1 bdrm	3 ½	21	510 sq.ft	775 \$	1,630 \$	1,406 \$	1,476 \$	70 \$	1,475 \$	17,700 \$
2 bdrm	4 ½	18	975 sq.ft	1,650 \$	1,925 \$	1,697 \$	1,697 \$	0 \$	0 \$	0 \$
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>2.78</b>	<b>120</b>	<b>462 sq.ft</b>			<b>1,278 \$</b>	<b>1,380 \$</b>	<b>102 \$</b>	<b>12,270 \$</b>	<b>147,240 \$</b>

### RESIDENTIAL RENT - \$ PER SQUARE FOOT

Type	Size	Units	Avg Size	Actual			Market	Upside
				Min	Max	Average	\$/sq.ft	\$/sq.ft
Studio	1 ½	24	266 sq.ft	3.09 \$	6.94 \$	4.28 \$	4.71 \$	0.43 \$
Alcove	2 ½	57	366 sq.ft	2.39 \$	3.94 \$	3.17 \$	3.55 \$	0.39 \$
1 bdrm	3 ½	21	510 sq.ft	1.48 \$	4.03 \$	2.76 \$	2.90 \$	0.14 \$
2 bdrm	4 ½	18	975 sq.ft	1.69 \$	1.97 \$	1.74 \$	1.74 \$	0.00 \$
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>2.78</b>	<b>120</b>	<b>462 sq.ft</b>			<b>2.76 \$</b>	<b>2.99 \$</b>	<b>0.22 \$</b>

# THE LOCATION

1650 RENÉ-LÉVESQUE W.



Guy-Concordia  
metro  
500 m  
(~5 min.)



Concordia  
University  
400 m  
(~4 min.)



Ste-Catherine W.  
400 m  
(~4 min.)



# CERTIFICATE OF LOCATION

1650 RENÉ-LÉVESQUE W.

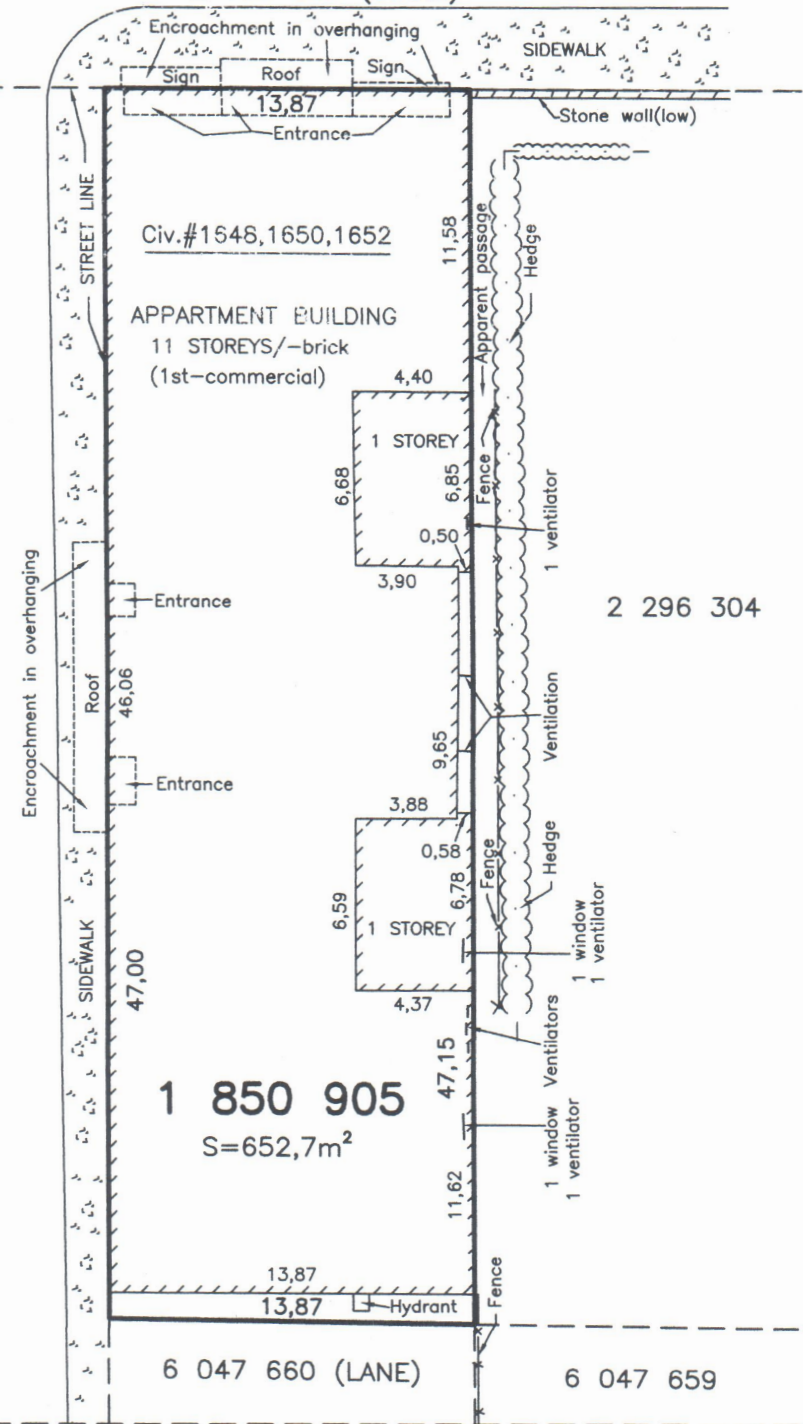


# RENE-LEVESQUE WEST BOULEVARD

2 160 029 (street)

# AMESBURY AVENUE

2 160 058 (street)



# ZONING

## 1650 RENÉ-LÉVESQUE W.



### Extrait du rôle d'évaluation foncière

Municipalité de Montréal  
En vigueur pour les exercices financiers 2023-2024-2025

#### 1. Identification de l'unité d'évaluation

Adresse : 1648 - 1652 Boulevard René-Lévesque Ouest  
Arrondissement de Ville-Marie  
Numéro de lot : 1850905  
Numéro de matricule : 9839-92-1419-0-000-0000  
Utilisation prédominante : Logement  
Numéro d'unité de voisinage : 2292  
Numéro de compte foncier : 30 - F26020600

#### 2. Propriétaire

Nom : 9221-3909 QUÉBEC INC.  
Statut aux fins d'imposition scolaire : Personne morale  
Adresse postale : 1650 BOUL RENE-LEVESQUE O 100, MONTREAL QUEBEC, H3H 2S1  
Date d'inscription au rôle : 2010-05-14

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

##### Caractéristiques du terrain

Mesure frontale : 13,87 m  
Superficie : 652,70 m<sup>2</sup>

##### Caractéristiques du bâtiment principal

Nombre d'étages : 11  
Année de construction : 1953  
Aire d'étages : 6 422,00 m<sup>2</sup>  
Genre de construction :  
Lien physique :  
Nombre de logements : 100  
Nombre de locaux non résidentiels : 3  
Nombre de chambres locatives :

#### 4. Valeurs au rôle d'évaluation

##### Rôle courant

Date de référence au marché : 2021-07-01  
Valeur du terrain : 5 711 100 \$  
Valeur du bâtiment : 15 036 900 \$  
Valeur de l'immeuble : 20 748 000 \$

##### Rôle antérieur

Date de référence au marché : 2018-07-01  
Valeur de l'immeuble au rôle antérieur : 15 960 000 \$

#### 5. Répartition fiscale

Catégorie et classe d'immeuble à des fins d'application des taux de taxation :

Non résidentielle classe 2, Six logements et plus

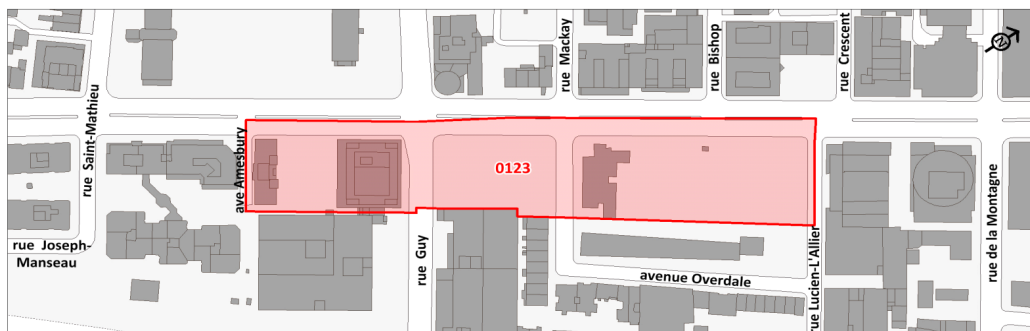
Valeur imposable de l'immeuble :

20 748 000 \$

Valeur non imposable de l'immeuble :

0 \$

Les informations présentées dans ce rapport sont en date du : 2024-08-09  
Date du rapport : 2024-08-16



Si votre propriété est située proche de la limite de la zone, communiquez avec : [permis.inspections.ville-marie@montreal.ca](mailto:permis.inspections.ville-marie@montreal.ca)

#### District électoral

Peter-McGill

#### Usages prescrits

M.3C

Zone de mixité à dominante résidentielle autorisant les commerces et les services de faible intensité : un usage commercial ou industriel est autorisé à tous les niveaux

#### Densité et implantation

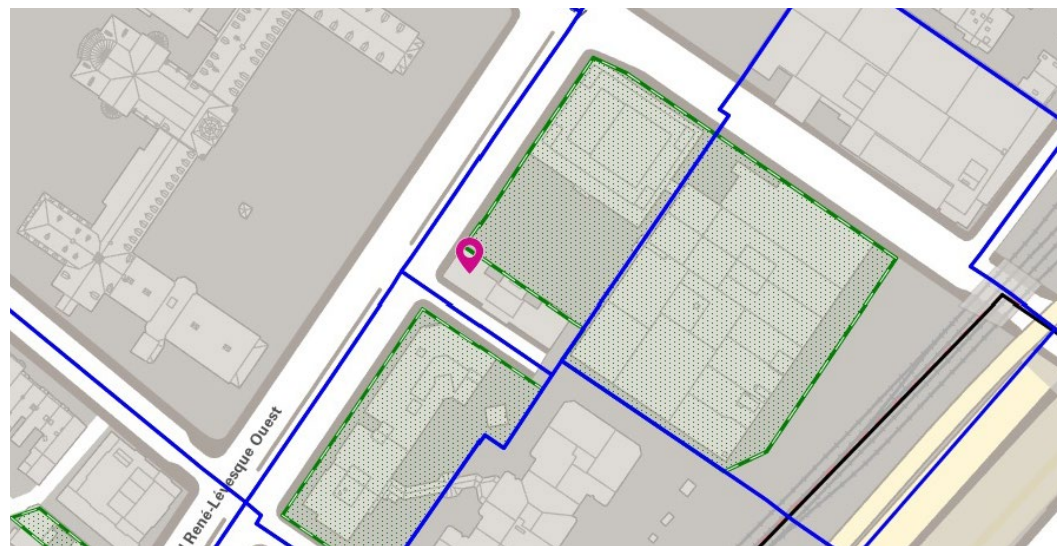
Densité maximale	Taux d'implantation Min.	Note
9	0	S.O.
Mode d'implantation	Taux d'implantation Max.	
RI	85	

#### Hauteur et surhauteur

Hauteur minimale / maximale en étage	Surhauteur maximale en
Min: S.O. Max: S.O.	120
Hauteur minimale / maximale en	Note
Min: 16 Max: 44	S.O.

#### Marges

Marge latérale minimale	Marge arrière minimale
4	4



# PICTURES (4 1/2)

1650 RENÉ-LÉVESQUE W.



# PICTURES (Studios)

1650 RENÉ-LÉVESQUE W.



# PICTURES

1650 RENÉ-LÉVESQUE W.



01



02



03



04



05



06



07



08



09



10



11



12



13



14



15



16



17



18



# 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