IMMEUBLES GLORIA

For Sale

4035 Hochelaga — 4,995,000 $

Hochelaga-Maisonneuve — **16 units**



Residential

1½	2½	3½	4½	5½	6½		
1	0	2	13	0	0	16	0

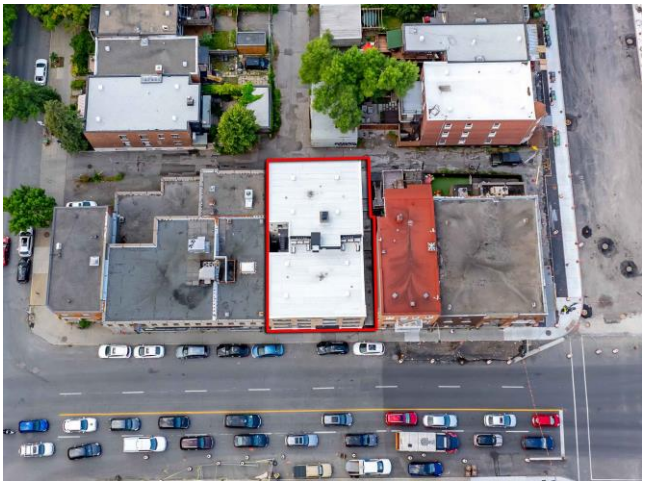
Financial Overview

GROSS POTENTIAL REVENUE	296,616 $
TOTAL EXPENSES	72,428 $
NET REVENUE	215,289 $
GRM	16.84
NRM	23.20
MUNICIPAL EVALUATION	3,159,000 $

COST PER UNIT	CAPITALIZATION RATE
312,188 $	**4.31 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
1.63 %	**4.66 %**

Highlights

- Almost completely renovated since 2022 following a fire
- Most of the 16 apartments have 2 bathrooms
- Incredible location near Pie-IX metro station (400 m)
- Quick access to McGill, Concordia, UdeM
- Near Park Maisonneuve and Olympic Stadium
- A few minutes walk from restos and bars on Ontario street
- Washer, dryer, and dishwasher hookups in all the units
- Electrical heating, A/C, and hot water paid by the tenants
- Possibility for advantageous CMHC MLI Select financing
- Amazing investment opportunity in a great location!





2026-10-16 10:27

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IMMEUBLES GLORIA

Description

4035 Hochelaga — 4,995,000 $

Hochelaga-Maisonneuve — 16 units

Residential

Studio	1 ½	1
Alcove	2 ½	0
1 bdrm	3 ½	2
2 bdrm	4 ½	13
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units		**16**

Commercial

Commercial	0
Total Units	**0**

Parking

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

General Information

Zoning	Residential	
Cadastral	1880422	
Building Type	Semi-Detached	
Floor Nb.	3 1/2	
Year Built	1957	
Lot Area	340	m2
Building Area		
Stove	As per leases	
Refrigerator	As per leases	
Washer	As per leases	
Dryer	As per leases	
Elevator	None	
Wash/Dry Hookups	In apartments	
Dishwasher Hookups	In apartments	
Pool	None	
Furnished	5 appliances	
AC units	Wall units	
Basement	Apartments	
Fireplace	None	
Intercom	Yes	

Location

Main Artery	Pie-IX
Intersection	Pie-IX / Hochelaga
Shopping Center	Promenades Ontario
Metro Station	Pie-IX
Bus	Pie-IX BRT
School	Maisonneuve College
Hospital	Maisonneuve-Rosemont
Attraction	Olympic Park & Biodôme

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	Replaced since 2022
Windows	
Balconies	
Exterior Walls	
Electricity	Recent main electrical entry | Individual 100A panels | Electricity redone since 2022
Plumbing	Washer/dryer and dishwasher hookups in all the units | Plumbing redone since 2022
Heating System	Electrical heating paid by the tenants | A/C in all the units
Hot Water Tanks	Electrical hot water paid by the tenants
Elevator	None
Garage	None
Bathrooms	Almost completely renovated since 2022 | Most apartments have 2 bathrooms
Kitchens	Almost completely renovated since 2022 (new plumbing, electricity, kitchens, bathrooms, air exchangers)
Certificate of Location	Zachary Lauziere - 2026-01-27
Environmental Report	Phase 1 - Ortam - 2025-10-20.

Notes

- Zoning : C.2 H (Commercial and residential) | Zone 0110
- Central camera system and alarm system
- Intercom with electronic access key, connected on tenants' cellphones, electronic apartment locks throughout the building
- The building has been almost completely renovated since 2022 following a fire (new plumbing, electricity)
- Included in the leases: fridge, stove, washer, dryer, dishwasher, A/C wall unit
- *** 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

4035 Hochelaga — 4,995,000 $

Hochelaga-Maisonneuve — 16 units

RESIDENTIAL

Type		Units	%	Avg	Annual $	%
Studio	**1 ½**	1	6%	1,125 $	13,500 $	5%
Alcove	**2 ½**	0	0%	0 $	0 $	0%
1 bdrm	**3 ½**	2	12%	1,295 $	31,080 $	10%
2 bdrm	**4 ½**	13	81%	1,616 $	252,036 $	85%
3 bdrm	**5 ½**	0	0%	0 $	0 $	0%
4 bdrm +	**6 ½+**	0	0%	0 $	0 $	0%
Total	**4.19**	**16**		**1,545 $**	**296,616 $**	

COMMERCIAL

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	16	296,616 $	100%	18,539 $	
Revenue - Commercial	0	0 $	0%	0 $	
Revenue - Garage	0	0 $	0%	0 $	
Revenue - Parking	0	0 $	0%	0 $	
Revenue - Laundry		0 $	0%	0 $	
Revenue - Storage		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
GROSS POTENTIAL REVENUE		**296,616 $**	**100%**		
Vacancies - Residential		8,898 $	3.0%	556 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**287,718 $**			
EXPENSES					
Taxes - Municipal		19,266 $	6.7%	1,204 $	2026 invoice
Taxes - School		2,233 $	0.8%	140 $	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		487 $	0.2%	30 $	
Insurance		7,739 $	2.7%	484 $	
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		11,200 $	3.9%	700 $	CMHC normalized
Other Costs		2,877 $	1.0%	180 $	CMHC normalized
Superintendent - Janitor		6,400 $	2.2%	400 $	CMHC normalized
Administration		14,386 $	5.0%	899 $	CMHC normalized
Reserve - Appliances		7,840 $	2.7%	490 $	5 appliances + A/C
TOTAL EXPENSES		**72,428 $**	**25.2%**	**4,527 $**	
NET REVENUE		**215,289 $**	**74.8%**		

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IMMEUBLES GLORIA

Investment Analysis

4035 Hochelaga — 4,995,000 $

Hochelaga-Maisonneuve — **16 units**

FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)			
LISTED PRICE	**4,995,000 $**		**4,995,000 $**		**4,995,000 $**	
LOAN AMOUNT	**3,775,000 $**	75.6 %	**3,200,000 $**	64.1 %		0.0 %
Lender	**CMHC MLI Select**		**CMHC (regular)**			
Rate	4.25 %		4.25 %			
Amortization	40		40			
Term	5		5			
Maturity Date						
Monthly Payment	16,281 $		13,801 $		0 $	
Debt Coverage	**1.10**		**1.30**		**0.00**	
CASH TO PURCHASE	**1,220,000 $**	24.4%	**1,795,000 $**	35.9%	**4,995,000 $**	100.0%

RETURN

Net Revenue	215,289 $	215,289 $	215,289 $
Mortgage Annual Cost	195,367 $	165,609 $	0 $
Cash Flow	**19,923 $**	**49,681 $**	**215,289 $**
Return on Cash Flow	**1.63 %**	**2.76 %**	**4.31 %**
Return on Investment	**4.66 %**	**4.51 %**	**4.31 %**
G.R.M.	16.84	16.84	16.84
N.R.M.	23.20	23.20	23.20
Cost per Unit	312,188 $	312,188 $	312,188 $
Cap. Rate	4.31 %	4.31 %	4.31 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
312,188 $	**1.63 %**	**4.66 %**	**4.31 %**

Notes

- Option 1: New CMHC MLI Select 50 points financing with the energy efficiency criteria.
- Option 2: New regular CMHC financing.

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IMMEUBLES GLORIA

Residential - Rent Roll

4035 Hochelaga

Hochelaga-Maisonneuve — 16 units

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
1	SS	4035	**001**	3.5	1,295 $	1,300 $	5 $	Vacant (Estimated)
2	SS	4035	**002**	4.5	1,450 $	1,600 $	150 $	Vacant (Estimated)
3	SS	4035	**003**	1.5	1,125 $	1,200 $	75 $	
4	SS	4035	**004**	4.5	1,600 $	1,600 $	0 $	
5	1	4035	**101**	3.5	1,295 $	1,300 $	5 $	Vacant (Estimated)
6	1	4035	**102**	4.5	1,495 $	1,600 $	105 $	
7	1	4035	**103**	4.5	1,900 $	1,900 $	0 $	
8	1	4035	**104**	4.5	1,600 $	1,600 $	0 $	
9	2	4035	**201**	4.5	1,450 $	1,600 $	150 $	Vacant (Estimated)
10	2	4035	**202**	4.5	1,708 $	1,750 $	42 $	
11	2	4035	**203**	4.5	1,750 $	1,750 $	0 $	
12	2	4035	**204**	4.5	1,575 $	1,600 $	25 $	
13	3	4035	**301**	4.5	1,575 $	1,600 $	25 $	
14	3	4035	**302**	4.5	1,700 $	1,700 $	0 $	
15	3	4035	**303**	4.5	1,550 $	1,600 $	50 $	
16	3	4035	**304**	4.5	1,650 $	1,700 $	50 $	

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	**Annual $**	**Monthly $**	**Annual $**	**Monthly $**	**Annual $**
RESIDENTIAL	16 Units	24,718 $	296,616 $	25,400 $	304,800 $	682 $	8,184 $
OTHER REVENUES		0 $	0 $	0 $	0 $	0 $	0 $
GRAND TOTAL		**24,718 $**	**296,616 $**	**25,400 $**	**304,800 $**	**682 $**	**8,184 $**

Average Apartment Size 4.19

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

4035 Hochelaga

Hochelaga-Maisonneuve — **16 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	1	1,125 $	1,125 $	1,125 $	1,125 $	13,500 $	1,200 $	1,200 $	14,400 $	75 $	75 $	900 $
Alcove	2 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
1 bdrm	3 ½	2	1,295 $	1,295 $	1,295 $	2,590 $	31,080 $	1,300 $	2,600 $	31,200 $	5 $	10 $	120 $
2 bdrm	4 ½	13	1,616 $	1,450 $	1,900 $	21,003 $	252,036 $	1,662 $	21,600 $	259,200 $	46 $	597 $	7,164 $
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	**4.19**	**16**	**1,545 $**			**24,718 $**	**296,616 $**	**1,588 $**	**25,400 $**	**304,800 $**	**43 $**	**682 $**	**8,184 $**

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			0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
Storage			0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
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:	0	D: 0				0 $	0 $		0 $	0 $		0 $	0 $
TOTAL							**0 $**	**0 $**		**0 $**	**0 $**		**0 $**	**0 $**

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly $	Annual $
4035	16	1,545 $	24,718 $	296,616 $
Total	**16**	**1,545 $**	**24,718 $**	**296,616 $**

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly $	Annual $
1	4	1,573 $	6,290 $	75,480 $
2	4	1,621 $	6,483 $	77,796 $
3	4	1,619 $	6,475 $	77,700 $
SS	4	1,368 $	5,470 $	65,640 $
TOTAL	**16**	**1,545 $**	**24,718 $**	**296,616 $**

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THE LOCATION

4035 HOCHELAGA

Pie-IX
metro
400 m
(~4 min.)

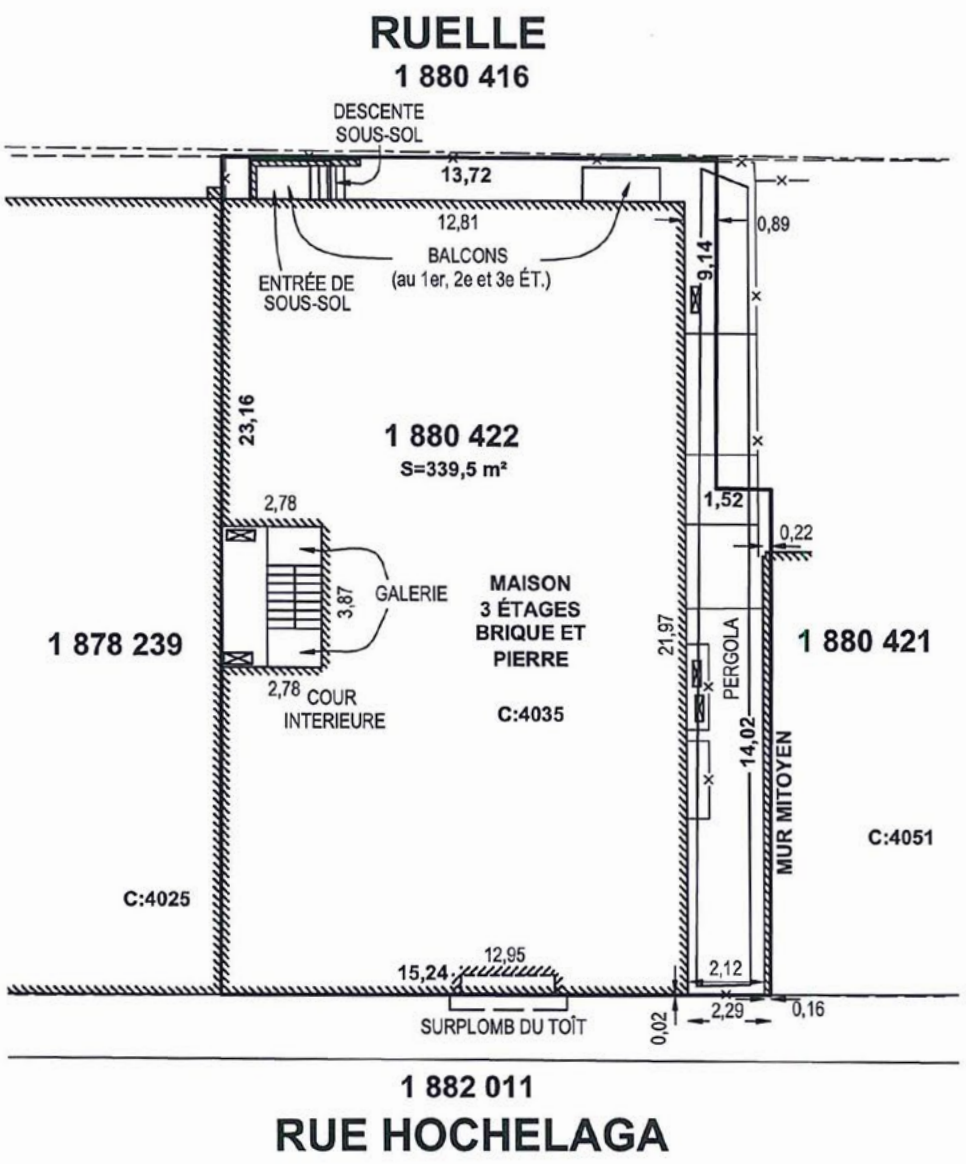
Maisonneuve
College
600 m
(~6 min.)

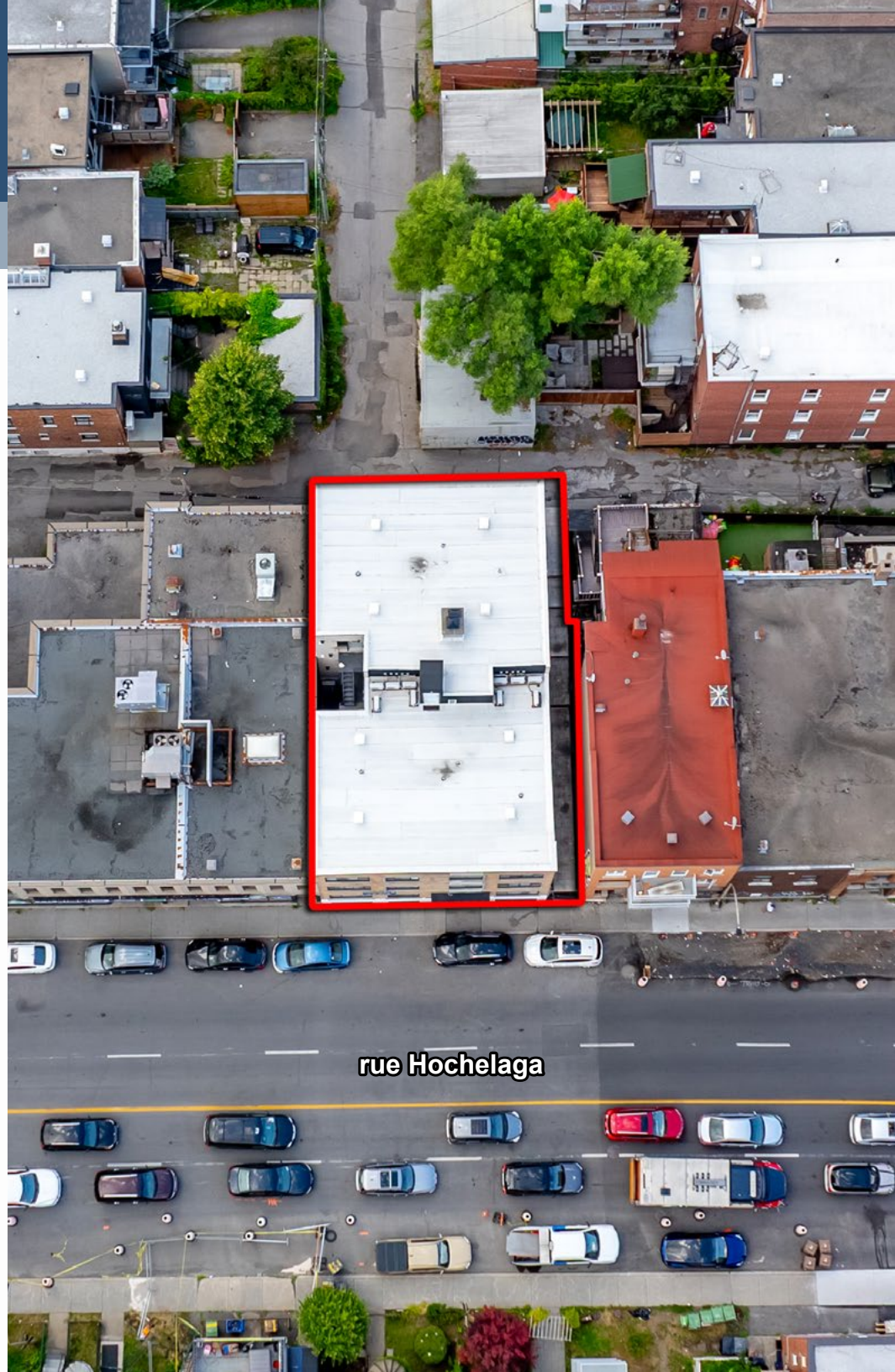
Promenades
Ontario
650 m
(~7 min.)



CERTIFICATE OF LOCATION

4035 HOCHELAGA





ZONING

4035 HOCHELAGA

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 :	4035 Rue Hochelaga
Arrondissement :	Arrondissement de Mercier - Hochelaga-Maisonneuve
Numéro de lot :	1880422
Numéro de matricule :	0045-98-9214-7-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3935
Numéro de compte foncier :	30 - F33341200

2. Propriétaire

Nom :	LI, QUANSHENG
Statut aux fins d'imposition scolaire :	Personne physique
Adresse postale :	1650 BOUL RENE-LEVESQUE 100, MONTREAL QUEBEC, H3H 2S1
Date d'inscription au rôle :	2002-03-12

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale :	15,24 m
Superficie :	339,5 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	3
Année de construction :	1957
Aire d'étages :	819,8 m^2
Genre de construction :	-
Lien physique :	En rangée 1 côté
Nombre de logements :	16
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 :	435 400 $
Valeur du bâtiment :	2 723 600 $
Valeur de l'immeuble :	3 159 000 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	2 700 000 $

ARRONDISSEMENT MERCIER/HOCHELAGA-MAISONNEUVE
RÈGLEMENT D'URBANISME (01-275)
ANNEXE A.3 GRILLE DES USAGES ET DES SPÉCIFICATIONS

ZONE **0110**

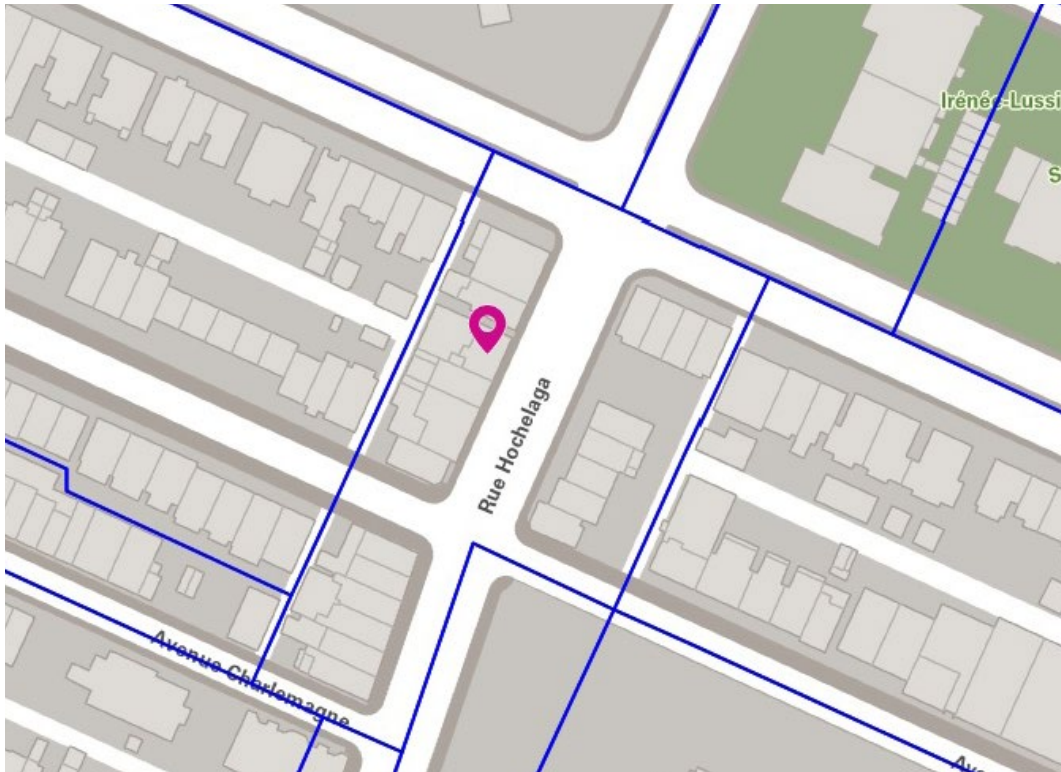
CATÉGORIES D'USAGES		
CATÉGORIE D'USAGES PRINCIPALE		Classe d'occupation
C.2	Commerces et services en secteur de faible intensité commerciale	B
AUTRE(S) CATÉGORIE(S) D'USAGES		
H	Habitation	-
-	-	-
-	-	-
-	-	-

PROTECTION DU PATRIMOINE ET PIIA	
SECTEUR SIGNIFICATIF	Numéro
Secteur soumis à des normes ou critères	BB
SECTEUR DE PIIA	Numéro
-	-

NORMES PRESCRITES		
DENSITÉ	Min	Max
Densité / ISP	-	3
Densité résidentielle (log/ha)	-	-
IMPLANTATION		
Mode(s) d'implantation	Règles d'insertion	
Taux d'implantation (%)	30	70
Alignement de construction	Règles d'insertion	
Marge latérale (m)	1,5	-
Marge arrière (m)	3	-
HAUTEUR		
Hauteur (étage)	2	3
Hauteur (m)	-	11
Étage additionnel autorisé sous les combles	-	

NOTE(S)

-



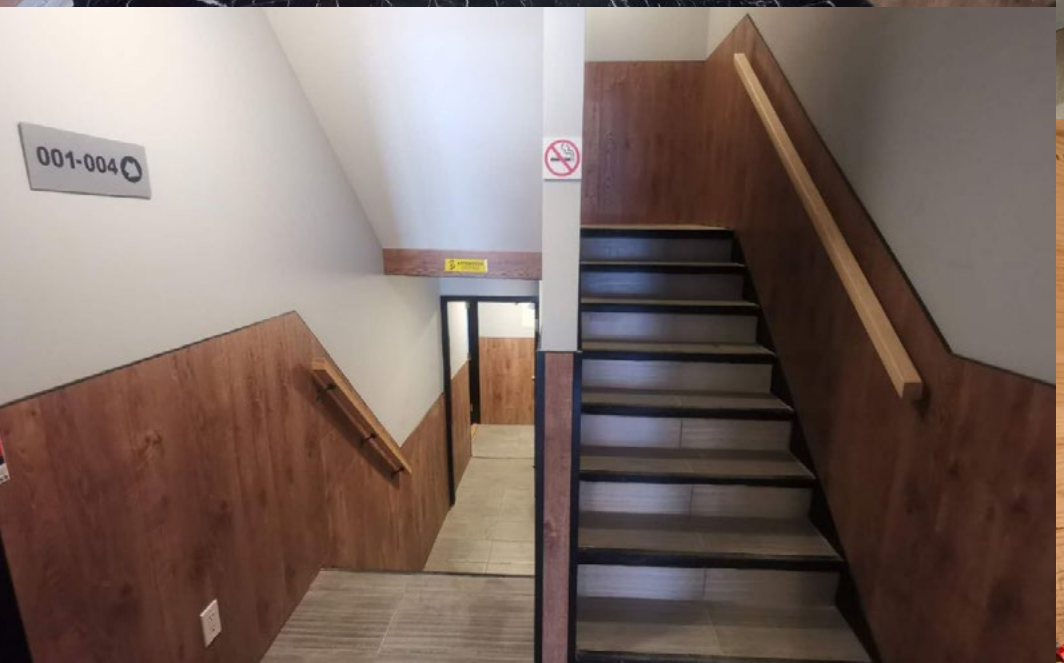
PICTURES

4035 HOCHELAGA











01



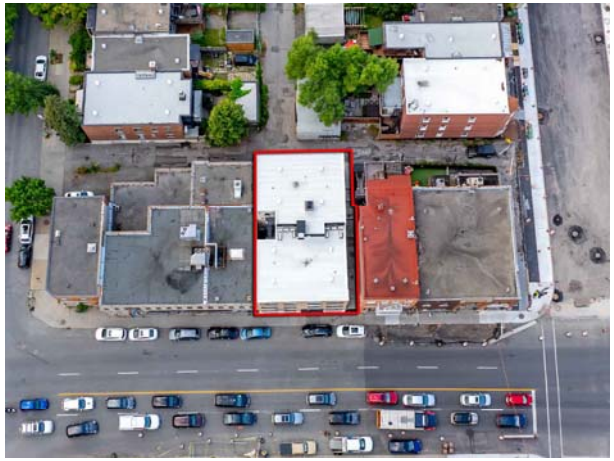
02



03



04



05



06



07



08



09



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.



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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