

4035 Hochelaga

5,200,000 \$

Hochelaga

16 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	304,380 \$
TOTAL EXPENSES	74,367 \$
NET REVENUE	220,882 \$
GRM	17.08
NRM	23.54
MUNICIPAL EVALUATION	3,159,000 \$

COST PER UNIT

325,000 \$

CAPITALIZATION RATE

4.24 %

RETURN ON CASH FLOW

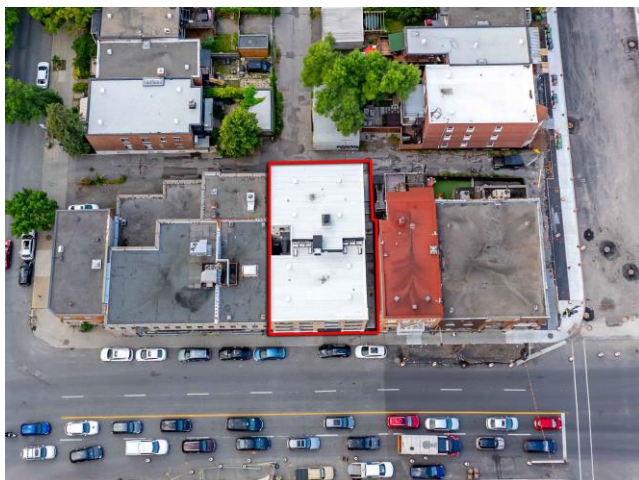
1.70 %

RETURN ON INVESTMENT

5.27 %

Highlights

- Beautiful 16-unit property in the heart of Hochelaga
- 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
- Mostly renovated since 2022 following a fire
- Washer, dryer, and dishwasher hookups in all the units
- Most apartments have 2 bathrooms
- 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!



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Residential

Studio	1 ½	0
Alcove	2 ½	1
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	Mostly renovated since 2022 Most apartments have 2 bathrooms
Kitchens	Mostly 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 substantially 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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RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	0	0%	0 \$	0 \$	0%
Alcove	2 ½	1	6%	1,150 \$	13,800 \$	5%
1 bdrm	3 ½	2	12%	1,395 \$	33,480 \$	11%
2 bdrm	4 ½	13	81%	1,648 \$	257,100 \$	84%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	4.25	16		1,585 \$	304,380 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	16	304,380 \$	100%	19,024 \$	July 2026
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		304,380 \$	100%		
Vacancies - Residential		9,131 \$	3.0%	571 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		295,249 \$			
EXPENSES					
Taxes - Municipal		19,266 \$	6.5%	1,204 \$	2026 invoice
Taxes - School		2,253 \$	0.8%	141 \$	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		487 \$	0.2%	30 \$	
Insurance		9,206 \$	3.1%	575 \$	
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 \$	3.8%	700 \$	CMHC normalized
Other Costs		2,952 \$	1.0%	185 \$	CMHC normalized
Superintendent - Janitor		6,400 \$	2.2%	400 \$	CMHC normalized
Administration		14,762 \$	5.0%	923 \$	CMHC normalized
Reserve - Appliances		7,840 \$	2.7%	490 \$	5 appliances + A/C
TOTAL EXPENSES		74,367 \$	25.2%	4,648 \$	
NET REVENUE		220,882 \$	74.8%		

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FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		
LISTED PRICE	5,200,000 \$		5,200,000 \$		5,200,000 \$
LOAN AMOUNT	4,025,000 \$	77.4 %	3,400,000 \$	65.4 %	
Lender	CMHC MLI Select		CMHC (regular)		
Rate	4.00 %		4.00 %		
Amortization	40		40		
Term	5		5		
Maturity Date					
Monthly Payment	16,740 \$		14,140 \$		0 \$
Debt Coverage	1.10		1.30		0.00
CASH TO PURCHASE	1,175,000 \$	22.6 %	1,800,000 \$	34.6 %	5,200,000 \$ 100.0 %

RETURN

Net Revenue	220,882 \$	220,882 \$	220,882 \$
Mortgage Annual Cost	200,876 \$	169,684 \$	0 \$
Cash Flow	20,006 \$	51,197 \$	220,882 \$
Return on Cash Flow	1.70 %	2.84 %	4.24 %
Return on Investment	5.27 %	4.81 %	4.24 %
G.R.M.	17.08	17.08	17.08
N.R.M.	23.54	23.54	23.54
Cost per Unit	325,000 \$	325,000 \$	325,000 \$
Cap. Rate	4.24 %	4.24 %	4.24 %

COST PER UNIT

325,000 \$

RETURN ON CASH FLOW

1.70 %

RETURN ON INVESTMENT

5.27 %

CAPITALIZATION RATE

4.24 %

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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#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	SS	4035	001	3.5	1,395 \$	1,400 \$	5 \$	Vacant (Estimated)
2	SS	4035	002	4.5	1,595 \$	1,700 \$	105 \$	Vacant (Estimated)
3	SS	4035	003	2.5	1,150 \$	1,150 \$	0 \$	Vacant (Estimated)
4	SS	4035	004	4.5	1,600 \$	1,700 \$	100 \$	
5	1	4035	101	3.5	1,395 \$	1,400 \$	5 \$	Vacant (Estimated)
6	1	4035	102	4.5	1,595 \$	1,700 \$	105 \$	Vacant (Estimated)
7	1	4035	103	4.5	1,900 \$	1,900 \$	0 \$	
8	1	4035	104	4.5	1,600 \$	1,700 \$	100 \$	
9	2	4035	201	4.5	1,595 \$	1,700 \$	105 \$	Vacant (Estimated)
10	2	4035	202	4.5	1,750 \$	1,750 \$	0 \$	
11	2	4035	203	4.5	1,750 \$	1,750 \$	0 \$	
12	2	4035	204	4.5	1,595 \$	1,700 \$	105 \$	Vacant (Estimated)
13	3	4035	301	4.5	1,600 \$	1,700 \$	100 \$	
14	3	4035	302	4.5	1,700 \$	1,700 \$	0 \$	
15	3	4035	303	4.5	1,550 \$	1,700 \$	150 \$	
16	3	4035	304	4.5	1,595 \$	1,700 \$	105 \$	Vacant (Estimated)

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	
RESIDENTIAL	16 Units	25,365 \$	304,380 \$	26,350 \$	316,200 \$	985 \$	11,820 \$	4.25
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	
GRAND TOTAL		25,365 \$	304,380 \$	26,350 \$	316,200 \$	985 \$	11,820 \$	

Residential - Rent Roll Statistics

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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	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Alcove	2 ½	1	1,150 \$	1,150 \$	1,150 \$	1,150 \$	13,800 \$	1,150 \$	1,150 \$	13,800 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	2	1,395 \$	1,395 \$	1,395 \$	2,790 \$	33,480 \$	1,400 \$	2,800 \$	33,600 \$	5 \$	10 \$	120 \$		
2 bdrm	4 ½	13	1,648 \$	1,550 \$	1,900 \$	21,425 \$	257,100 \$	1,723 \$	22,400 \$	268,800 \$	75 \$	975 \$	11,700 \$		
3 bdrm	5 ½	0	0 \$		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 \$	0 \$	0 \$
TOTAL	4.25	16	1,585 \$			25,365 \$	304,380 \$	1,647 \$	26,350 \$	316,200 \$	62 \$	985 \$	11,820 \$		

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 \$	0 \$	0 \$
Parking		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Storage		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		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	1,585 \$	25,365 \$	304,380 \$
Total	16	1,585 \$	25,365 \$	304,380 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	4	1,623 \$	6,490 \$	77,880 \$
2	4	1,673 \$	6,690 \$	80,280 \$
3	4	1,611 \$	6,445 \$	77,340 \$
SS	4	1,435 \$	5,740 \$	68,880 \$
TOTAL	16	1,585 \$	25,365 \$	304,380 \$

THE LOCATION

4035 HOCHELAGA



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



Maisonneuve
College
600 m
(~6 min.)

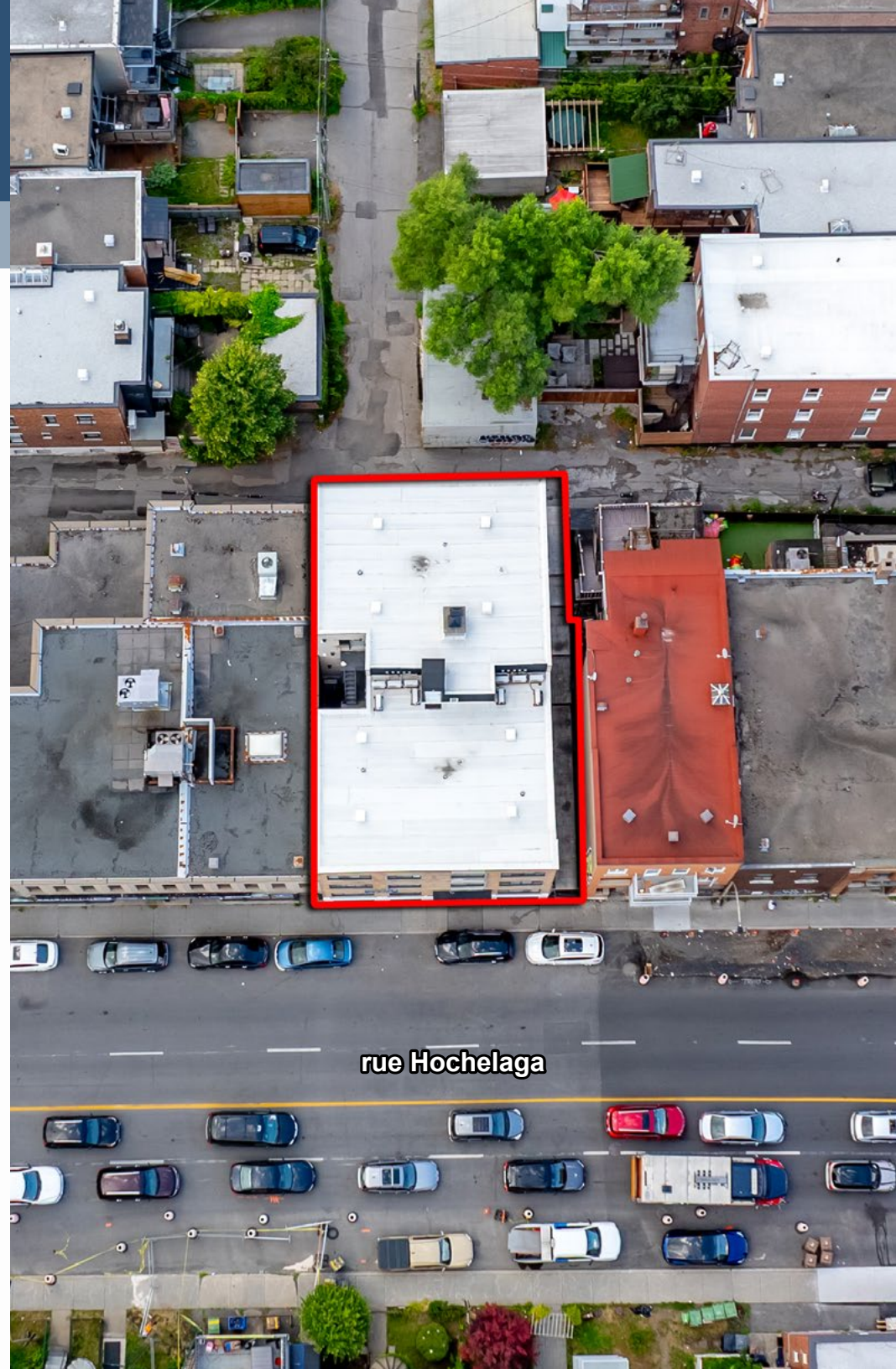
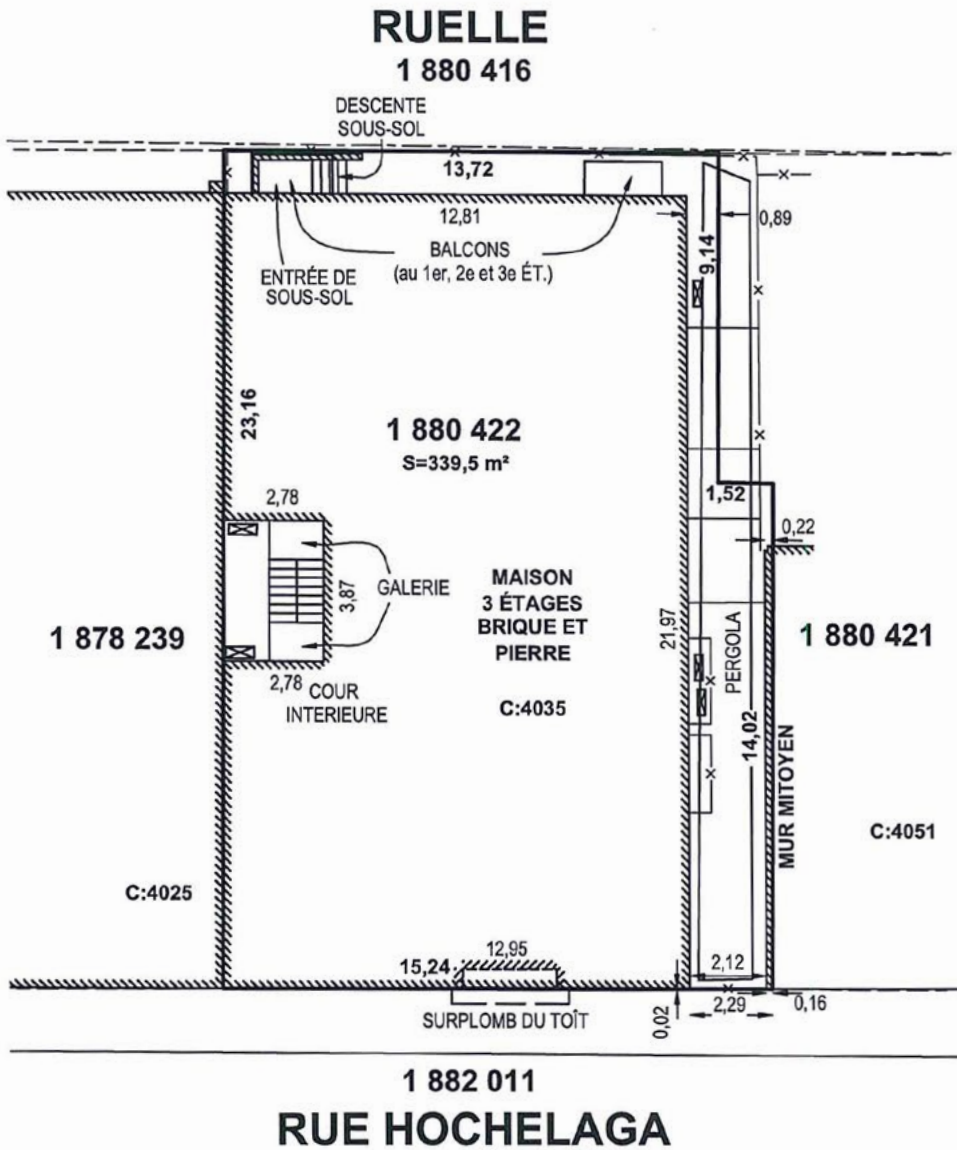


Promenades
Ontario
650 m
(~7 min.)



CERTIFICATE OF LOCATION

4035 HOCHELAGA



ZONING

4035 HOCHELAGA



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 m²

Caractéristiques du bâtiment principal

Nombre d'étages : 3
Année de construction : 1957
Aire d'étages : 819,8 m²
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

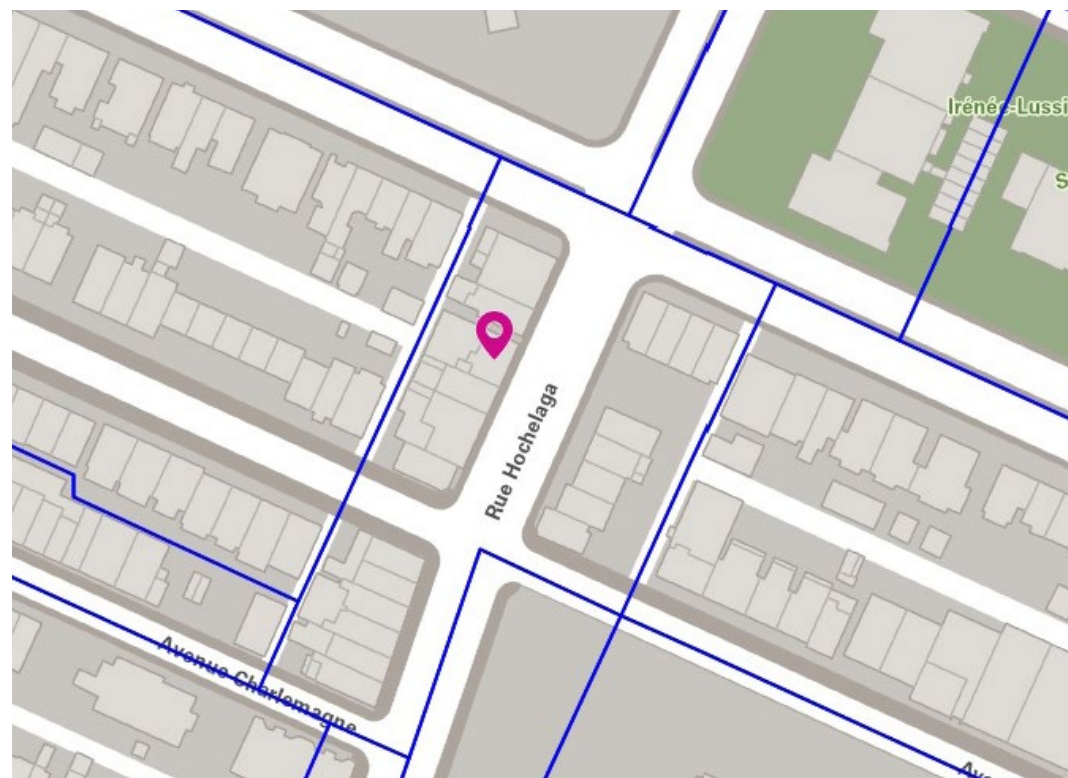
ZONE
0110

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	-
-	-	-
-	-	-
-	-	-

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	-	

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

NOTE(S)



PICTURES

4035 HOCHELAGA



01



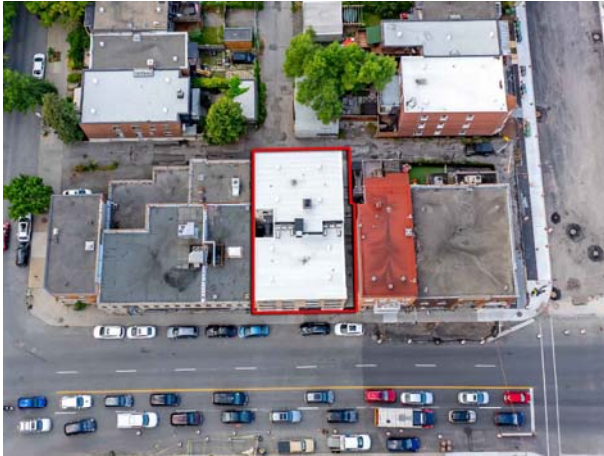
02



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.



Marc-André Knot, CPA

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AEO

514.683.6666 x102

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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
Real Estate Agency