

4800 PAPINEAU

Renovated semi-commercial building

FOR SALE

IMMEUBLES GLORIA
Real Estate Agency

Marc-André Knot, CPA
Commercial real estate broker AEO
514.683.6666 x102
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L'AGENCE IMMOBILIÈRE
YESARRAZIN.

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IMMEUBLES GLORIA

For Sale

4800 Papineau — 2,125,000 $

Plateau-Mont-Royal — **4 res. & 2 comm.**



Semi-Commercial

1½	2½	3½	4½	5½	6½		
0	0	2	0	2	0	4	2

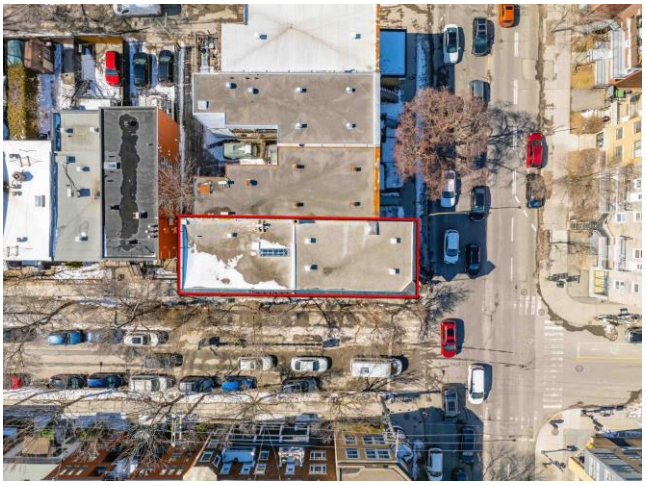
Financial Overview

GROSS POTENTIAL REVENUE	165,769 $
TOTAL EXPENSES	42,928 $
NET REVENUE	117,353 $
MUNICIPAL EVALUATION	1,368,000 $

CAPITALIZATION RATE	NET REVENUE MULTIPLIER
5.52 %	**18.11**
RETURN ON CASH FLOW	**RETURN ON INVESTMENT**
2.90 %	**6.12 %**

Highlights

- Incredible semi-commercial building in the heart of the Plateau
- Located between Laurier Park and La Fontaine Park
- Just steps away from the restaurants and cafés on Laurier Avenue
- Laurier metro station is a 15-minute walk away
- Three of the four units have been recently renovated
- High-end interior finishes in the renovated units
- Washer, dryer, and heat pumps included in the renovated units
- High-quality commercial tenants with net leases
- Commercial basement accessible for storage
- Excellent investment opportunity in a prime area!





2026-08-24 13:55

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IMMEUBLES GLORIA

Description

4800 Papineau — 2,125,000 $

Plateau-Mont-Royal — **4 res. & 2 comm.**

Residential

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

Commercial

Commercial	2
Total Units	**2**

Parking

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

General Information

Zoning	Semi-Commercial	
Cadastral	1193854	
Building Type	Semi-Detached	
Floor Nb.	3	
Year Built	1910	
Lot Area	190	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	Semi-furnished	
AC units	3 apartments	
Basement	Storage	
Fireplace		
Intercom	Yes	

Location

Main Artery	St-Joseph E.
Intersection	St-Joseph E. / Papineau
Shopping Center	rue Mont-Royal
Metro Station	Métro Laurier
Bus	27, 45, 359
School	UQAM, UdeM, McGill
Hospital	Notre-Dame
Attraction	Parcs Laurier et La Fontaine

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	Tar and gravel (2017 | 20,000$)
Windows	Windows (2017-2019 | 18,000$)
Balconies	
Exterior Walls	
Electricity	Main electrical entry 400A (residential) and 200A (commercial)
Plumbing	
Heating System	Electric heating paid by the tenants | Wall unit A/C and air exchangers in three apartments (1705, 4802-2, 4802-3)
Hot Water Tanks	Electric hot water paid by the tenants
Elevator	None
Garage	None
Bathrooms	Three apartments completely renovated recently (1705, 4802-2, 4802-3)
Kitchens	Three apartments completely renovated recently (1705, 4802-2, 4802-3)
Certificate of Location	Louis-Philippe Fouquette - 2015-10-13
Environmental Report	

Notes

- Zoning: H.2-4 and C.2 (2-8 apartments and commercial) | Zone 0860
- Walk Score: 90 | Bike Score: 100

*** 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

4800 Papineau — 2,125,000 $

Plateau-Mont-Royal — **4 res. & 2 comm.**

RESIDENTIAL						
Type		Units	%	Avg	Annual $	%
Studio	1 ½	0	0%	0 $	0 $	0%
Alcove	2 ½	0	0%	0 $	0 $	0%
1 bdrm	3 ½	2	50%	1,505 $	36,108 $	36%
2 bdrm	4 ½	0	0%	0 $	0 $	0%
3 bdrm	5 ½	2	50%	2,650 $	63,600 $	64%
4 bdrm +	6 ½+	0	0%	0 $	0 $	0%
Total	**4.50**	**4**		**2,077 $**	**99,708 $**	

COMMERCIAL				
Type	Size	Units	Annual $	$/sq.ft
Commercial Space	1,955	2	49,933 $	25.54 $
Total	**1,955**	**2**	**49,933 $**	**25.54 $**

REVENUE		$	%	Notes
Revenue - Residential	4	99,708 $	60%	
Revenue - Commercial	2	49,933 $	30%	
Revenue - Garage	0	0 $	0%	
Revenue - Parking	0	0 $	0%	
Revenue - Laundry		0 $	0%	
Revenue - Storage		0 $	0%	
Revenue - Other		0 $	0%	
Revenue - Recovery of Expenses		16,128 $	10%	
GROSS POTENTIAL REVENUE		**165,769 $**	**100%**	
Vacancies - Residential		2,991 $	3.0%	Normalized
Vacancies - Commercial		2,497 $	5.0%	Normalized
Vacancies - Parking		0 $	0.0%	
GROSS EFFECTIVE REVENUE		**160,281 $**		
EXPENSES				
Taxes - Municipal		17,580 $	11.0%	2026 invoice
Taxes - School		972 $	0.6%	2026-2027 invoice
Taxes - Water		0 $	0.0%	
Taxes - Garbages		0 $	0.0%	
Taxes - Special		0 $	0.0%	
Natural Gas		0 $	0.0%	
Electricity		0 $	0.0%	
Insurance		7,176 $	4.5%	
Lawn Care / Snow Removal		0 $	0.0%	
Garbage Removal		0 $	0.0%	
Elevator		0 $	0.0%	
Internet		1,172 $	0.7%	
Contract - Other		0 $	0.0%	
Contract - Other		0 $	0.0%	
Repairs & Maintenance		4,808 $	3.0%	Normalized
Reserve - Structure		3,206 $	2.0%	Normalized
Superintendent - Janitor		0 $	0.0%	Normalized
Administration		8,014 $	5.0%	Normalized
Other Expense		0 $	0.0%	
TOTAL EXPENSES		**42,928 $**	**26.8%**	
NET REVENUE		**117,353 $**	**73.2%**	

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IMMEUBLES GLORIA

Investment Analysis

4800 Papineau — 2,125,000 $

Plateau-Mont-Royal — **4 res. & 2 comm.**

FINANCING

	Mortgage Estimated					
LISTED PRICE	**2,125,000 $**		**2,125,000 $**		**2,125,000 $**	
LOAN AMOUNT	**1,310,000 $**	61.6 %		0.0 %		0.0 %
Lender	**Estimated Conventional**					
Rate	5.25 %					
Amortization	25					
Term	5					
Maturity Date						
Monthly Payment	7,807 $		0 $		0 $	
Debt Coverage	**1.25**		**0.00**		**0.00**	
CASH TO PURCHASE	**815,000 $**	38.4%	**2,125,000 $**	100.0%	**2,125,000 $**	100.0%

RETURN

Net Revenue	117,353 $	117,353 $	117,353 $
Mortgage Annual Cost	93,678 $	0 $	0 $
Cash Flow	**23,675 $**	**117,353 $**	**117,353 $**
Return on Cash Flow	**2.90 %**	**5.52 %**	**5.52 %**
Return on Investment	**6.12 %**	**5.52 %**	**5.52 %**
G.R.M.	12.82	12.82	12.82
N.R.M.	18.11	18.11	18.11
Cap. Rate	5.52 %	5.52 %	5.52 %

RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
2.90 %	**6.12 %**	**5.52 %**

Notes

- Option 1: New Conventional financing at the prevailing market conditions.

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IMMEUBLES GLORIA

Residential - Rent Roll

4800 Papineau

Plateau-Mont-Royal

4 res. & 2 comm.

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
1	2		**1703**	3.5	829 $	2,200 $	1,371 $	
2	3		**1705**	3.5	2,180 $	2,200 $	20 $	Renovated
3	2		**4802-2**	5.5	2,400 $	2,450 $	50 $	Renovated
4	3		**4802-3**	5.5	2,900 $	3,000 $	100 $	Renovated

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	Annual $	Monthly $	Annual $	Monthly $	Annual $
RESIDENTIAL	4 Units	8,309 $	99,708 $	9,850 $	118,200 $	1,541 $	18,492 $
OTHER REVENUES		0 $	0 $	0 $	0 $	0 $	0 $
GRAND TOTAL		**8,309 $**	**99,708 $**	**9,850 $**	**118,200 $**	**1,541 $**	**18,492 $**

Average Apartment Size 4.50

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

4800 Papineau

Plateau-Mont-Royal — **4 res. & 2 comm.**

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	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
Alcove	2 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
1 bdrm	3 ½	2	1,505 $	829 $	2,180 $	3,009 $	36,108 $	2,200 $	4,400 $	52,800 $	696 $	1,391 $	16,692 $
2 bdrm	4 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
3 bdrm	5 ½	2	2,650 $	2,400 $	2,900 $	5,300 $	63,600 $	2,725 $	5,450 $	65,400 $	75 $	150 $	1,800 $
4 bdrm +	6 ½ +	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	**4.50**	**4**	**2,077 $**			**8,309 $**	**99,708 $**	**2,463 $**	**9,850 $**	**118,200 $**	**385 $**	**1,541 $**	**18,492 $**

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 $
	4	2,077 $	8,309 $	99,708 $
Total	**4**	**2,077 $**	**8,309 $**	**99,708 $**

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly $	Annual $
2	2	1,615 $	3,229 $	38,748 $
3	2	2,540 $	5,080 $	60,960 $
TOTAL	**4**	**2,077 $**	**8,309 $**	**99,708 $**

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Commercial - Rent Roll

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Plateau-Mont-Royal — **4 res. & 2 comm.**

			Rent							
Address	**Tenant Name**	**sq.ft.**	**Annual Gross**	**Recovery**	**Annual Net**	**$/sq.ft.**	**% of Total**	**Start**	**End**	**Notes**
1701	**Tattoo Shop**	625	20,400 $	5,388 $	25,788 $	41.26 $	39.03%	2021-06-01	2031-05-31	Basement excluded
4800	**Zu Design**	1,330	29,533 $	10,740 $	40,273 $	30.28 $	60.96%	2023-05-01	2028-04-30	Basement included

SUMMARY

Units	sq.ft.	Annual Gross	Recovery	Annual Net	$/sq.ft.	% of Total
2	1,955	49,933 $	16,128 $	66,061 $	$33.79	100%

Notes

- 1701: Annual increases based on PCI.
- 4800: 2% annual increases.

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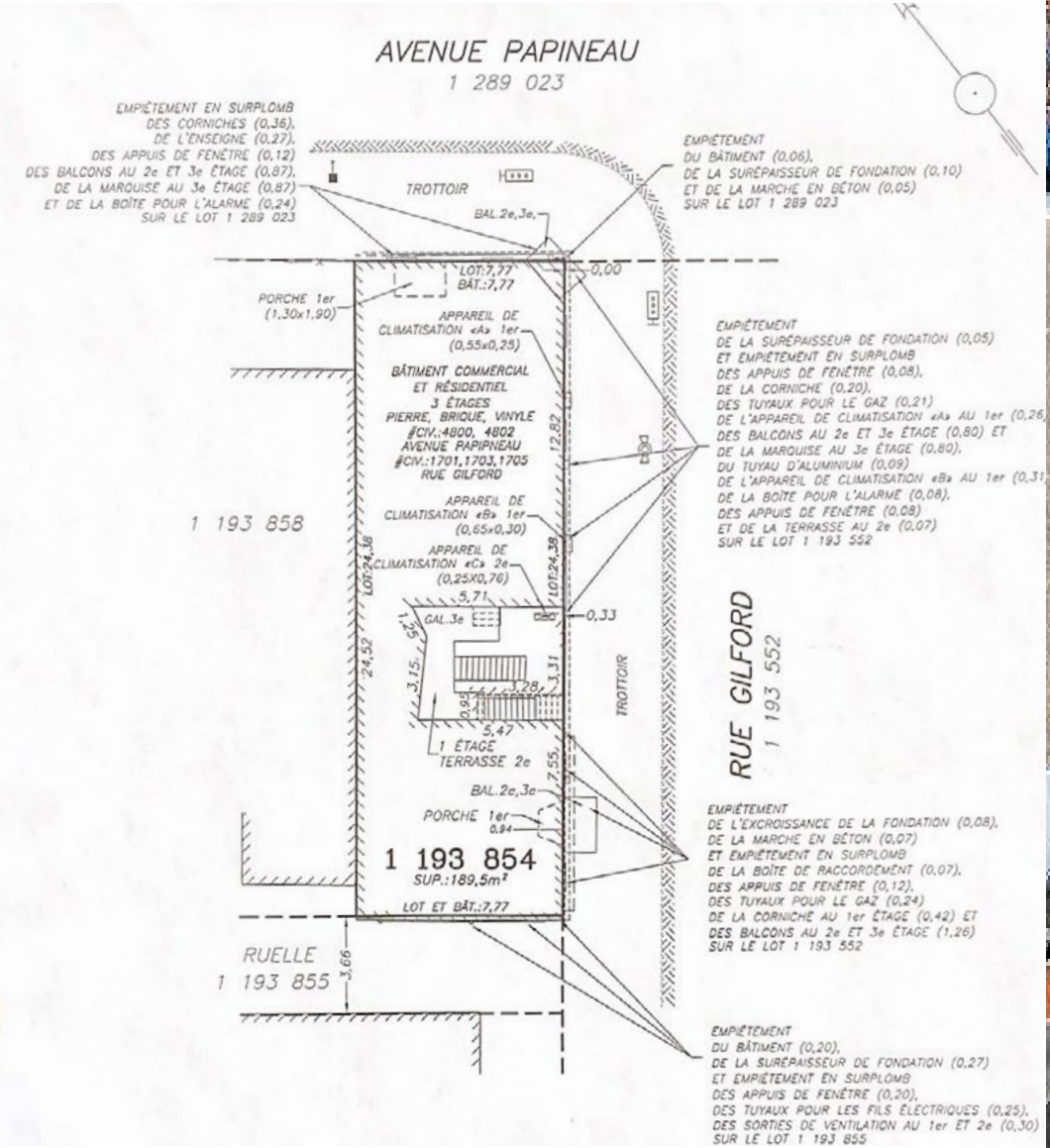
THE LOCATION

4800 PAPINEAU



CERTIFICATE OF LOCATION

4800 PAPINEAU





MUNICIPAL ASSESSMENT

4800 PAPINEAU

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 :	4800 - 4802 Avenue Papineau
Arrondissement :	Arrondissement du Plateau-Mont-Royal
Numéro de lot :	1193854
Numéro de matricule :	9843-68-8035-9-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	2700
Numéro de compte foncier :	30 - F54088600

2. Propriétaire

Nom :	COURRIER, MICHAEL
Statut aux fins d'imposition scolaire :	Personne physique
Adresse postale :	4650 DE MENTANA , MONTREAL QUEBEC, H2J 3B9
Date d'inscription au rôle :	2017-09-14
Nom :	MALLETTE, ANDREE-ANNE
Statut aux fins d'imposition scolaire :	Personne physique

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale :	7,77 m
Superficie :	189,5 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	3
Année de construction :	1910
Aire d'étages :	505,6 m^2
Genre de construction :	-
Lien physique :	En rangée 1 côté
Nombre de logements :	4
Nombre de locaux non résidentiels :	1
Nombre de chambres locatives :	-

4. Valeurs au rôle d'évaluation

Rôle courant

Date de référence au marché :	2024-07-01
Valeur du terrain :	284 300 $
Valeur du bâtiment :	1 083 700 $
Valeur de l'immeuble :	1 368 000 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	1 200 000 $

RÈGLEMENT D'URBANISME 01-277

Numéro de la zone : 0860

Usages prescrits

Catégorie 1 : H.2-4
Catégorie 2 : C.2
Catégorie 3 :
Catégorie 4 :
Note :

* voir le Règlement d'urbanisme pour la description complète des catégories.

Hauteurs et marges

Minimum d'étages : 2,0
Maximum d'étages : 3,0
Minimum en mètres : -
Maximum en mètres : 12,5

Note :

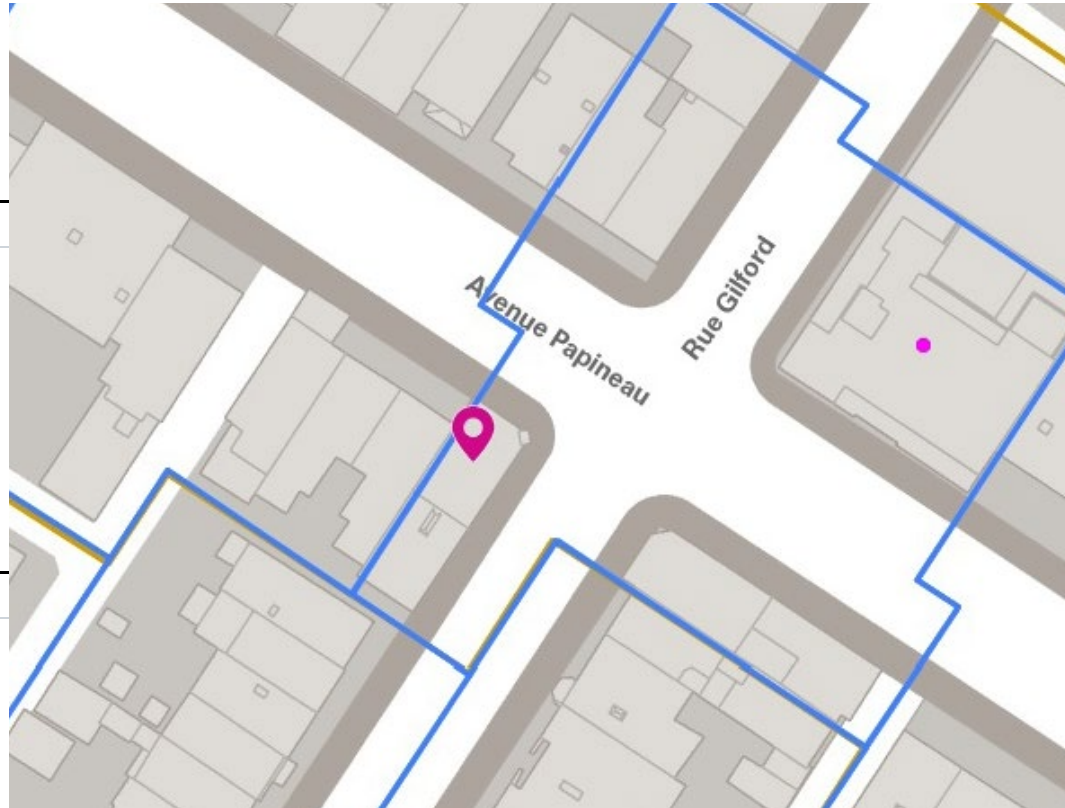
Hauteur maximale (en mètres)	Marge latérale minimale (en mètres)	Marge arrière minimale (en mètres)
Jusqu'à 12,5 m	1,5	3,0
Plus de 12,5 m jusqu'à 20 m	2,5	3,0
Plus de 20 m jusqu'à 30 m	3,0	4,0
Plus de 30 m	4,0	4,0

Taux d'implantation et densités

Taux d'implantation minimum (%): 30
Taux d'implantation maximum (%): 85

Note :

Densité minimale : -
Densité maximale : 3,0
Note :



PICTURES

4800 PAPINEAU











01



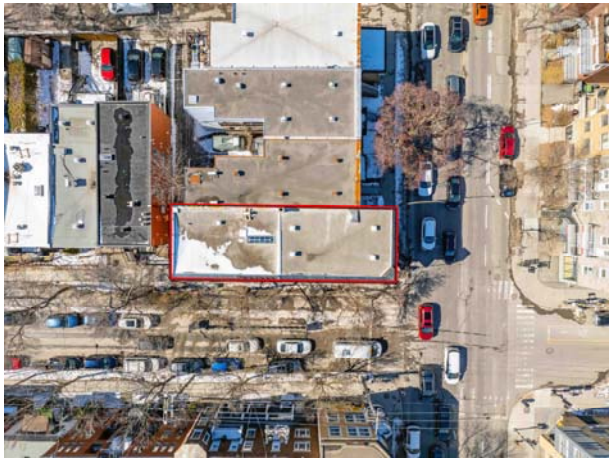
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03



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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 BROKERS

IMMEUBLES GLORIA's and YESARRAZIN's (collectively the “Agency”) services have been retained in exclusivity by the Seller towards 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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