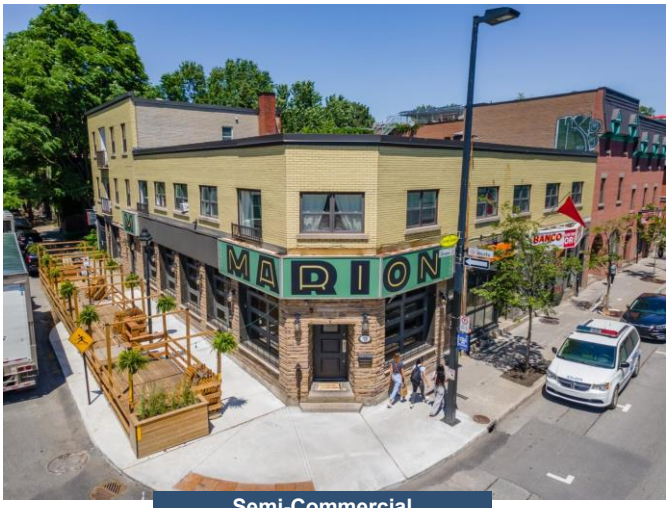
IMMEUBLES GLORIA

For Sale

1151-1165 Ontario E. — 3,600,000 $

Ville-Marie — **7 res. & 3 comm.**



Semi-Commercial

1½	2½	3½	4½	5½	6½		
0	0	3	4	0	0	7	3

Financial Overview

GROSS POTENTIAL REVENUE	270,811 $
TOTAL EXPENSES	80,647 $
NET REVENUE	180,791 $
MUNICIPAL EVALUATION	2,062,500 $

CAPITALIZATION RATE	NET REVENUE MULTIPLIER
5.02 %	**19.91**
RETURN ON CASH FLOW	**RETURN ON INVESTMENT**
2.23 %	**4.68 %**

Highlights

- Prime corner mixed-use asset in the heart of Ville-Marie
- Rare 6,485 sq.ft. corner lot with rear access and parking
- Walking distance to Berri-UQAM metro, CHUM, and downtown
- Quartier Latin, Place des Arts and UQAM nearby
- 7 residential units, 3 commercial spaces and 1 storage unit
- Strong tenant mix with established commercial occupants
- Net commercial leases with recovery of commercial taxes
- Two exterior parking spaces via rear carriageway access
- Significant upside through residential rent optimization
- Development potential allowing additional residential density
- Zoning permitting redevelopment up to approximately six storeys
- Rare investment opportunity in a high-demand rental sector





2026-08-21 9:55

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IMMEUBLES GLORIA

Description

1151-1165 Ontario E. — 3,600,000 $

Ville-Marie — **7 res. & 3 comm.**

Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	3
2 bdrm	4 ½	4
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units		**7**

Commercial

Commercial	3
Total Units	**3**

Parking

Parking	2
Garage	0
Storage	0
Total Spaces	**2**

General Information

Zoning	Semi-Commercial	
Cadastral	1565421	
Building Type	Semi-Detached	
Floor Nb.	3	
Year Built	1931	
Lot Area	603	m2
Building Area		
Stove	As per leases	
Refrigerator	As per leases	
Washer	As per leases	
Dryer	As per leases	
Elevator	None	
Wash/Dry Hookups	None	
Dishwasher Hookups		
Pool	None	
Furnished		
AC units		
Basement	Storage	
Fireplace	None	
Intercom	Yes	

Location

Main Artery	Atateken
Intersection	Atateken / Sherbrooke
Shopping Center	Quartier Latin
Metro Station	Berri-UQAM Metro
Bus	
School	UQAM, McGill, Concordia
Hospital	Notre-Dame Hospital
Attraction	La Fontaine Park

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	Elastomeric membrane
Windows	All windows and exterior doors replaced (2017)
Balconies	Front and back balconies repaired (2018) | Back staircase replaced (2017)
Exterior Walls	Brick work and sills replacement (2010)
Electricity	
Plumbing	
Heating System	Electric heating paid by the tenants | Central heat pump for commercial tenants
Hot Water Tanks	Electric hot water paid by the tenants
Elevator	None
Garage	2 exterior parking spaces
Bathrooms	Some renovated apartments throughout the years
Kitchens	Some renovated apartments throughout the years
Certificate of Location	2021-02-23
Environmental Report	

Notes

- 6,485 sq.ft. corner site with dual frontage on Ontario and Wolfe | Addresses include: 2017-2019 rue Wolfe and 1151-1165 rue Ontario E.
- Zoning: M.7 (Residential and commercial, up to 23 meters (approx. 6 storeys) | Zone: 0276
- Possibility to build additional apartments on the 3rd floor (subject to City approval)
- Redevelopment and densification opportunity allowing up to 23 meters (approx. 6 storeys) subject to City approval

*** 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

1151-1165 Ontario E. — 3,600,000 $

Ville-Marie — **7 res. & 3 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	3	43%	873 $	31,416 $	32%
2 bdrm	4 ½	4	57%	1,422 $	68,244 $	68%
3 bdrm	5 ½	0	0%	0 $	0 $	0%
4 bdrm +	6 ½+	0	0%	0 $	0 $	0%
Total	**4.07**	**7**		**1,186 $**	**99,660 $**	

COMMERCIAL				
Type	Size	Units	Annual $	$/sq.ft
Commercial Space	6,024	4	127,663 $	21.19 $
Total	**6,024**	**4**	**127,663 $**	**21.19 $**

REVENUE		$	%	Notes
Revenue - Residential	7	99,660 $	37%	
Revenue - Commercial	4	127,663 $	47%	
Revenue - Garage	0	0 $	0%	
Revenue - Parking	2	0 $	0%	
Revenue - Laundry		0 $	0%	
Revenue - Storage		0 $	0%	
Revenue - Potential Increases		15,000 $	6%	Estimated rent upside for 1163 Ontario E. (23$/SF)
Revenue - Recovery of Expenses		28,488 $	11%	2026 estimated recoveries
GROSS POTENTIAL REVENUE		**270,811 $**	**100%**	
Vacancies - Residential		2,990 $	3.0%	Normalized
Vacancies - Commercial		6,383 $	5.0%	Normalized
Vacancies - Parking		0 $	0.0%	
GROSS EFFECTIVE REVENUE		**261,438 $**		
EXPENSES				
Taxes - Municipal		26,117 $	10.0%	2026 invoice
Taxes - School		1,484 $	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		30,381 $	11.6%	
Lawn Care / Snow Removal		0 $	0.0%	
Garbage Removal		0 $	0.0%	
Elevator		0 $	0.0%	
Telephone / Intercom		0 $	0.0%	
Contract - Other		0 $	0.0%	
Contract - Other		0 $	0.0%	
Repairs & Maintenance		5,229 $	2.0%	Normalized
Reserve - Structure		5,229 $	2.0%	Normalized
Superintendent - Janitor		1,750 $	0.7%	Normalized
Administration		10,458 $	4.0%	Normalized
Other Expense		0 $	0.0%	
TOTAL EXPENSES		**80,647 $**	**30.9%**	
NET REVENUE		**180,791 $**	**69.2%**	

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IMMEUBLES GLORIA

Investment Analysis

1151-1165 Ontario E. — 3,600,000 $

Ville-Marie — **7 res. & 3 comm.**

FINANCING

	Mortgage Estimated				
LISTED PRICE	**3,600,000 $**		**3,600,000 $**		**3,600,000 $**	
LOAN AMOUNT	**2,000,000 $**	55.6 %		0.0 %		0.0 %
Lender	**Estimated Conventional**					
Rate	5.40 %					
Amortization	25					
Term	5					
Maturity Date						
Monthly Payment	12,092 $		0 $		0 $	
Debt Coverage	**1.25**		**0.00**		**0.00**	
CASH TO PURCHASE	**1,600,000 $**	44.4%	**3,600,000 $**	100.0%	**3,600,000 $**	100.0%

RETURN

Net Revenue	180,791 $	180,791 $	180,791 $
Mortgage Annual Cost	145,100 $	0 $	0 $
Cash Flow	**35,691 $**	**180,791 $**	**180,791 $**
Return on Cash Flow	**2.23 %**	**5.02 %**	**5.02 %**
Return on Investment	**4.68 %**	**5.02 %**	**5.02 %**
G.R.M.	13.29	13.29	13.29
N.R.M.	19.91	19.91	19.91
Cap. Rate	5.02 %	5.02 %	5.02 %

RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
2.23 %	**4.68 %**	**5.02 %**

Notes

- Option 1: New Conventional financing at the prevailing market conditions (25 years amortization).

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IMMEUBLES GLORIA

Residential - Rent Roll

1151-1165 Ontario E.

Ville-Marie — **7 res. & 3 comm.**

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
1	2	1155	**01**	4.5	1,077 $	1,600 $	523 $	
2	2	1155	**02**	4.5	1,363 $	1,600 $	237 $	
3	2	1155	**03**	3.5	907 $	1,400 $	493 $	
4	2	1165	**01**	3.5	828 $	1,400 $	572 $	
5	2	1165	**02**	3.5	883 $	1,400 $	517 $	
6	2	2017	**2017**	4.5	1,925 $	1,925 $	0 $	
7	3	2019	**2019**	4.5	1,322 $	1,600 $	278 $	
8	P	2019	**Parking**	Parking	0 $	75 $	75 $	
9	P	2019	**Parking**	Parking	0 $	75 $	75 $	

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	Annual $	Monthly $	Annual $	Monthly $	Annual $
RESIDENTIAL	7 Units	8,305 $	99,660 $	10,925 $	131,100 $	2,620 $	31,440 $
OTHER REVENUES		0 $	0 $	150 $	1,800 $	150 $	1,800 $
GRAND TOTAL		**8,305 $**	**99,660 $**	**11,075 $**	**132,900 $**	**2,770 $**	**33,240 $**

Average Apartment Size 4.07

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

1151-1165 Ontario E.

Ville-Marie — **7 res. & 3 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	3	873 $	828 $	907 $	2,618 $	31,416 $	1,400 $	4,200 $	50,400 $	527 $	1,582 $	18,984 $
2 bdrm	4 ½	4	1,422 $	1,077 $	1,925 $	5,687 $	68,244 $	1,681 $	6,725 $	80,700 $	260 $	1,038 $	12,456 $
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	**4.07**	**7**	**1,186 $**			**8,305 $**	**99,660 $**	**1,561 $**	**10,925 $**	**131,100 $**	**374 $**	**2,620 $**	**31,440 $**

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			2	0 $	0 $	0 $	0 $	0 $	75 $	150 $	1,800 $	75 $	150 $	1,800 $
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 $**		**150 $**	**1,800 $**		**150 $**	**1,800 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
1155	3	1,116 $	3,347 $	40,164 $
1165	2	856 $	1,711 $	20,532 $
2017	1	1,925 $	1,925 $	23,100 $
2019	1	1,322 $	1,322 $	15,864 $
Total	**7**	**1,186 $**	**8,305 $**	**99,660 $**

STATISTICS PER FLOOR

Floor	Units	Average	Monthly $	Annual $
2	6	1,164 $	6,983 $	83,796 $
3	1	1,322 $	1,322 $	15,864 $
TOTAL	**7**	**1,186 $**	**8,305 $**	**99,660 $**

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IMMEUBLES GLORIA

Commercial - Rent Roll

1151-1165 Ontario E.

Ville-Marie — **7 res. & 3 comm.**

			Rent							
Address	**Tenant Name**	**sq.ft.**	**Annual Gross**	**Recovery**	**Annual Net**	**$/sq.ft.**	**% of Total**	**Start**	**End**	**Notes**
1151	**Taverne Marion**	1,975	49,607 $	6,941 $	56,547 $	28.63 $	36.21%		2031-07-31	4% annual increase
1151A	**Taverne Marion (Storage)**	570	4,329 $	0 $	4,329 $	7.59 $	2.77%		2031-07-31	Warehouse/storage space
1159	**Mbia Grill**	1,065	34,008 $	6,597 $	40,605 $	38.13 $	26.00%	2026-02-01	2031-03-31	3% annual increase
1163	**Banco**	2,414	39,720 $	14,951 $	54,671 $	22.65 $	35.01%	2026-06-01	2027-05-31	

SUMMARY

Units	sq.ft.	Annual Gross	Recovery	Annual Net	$/sq.ft.	% of Total
4	6,024	127,663 $	28,488 $	156,151 $	$25.92	100%

Notes

1151: 4% annual increase | Recoveries: Non-residential taxes
1159: 3% annual increase | Recoveries: Non-residential taxes, insurance and administration (5%)
1163: Recoveries: Non-residential taxes, insurance and administration (5%)

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THE LOCATION

1151-1165 ONTARIO E.

Berri-UQAM
Metro
650 meters
(~7 min.)

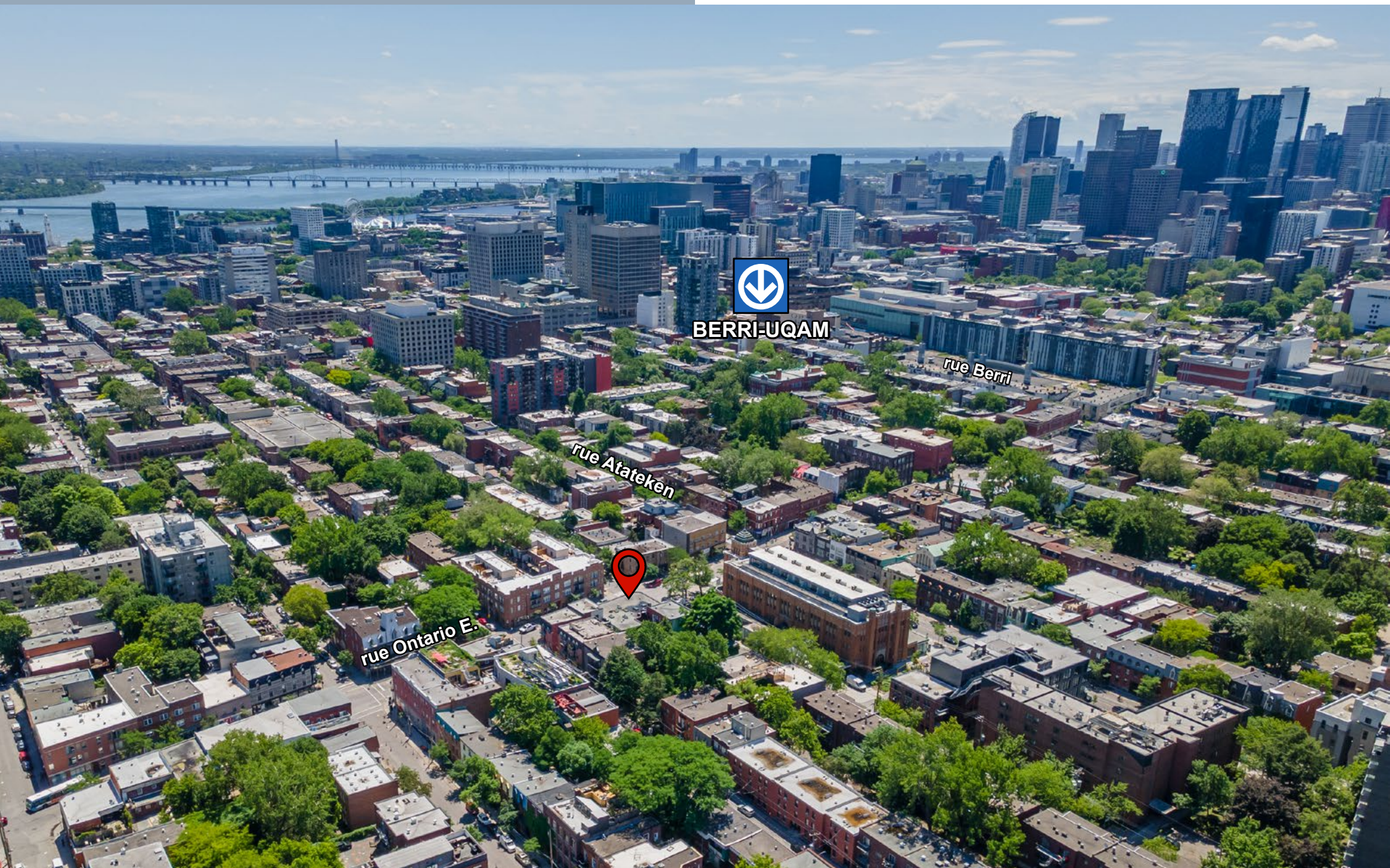
La Fontaine
Park
400 meters
(~4 min.)

UQAM - 1 km
McGill - 2 km
Concordia - 3 km



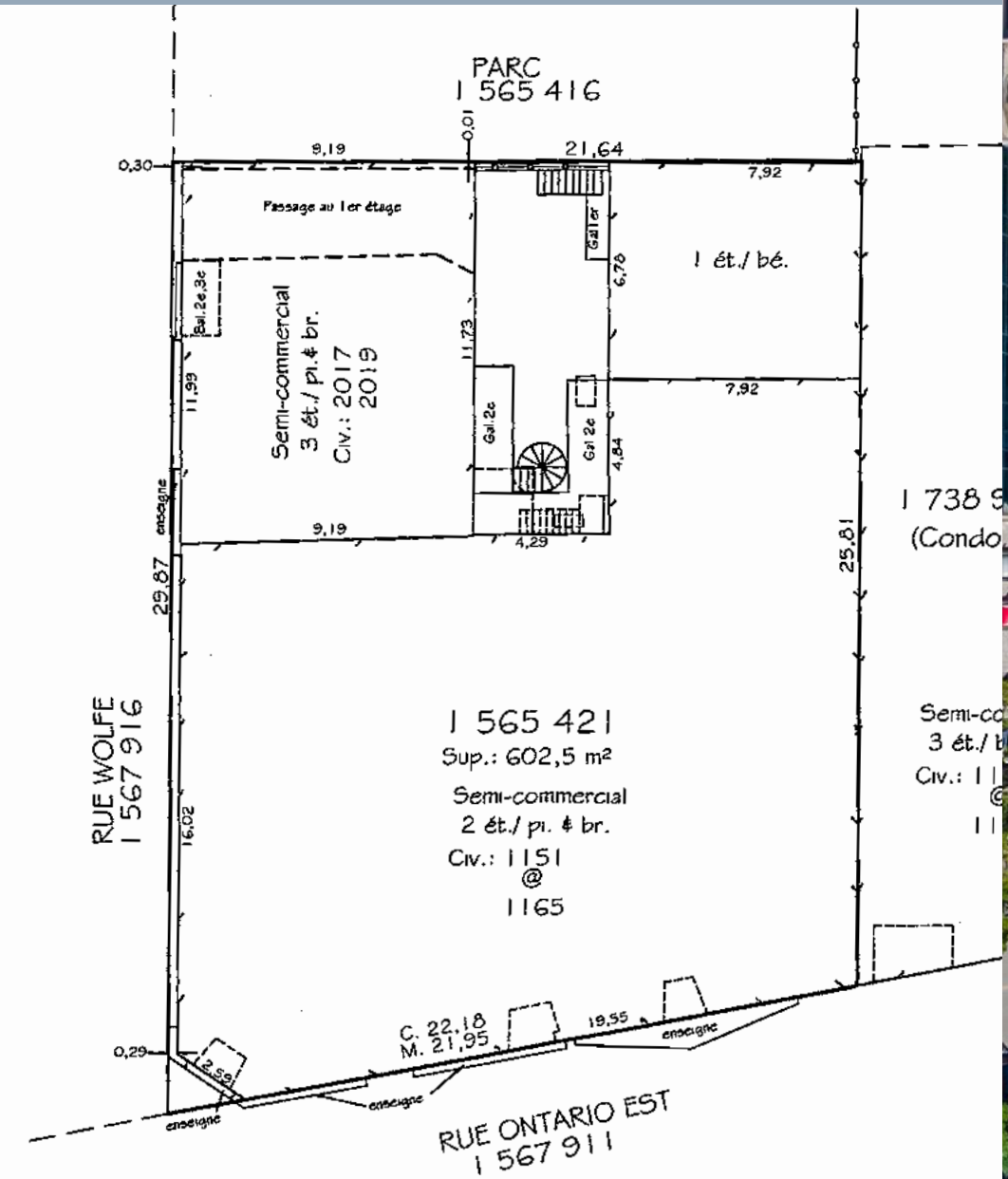
THE LOCATION

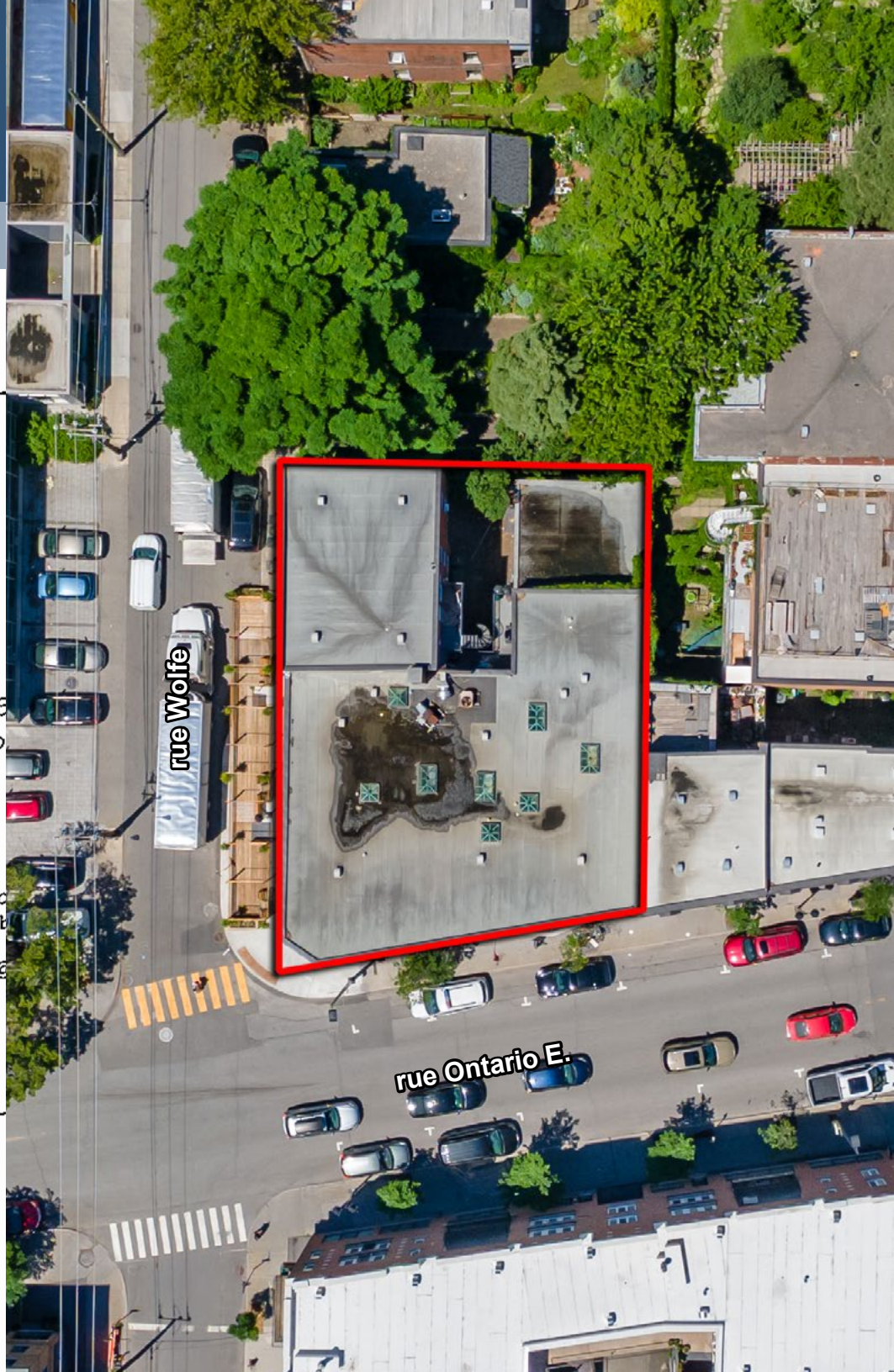
1151-1165 ONTARIO E.



CERTIFICATE OF LOCATION

1151-1165 ONTARIO E.





ZONING

1151-1165 ONTARIO E.

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 :	2017 - 2019 Rue Wolfe
Arrondissement :	Arrondissement de Ville-Marie
Numéro de lot :	1565421
Numéro de matricule :	9942-83-9335-1-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	2080
Numéro de compte foncier :	30 - F20131100

2. Propriétaire

Nom :	14585241 CANADA INC.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	1790 BEAULAC , SAINT-LAURENT QUEBEC, H4R 1W8
Date d'inscription au rôle :	2023-03-31

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale :	29,87 m
Superficie :	602,5 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	-
Année de construction :	1931
Aire d'étages :	1 444,2 m^2
Genre de construction :	-
Lien physique :	-
Nombre de logements :	7
Nombre de locaux non résidentiels :	3
Nombre de chambres locatives :	-

4. Valeurs au rôle d'évaluation

Rôle courant

Date de référence au marché :	2024-07-01
Valeur du terrain :	1 084 500 $
Valeur du bâtiment :	978 000 $
Valeur de l'immeuble :	2 062 500 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	1 825 200 $

carte interactive

Fiche de zonage

0276



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

District électoral

Sainte-Marie

Usages prescrits

M.7

Zone de mixité autorisant les commerces et les services de moyenne intensité

Densité et implantation

Densité	Taux d'implantation maximal
4	85

Note
S.O.

Hauteur et surhauteur

Surhauteur maximale en mètres	Hauteur minimale / maximale en mètres
S.O.	Min: 7.5 Max: 23

Note
S.O.



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.

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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

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IMMEUBLES GLORIA

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Real Estate Agency