IMMEUBLES GLORIA

For Sale

115 rue Préfontaine E. — 1,495,000 $

Sainte-Agathe-des-Monts — **9 units**



Residential

1½	2½	3½	4½	5½	6½		
0	0	2	5	2	0	9	0

Financial Overview

GROSS POTENTIAL REVENUE	116,940 $
TOTAL EXPENSES	42,037 $
NET REVENUE	71,395 $
GRM	12.78
NRM	20.94
MUNICIPAL EVALUATION	1,005,300 $

COST PER UNIT	CAPITALIZATION RATE
166,111 $	**4.77 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
2.22 %	**6.23 %**

Highlights

- Amazing 9-unit building in Sainte-Agathe-des-Monts
- Located in the heart of Sainte-Agathe's vibrant downtown
- A few minutes walk to the Lac des Sables municipal beach
- Walking distance to Le Carrefour Ste-Agathe shopping center
- 25 minutes away from Mont Tremblant and Mont Blanc
- All the units have been renovated since 2014
- 4 units fully renovated since 2025
- Current rents are below market value for the area
- Lots of upside to increase the revenues
- Possibility to assume the existing CMHC MLI Select mortgage
- An excellent investment opportunity not to be missed!





2026-09-12 14:10

Marc-André Knot | 514-683-6666 | marc.andre@immeublesgloria.com | www.immeublesgloria.com

IMMEUBLES GLORIA

Description

115 rue Préfontaine E. — 1,495,000 $

Sainte-Agathe-des-Monts — **9 units**

Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	2
2 bdrm	4 ½	5
3 bdrm	5 ½	2
4 bdrm +	6 ½+	0
Total Units		**9**

Commercial

Commercial	0
Total Units	**0**

Parking

Parking	10
Garage	0
Storage	0
Total Spaces	**10**

General Information

Zoning	Residential
Cadastral	5579676
Building Type	Detached
Floor Nb.	2
Year Built	1965
Lot Area	1,561 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	
Pool	None
Furnished	Fridge, stove
AC units	
Basement	
Fireplace	None
Intercom	

Location

Main Artery	Route 117
Intersection	Route 117 / Préfontaine
Shopping Center	Carrefour Ste-Agathe
Metro Station	
Bus	
School	
Hospital	Ste-Agathe Hospital
Attraction	Mont Blanc, Mont Tremblant

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	Roof 2024 ($28,000)
Windows	
Balconies	
Exterior Walls	
Electricity	
Plumbing	Washer/dryer hookups in the apartments
Heating System	Electric heating paid by the tenants | 4 wall heat pumps must be installed to respect CMHC commitment.
Hot Water Tanks	Electric hot water paid by the tenants | 9 new hot water tanks 2025
Elevator	None
Garage	10 exterior parking spaces
Bathrooms	4 apartments fully renovated since 2025 (#3, 4, 8, 9) | Other 5 apartments were renovated in 2014
Kitchens	4 apartments fully renovated since 2025 (#3, 4, 8, 9) | Other 5 apartments were renovated in 2014
Certificate of Location	Francis Guindon - 2024-07-15
Environmental Report	Phase 1 (2023-06) | Phase 2 (2024-03)

Notes

- Steps from Lac des Sables – Proximity to the lake increases appeal for long-term tenants and seasonal renters alike.
- Walkable Urban Setting – Tenants enjoy walking distance to grocery stores, pharmacies, cafes, schools, and medical centers.
- Tourism-Backed Economy – A reliable base of short-term rental guests year-round, offering flexibility in rental strategies.
- Possibility to assume the existing CMHC MLI Select 100 points energy efficiency financing (energy work has not been completed)

*** 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

115 rue Préfontaine E. — 1,495,000 $

Sainte-Agathe-des-Monts — 9 units

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	22%	1,198 $	28,740 $	25%
2 bdrm	4 ½	5	56%	891 $	53,460 $	46%
3 bdrm	5 ½	2	22%	1,448 $	34,740 $	30%
4 bdrm +	6 ½+	0	0%	0 $	0 $	0%
Total	**4.50**	**9**		**1,083 $**	**116,940 $**	

COMMERCIAL

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	9	116,940 $	100%	12,993 $	
Revenue - Commercial	0	0 $	0%	0 $	
Revenue - Garage	0	0 $	0%	0 $	
Revenue - Parking	10	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		**116,940 $**	**100%**		
Vacancies - Residential		3,508 $	3.0%	390 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**113,432 $**			
EXPENSES					
Taxes - Municipal		17,721 $	15.6%	1,969 $	2026 invoice
Taxes - School		652 $	0.6%	72 $	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		257 $	0.2%	29 $	
Insurance		8,618 $	7.6%	958 $	
Snow Removal		0 $	0.0%	0 $	Included in "Other Costs"
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		6,300 $	5.6%	700 $	CMHC normalized
Other Costs		1,134 $	1.0%	126 $	CMHC normalized
Superintendent - Janitor		2,250 $	2.0%	250 $	CMHC normalized
Administration		5,104 $	4.5%	567 $	CMHC normalized
Reserve - Appliances		0 $	0.0%	0 $	No appliances supplied
TOTAL EXPENSES		**42,037 $**	**37.1%**	**4,671 $**	
NET REVENUE		**71,395 $**	**62.9%**		

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IMMEUBLES GLORIA

Investment Analysis

115 rue Préfontaine E. — 1,495,000 $

Sainte-Agathe-des-Monts — **9 units**

FINANCING

	CMHC MLI Select (50 pts)		Assumption		CMHC (regular)	
LISTED PRICE	**1,495,000 $**		**1,495,000 $**		**1,495,000 $**	
LOAN AMOUNT	**1,215,000 $**	81.3 %	**1,029,304 $**	68.8 %	**1,025,000 $**	68.6 %
Lender	**CMHC MLI Select**		**Desjardins CMHC**		**CMHC (regular)**	
Rate	4.50 %		4.30 %		4.50 %	
Amortization	40		48		40	
Term	5		3		5	
Maturity Date			2029-11			
Monthly Payment	5,430 $		4,201 $		4,581 $	
Debt Coverage	**1.10**		**1.42**		**1.30**	
CASH TO PURCHASE	**280,000 $**	18.7%	**465,696 $**	31.2%	**470,000 $**	31.4%

RETURN

Net Revenue	71,395 $		71,395 $		71,395 $	
Mortgage Annual Cost	65,157 $		50,409 $		54,968 $	
Cash Flow	**6,238 $**		**20,986 $**		**16,427 $**	
Return on Cash Flow	**2.22 %**		**4.50 %**		**3.49 %**	
Return on Investment	**6.23 %**		**5.93 %**		**5.50 %**	
G.R.M.	12.78		12.78		12.78	
N.R.M.	20.94		20.94		20.94	
Cost per Unit	166,111 $		166,111 $		166,111 $	
Cap. Rate	4.77 %		4.77 %		4.77 %	

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
166,111 $	**2.22 %**	**6.23 %**	**4.77 %**

Notes

- Option 1: New CMHC MLI Select 50 points financing with the affordability criteria.
- Option 2: Assumption of the existing financing CMHC MLI Select 100 points (energy efficiency) with Desjardins. The remaining energy work required by CMHC shall be assumed by the buyer.
- Option 3: New regular CMHC financing.

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IMMEUBLES GLORIA

Residential - Rent Roll

115 rue Préfontaine E.

Sainte-Agathe-des-Monts — 9 units

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
1	1	115	**01**	4.5	870 $	1,400 $	530 $	
2	1	115	**02**	4.5	870 $	1,400 $	530 $	
3	1	115	**03**	5.5	1,495 $	1,550 $	55 $	Renovated
4	1	115	**04**	5.5	1,400 $	1,550 $	150 $	Renovated
5	2	115	**05**	4.5	1,000 $	1,400 $	400 $	
6	2	115	**06**	4.5	870 $	1,400 $	530 $	
7	2	115	**07**	4.5	845 $	1,400 $	555 $	
8	2	115	**08**	3.5	1,300 $	1,300 $	0 $	Renovated | Vacant (Estimated)
9	2	115	**09**	3.5	1,095 $	1,300 $	205 $	Renovated
10		115	**Parking (10)**	Parking	0 $	1,125 $	1,125 $	

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	**Annual $**	**Monthly $**	**Annual $**	**Monthly $**	**Annual $**
RESIDENTIAL	9 Units	9,745 $	116,940 $	12,700 $	152,400 $	2,955 $	35,460 $
OTHER REVENUES		0 $	0 $	1,125 $	13,500 $	1,125 $	13,500 $
GRAND TOTAL		**9,745 $**	**116,940 $**	**13,825 $**	**165,900 $**	**4,080 $**	**48,960 $**

Average Apartment Size 4.50

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

115 rue Préfontaine E.

Sainte-Agathe-des-Monts — **9 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	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	1,198 $	1,095 $	1,300 $	2,395 $	28,740 $	1,300 $	2,600 $	31,200 $	103 $	205 $	2,460 $
2 bdrm	4 ½	5	891 $	845 $	1,000 $	4,455 $	53,460 $	1,400 $	7,000 $	84,000 $	509 $	2,545 $	30,540 $
3 bdrm	5 ½	2	1,448 $	1,400 $	1,495 $	2,895 $	34,740 $	1,550 $	3,100 $	37,200 $	103 $	205 $	2,460 $
4 bdrm +	6 ½ +	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	**4.50**	**9**	**1,083 $**			**9,745 $**	**116,940 $**	**1,411 $**	**12,700 $**	**152,400 $**	**328 $**	**2,955 $**	**35,460 $**

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		1	0 $	0 $	0 $	0 $	0 $	1,125 $	1,125 $	13,500 $	1,125 $	1,125 $	13,500 $
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 $**		**1,125 $**	**13,500 $**		**1,125 $**	**13,500 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
115	9	1,083 $	9,745 $	116,940 $
Total	**9**	**1,083 $**	**9,745 $**	**116,940 $**

STATISTICS PER FLOOR

Floor	Units	Average	Monthly $	Annual $
1	4	1,159 $	4,635 $	55,620 $
2	5	1,022 $	5,110 $	61,320 $
TOTAL	**9**	**1,083 $**	**9,745 $**	**116,940 $**

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THE LOCATION

115 PRÉFONTAINE E.

Highway 15
1800 m
(~3 min.
by car)

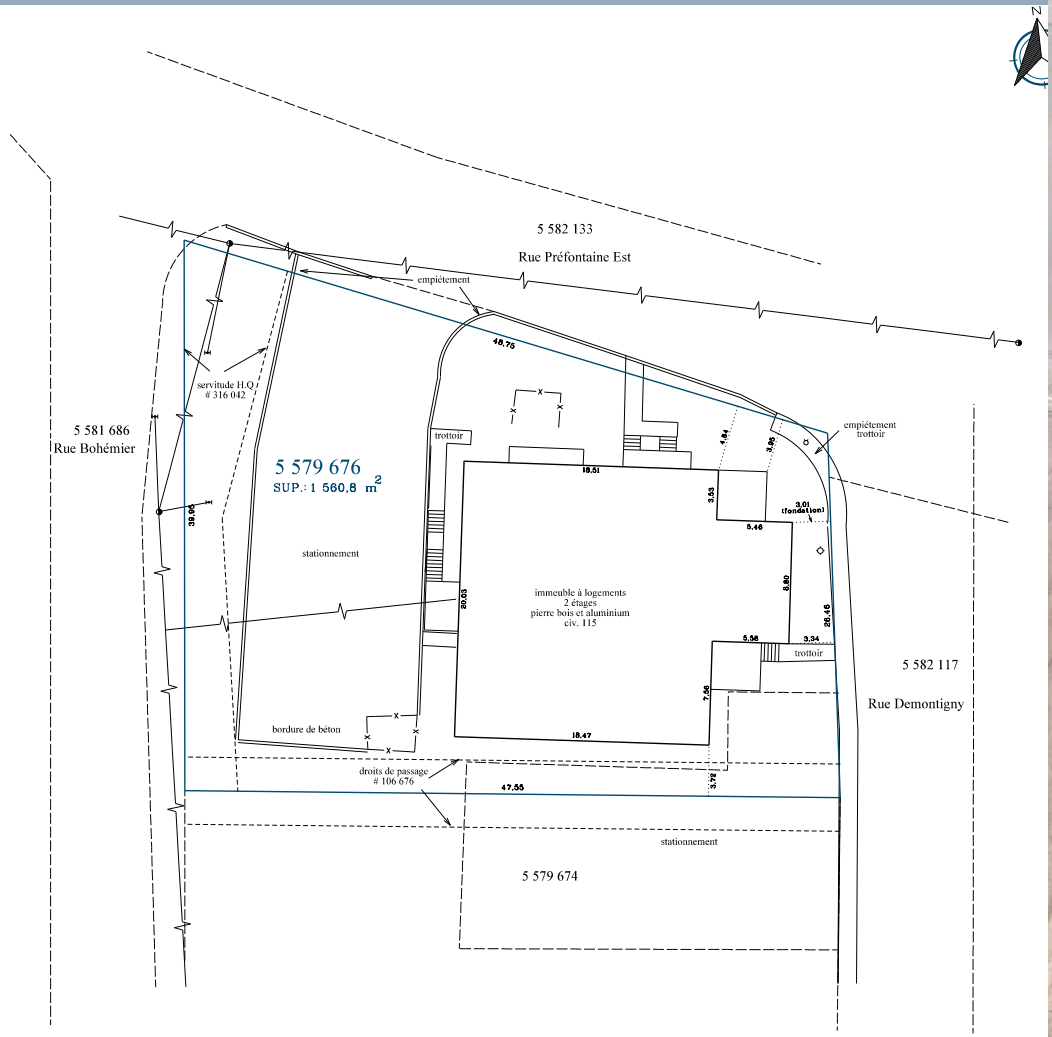
Lac des
Sables
1300 m
(~13 min.)

Le Carrefour
Ste-Agathe
100 m
(~1 min.)



CERTIFICATE OF LOCATION

115 PRÉFONTAINE E.





01



02



03



04



05



06



07



08



09



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.

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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

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

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Real Estate Agency