



5558-5566 10^e AVENUE

Fully-renovated 5-plex.

FOR SALE

IMMEUBLES

GLORIA

IMMEUBLES GLORIA
Real Estate Agency

Marc-André Knot, CPA

Commercial real estate broker AEO
514.683.6666 x102
marc.andre@immeublesgloria.com

L'AGENCE IMMOBILIÈRE

YESARRAZIN.

Yanick E. Sarrazin Phd.

Real estate broker AEO
Residential and commercial
514.799.9841
yanick@yesarrazin.com

5558-5566 10e Avenue

2,149,000 \$

Rosemont

5 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	127,560 \$
TOTAL EXPENSES	29,260 \$
NET REVENUE	94,474 \$
GRM	16.85
NRM	22.75
MUNICIPAL EVALUATION	1,809,000 \$

COST PER UNIT

429,800 \$

CAPITALIZATION RATE

4.39 %

RETURN ON CASH FLOW

1.80 %

RETURN ON INVESTMENT

5.50 %

Highlights

- Fully renovated 5-unit building in the heart of Rosemont
- Close to Molson and Beaubien parks, as well as the Angus district
- Promenades Masson just a 2-minute walk away
- High-end condo-quality finishes
- Plumbing, electrical, and ventilation systems fully redone
- Reputable builder with multiple completed projects in the area
- 1,500 sq.ft ground-floor unit with yard and parking
- Possibility of CMHC MLI Select financing (energy efficiency)
- Excellent opportunity for an investor or owner-occupant!



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Residential

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



Commercial

Commercial	0
Total Units	0



Parking

Parking	1
Garage	0
Storage	0
Total Spaces	1

General Information

Zoning	Residential
Cadastral	1587692
Building Type	Attached
Floor Nb.	3
Year Built	1925
Lot Area	239 m2
Building Area	
Stove	Included in leases
Refrigerator	Included in leases
Washer	Included in leases
Dryer	Included in leases
Elevator	None
Wash/Dry Hookups	In apartments
Dishwasher Hookups	In apartments
Pool	None
Furnished	5 appliances + A/C
AC units	A/C wall units
Basement	Yes
Fireplace	
Intercom	

Location

Main Artery	St-Michel Blvd.
Intersection	St-Michel / Masson
Shopping Center	Promenades Masson
Metro Station	Préfontaine
Bus	67, 357, 467
School	Rosemont College
Hospital	Jean-Talon Hospital
Attraction	Lafond Park

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 (2011)
Windows	Windows and doors replaced (2020)
Balconies	Fiberglass and wood (2020)
Exterior Walls	Brick repairs (2014) Foundation repairs (2020)
Electricity	100A panels (2020)
Plumbing	Plumbing mostly redone (2020) Sump pump (2020)
Heating System	Electric heating paid by the tenants Wall units A/C and air exchangers (2020)
Hot Water Tanks	Electric hot water paid by the tenants
Elevator	None
Garage	1 parking in the back
Bathrooms	All bathrooms fully renovated (2020)
Kitchens	All kitchens fully renovated (2020) Quartz countertops with high-end finishes
Certificate of Location	Jean-Philippe Grondin - 2023-11-08
Environmental Report	

Notes

- Zoning: H.2-4 (multiresidential) | Zone 0808
- Walk Score: 98 | Bike Score: 81
- New plumbing, electrical, and ventilation systems (2020)
- Installation of a French drain and waterproof slab (2020)

*** 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	0	0%	0 \$	0 \$	0%
1 bdrm	3 ½	2	40%	1,803 \$	43,260 \$	34%
2 bdrm	4 ½	2	40%	2,038 \$	48,900 \$	38%
3 bdrm	5 ½	1	20%	2,950 \$	35,400 \$	28%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	4.30	5		2,126 \$	127,560 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	5	127,560 \$	100%	25,512 \$	July 2026
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	1	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		127,560 \$	100%		
Vacancies - Residential		3,827 \$	3.0%	765 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		123,733 \$			
EXPENSES					
Taxes - Municipal		10,886 \$	8.8%	2,177 \$	2026 invoice
Taxes - School		1,303 \$	1.1%	261 \$	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		0 \$	0.0%	0 \$	
Insurance		4,093 \$	3.3%	819 \$	
Lawn Care / Snow Removal		0 \$	0.0%	0 \$	
Garbage Removal		0 \$	0.0%	0 \$	
Elevator		0 \$	0.0%	0 \$	
Internet		1,144 \$	0.9%	229 \$	
Contract - Other		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		3,050 \$	2.5%	610 \$	CMHC normalized
Reserve - Appliances		2,450 \$	2.0%	490 \$	5 appliances + A/C
Superintendent - Janitor		1,075 \$	0.9%	215 \$	CMHC normalized
Administration		5,259 \$	4.3%	1,052 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		29,260 \$	23.7%	5,852 \$	
NET REVENUE		94,474 \$	76.4%		

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FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		
LISTED PRICE	2,149,000 \$		2,149,000 \$		2,149,000 \$
LOAN AMOUNT	1,690,000 \$	78.6 %	1,425,000 \$	66.3 %	
Lender	CMHC MLI Select		CMHC (regular)		
Rate	4.15 %		4.15 %		
Amortization	40		40		
Term	5		5		
Maturity Date					
Monthly Payment	7,184 \$		6,058 \$		0 \$
Debt Coverage	1.10		1.30		0.00
CASH TO PURCHASE	459,000 \$	21.4 %	724,000 \$	33.7 %	2,149,000 \$ 100.0 %

RETURN

Net Revenue	94,474 \$	94,474 \$	94,474 \$
Mortgage Annual Cost	86,209 \$	72,691 \$	0 \$
Cash Flow	8,265 \$	21,783 \$	94,474 \$
Return on Cash Flow	1.80 %	3.00 %	4.39 %
Return on Investment	5.50 %	4.98 %	4.39 %
G.R.M.	16.85	16.85	16.85
N.R.M.	22.75	22.75	22.75
Cost per Unit	429,800 \$	429,800 \$	429,800 \$
Cap. Rate	4.39 %	4.39 %	4.39 %

COST PER UNIT

429,800 \$

RETURN ON CASH FLOW

1.80 %

RETURN ON INVESTMENT

5.50 %

CAPITALIZATION RATE

4.39 %

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	sq.ft	\$/sq.ft	Notes
2		5558	3.5	1,635 \$	2,000 \$	365 \$	700	2.34 \$	
3		5560	3.5	1,970 \$	2,000 \$	30 \$	700	2.81 \$	
3		5562	4.5	2,000 \$	2,150 \$	150 \$	800	2.50 \$	
2		5564	4.5	2,075 \$	2,150 \$	75 \$	800	2.59 \$	
P		5566	Parking	0 \$	75 \$	75 \$		0.00 \$	
1		5566	5.5	2,950 \$	3,000 \$	50 \$	1,500	1.97 \$	

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	4.30
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$		
RESIDENTIAL	5 Units	10,630 \$	127,560 \$	11,300 \$	135,600 \$	670 \$	8,040 \$	Average sq.ft	900
OTHER REVENUES		0 \$	0 \$	75 \$	900 \$	75 \$	900 \$	\$/sq.ft	2.36 \$
GRAND TOTAL		10,630 \$	127,560 \$	11,375 \$	136,500 \$	745 \$	8,940 \$		

Residential - Rent Roll Statistics

5558-5566 10e Avenue

Rosemont

5 units

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	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	2	1,803 \$	1,635 \$	1,970 \$	3,605 \$	43,260 \$	2,000 \$	4,000 \$	48,000 \$	198 \$	395 \$	4,740 \$		
2 bdrm	4 ½	2	2,038 \$	2,000 \$	2,075 \$	4,075 \$	48,900 \$	2,150 \$	4,300 \$	51,600 \$	113 \$	225 \$	2,700 \$		
3 bdrm	5 ½	1	2,950 \$	2,950 \$	2,950 \$	2,950 \$	35,400 \$	3,000 \$	3,000 \$	36,000 \$	50 \$	50 \$	600 \$		
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	4.30	5	2,126 \$			10,630 \$	127,560 \$	2,260 \$	11,300 \$	135,600 \$	134 \$	670 \$	8,040 \$		

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		1	0 \$	0 \$	0 \$	0 \$	0 \$	75 \$	75 \$	900 \$	75 \$	75 \$	900 \$		
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 \$	0 \$	0 \$
TOTAL						0 \$	0 \$	75 \$	900 \$		75 \$	900 \$			

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
	5	2,126 \$	10,630 \$	127,560 \$
Total	5	2,126 \$	10,630 \$	127,560 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	1	2,950 \$	2,950 \$	35,400 \$
2	2	1,855 \$	3,710 \$	44,520 \$
3	2	1,985 \$	3,970 \$	47,640 \$
TOTAL	5	2,126 \$	10,630 \$	127,560 \$

Residential - Rent Roll Statistics

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RESIDENTIAL RENT - \$ PER UNIT

Type	Size	Units	Avg Size	Actual			Market	Upside		
				Min	Max	Average	\$/unit	\$/unit	Monthly \$	Annual \$
Studio	1 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Alcove	2 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	2	700 sq.ft	1,635 \$	1,970 \$	1,803 \$	2,000 \$	198 \$	395 \$	4,740 \$
2 bdrm	4 ½	2	800 sq.ft	2,000 \$	2,075 \$	2,038 \$	2,150 \$	113 \$	225 \$	2,700 \$
3 bdrm	5 ½	1	1,500 sq.ft	2,950 \$	2,950 \$	2,950 \$	3,000 \$	50 \$	50 \$	600 \$
4 bdrm +	6 ½ +	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	4.30	5	900 sq.ft			2,126 \$	2,260 \$	134 \$	670 \$	8,040 \$

RESIDENTIAL RENT - \$ PER SQUARE FOOT

Type	Size	Units	Avg Size	Actual			Market	Upside
				Min	Max	Average	\$/sq.ft	\$/sq.ft
Studio	1 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
Alcove	2 ½	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
1 bdrm	3 ½	2	700 sq.ft	2.34 \$	2.81 \$	2.58 \$	2.86 \$	0.28 \$
2 bdrm	4 ½	2	800 sq.ft	2.50 \$	2.59 \$	2.55 \$	2.69 \$	0.14 \$
3 bdrm	5 ½	1	1,500 sq.ft	1.97 \$	1.97 \$	1.97 \$	2.00 \$	0.03 \$
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
TOTAL	4.30	5	900 sq.ft			2.36 \$	2.51 \$	0.15 \$

THE LOCATION

5558-5566 10^e AVENUE



Parc Pelican

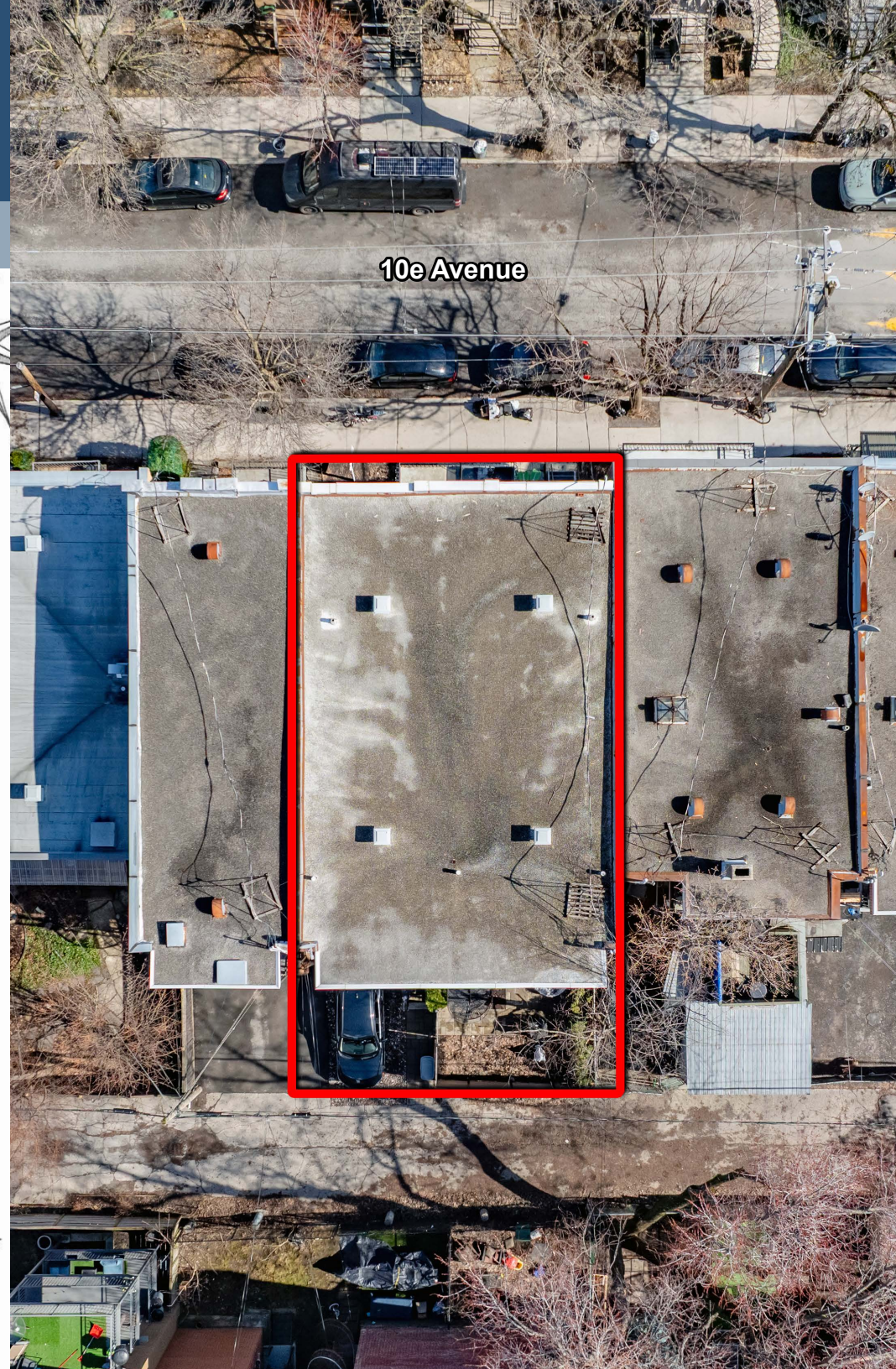
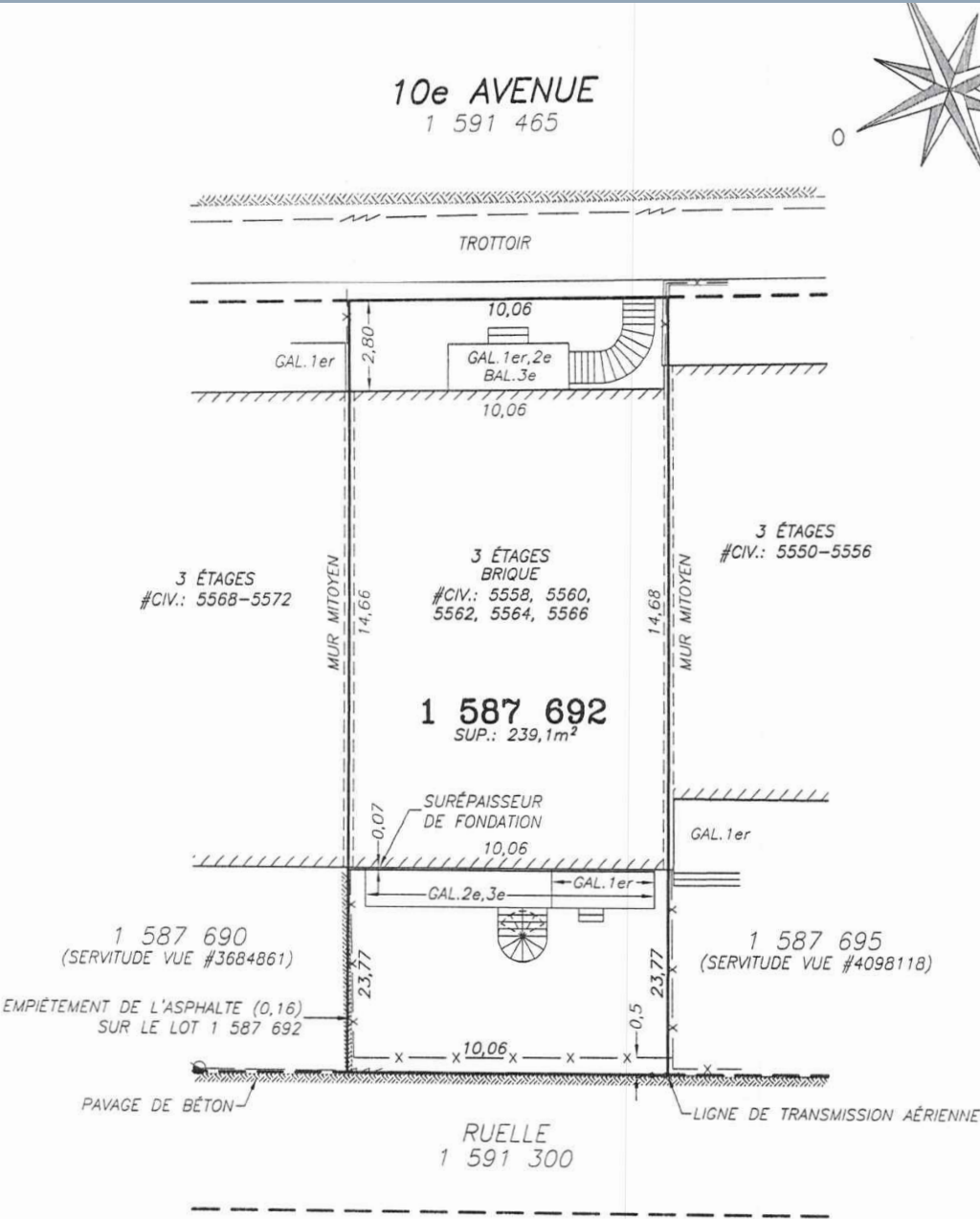
Promenade Masson

boul. St-Michel

rue Dandurand

CERTIFICATE OF LOCATION

5558-5566 10^e AVENUE



MUNICIPAL ASSESSMENT

5558-5566 10^e AVENUE



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 : 5558 - 5566 10e Avenue
Arrondissement : Arrondissement de Rosemont - La Petite-Patrie
Numéro de lot : 1587692
Numéro de matricule : 9845-86-5964-0-000-0000
Utilisation prédominante : Logement
Numéro d'unité de voisinage : 3114
Numéro de compte foncier : 30 - F65469800

2. Propriétaire

Nom : PARC IMMOBILIER COURRIER INC.
Statut aux fins d'imposition scolaire : Personne morale
Adresse postale : 4650 DE MENTANA , MONTREAL QUEBEC, H2J 3B9
Date d'inscription au rôle : 2019-12-19
Nom : IMMOBILIER LUC LATREILLE INC.
Statut aux fins d'imposition scolaire : Personne morale

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale : 10,06 m
Superficie : 239,1 m²

Caractéristiques du bâtiment principal

Nombre d'étages : 3
Année de construction : 1925
Aire d'étages : 441,5 m²
Genre de construction : À étages entiers
Lien physique : En rangée plus de 1 côté
Nombre de logements : 5
Nombre de locaux non résidentiels : -
Nombre de chambres locatives : -

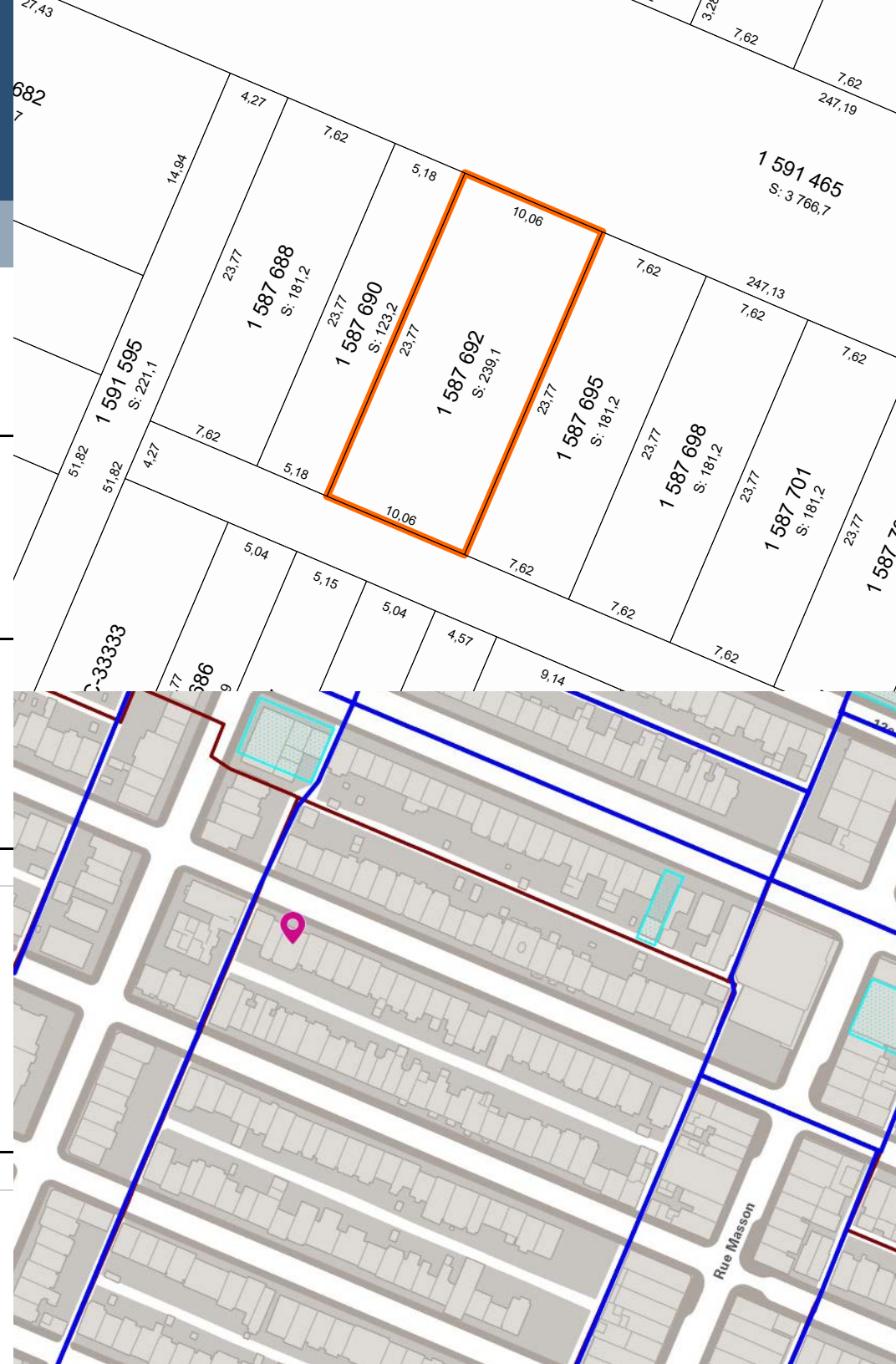
4. Valeurs au rôle d'évaluation

Rôle courant

Date de référence au marché : 2024-07-01
Valeur du terrain : 430 400 \$
Valeur du bâtiment : 1 378 600 \$
Valeur de l'immeuble : 1 809 000 \$

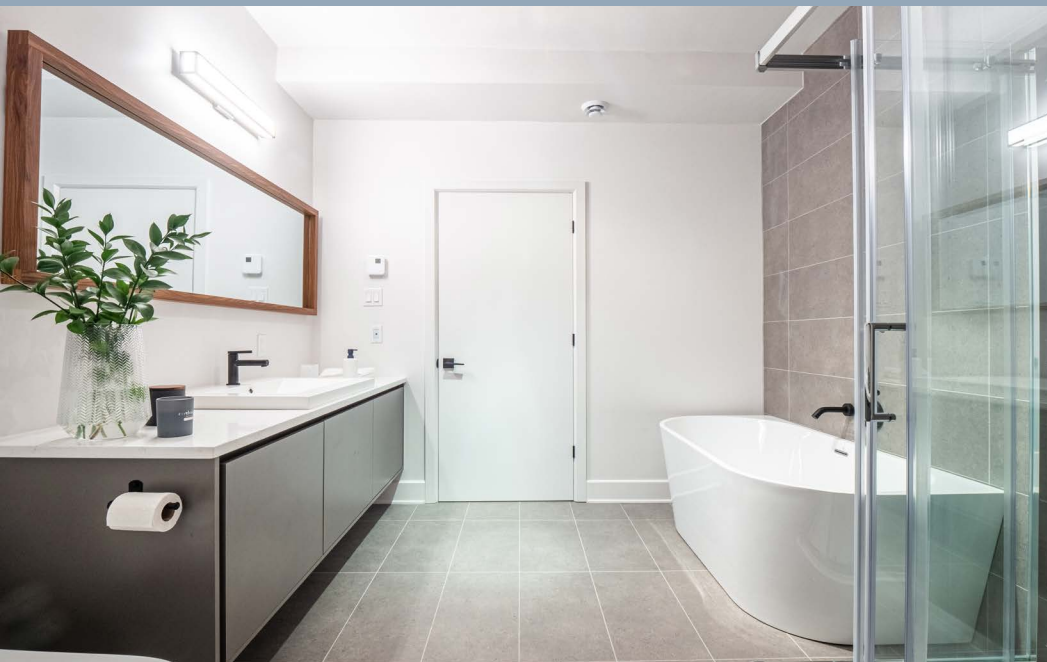
Rôle antérieur

Date de référence au marché : 2021-07-01
Valeur de l'immeuble au rôle antérieur : 1 573 000 \$



PICTURES

5558-5566 10^e AVENUE



01



02



03



04



05



06



07



08



09



10



11



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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 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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