

**7141 Champchevrier**

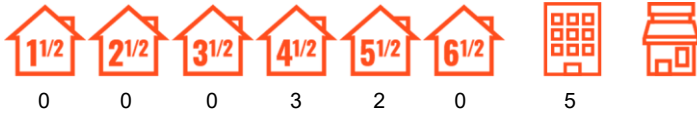
**1,375,000 \$**

**Anjou**

**5 units**



**Residential**



**Financial Overview**

<b>GROSS POTENTIAL REVENUE</b>	75,240 \$
<b>TOTAL EXPENSES</b>	28,313 \$
<b>NET REVENUE</b>	44,796 \$
<b>GRM</b>	18.27
<b>NRM</b>	30.69
<b>MUNICIPAL EVALUATION</b>	1,278,600 \$

**COST PER UNIT**

**275,000 \$**

**CAPITALIZATION RATE**

**3.25 %**

**RETURN ON CASH FLOW**

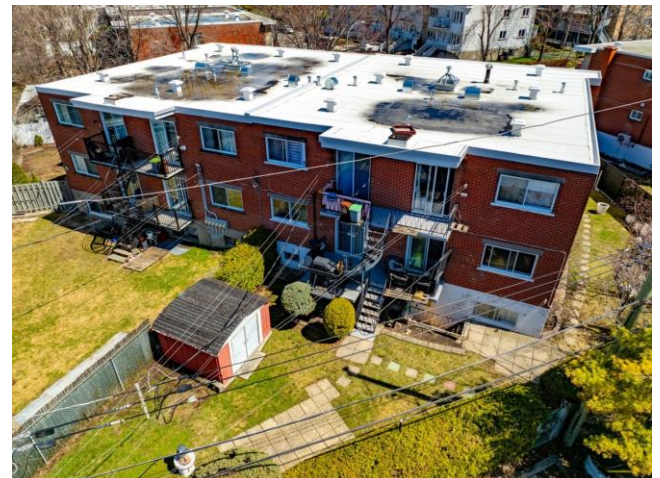
**0.76 %**

**RETURN ON INVESTMENT**

**1.73 %**

**Highlights**

- Beautiful 5-unit building ideally located near the future Anjou Metro
- Strategic location close to Galeries d'Anjou
- Five large units: 2 x 5½ and 3 x 4½
- Double garage and 4 outdoor parking spaces
- Well-maintained property with some renovations (units #2, #3, and #5)
- Roof redone in 2024, reducing short-term expenses
- Central heating and hot water powered by natural gas
- Potential for electric conversion to reduce operating costs
- Area with strong rental demand and stable tenant base
- Current rents are very low, offering strong upside potential
- Possibility of advantageous CMHC MLI Select 100 points financing
- Excellent investment opportunity in a high-demand area!



## 7141 Champchevrier

## 1,375,000 \$

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5 units



Residential		
Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	0
2 bdrm	4 ½	3
3 bdrm	5 ½	2
4 bdrm +	6 ½+	0
<b>Total Units</b>	<b>5</b>	

Commercial	
Commercial	
<b>Total Units</b>	

Parking	
Parking	4
Garage	2
Storage	0
<b>Total Spaces</b>	<b>6</b>

### General Information

Zoning	Residential
Cadastral	1006216
Building Type	Semi-Detached
Floor Nb.	2 1/2
Year Built	1969
Lot Area	535 m2
Building Area	
Stove	Tenants
Refrigerator	Tenants
Washer	Tenants
Dryer	Tenants
Elevator	None
Wash/Dry Hookups	In apartments
Dishwasher Hookups	None
Pool	None
Furnished	None
AC units	None
Basement	Unit and garage
Fireplace	None
Intercom	Yes

### Location

Main Artery	Highway 40
Intersection	A40 / A25
Shopping Center	Galleries d'Anjou
Metro Station	Anjou Metro (future)
Bus	
School	
Hospital	Rivière-des-Prairies
Attraction	

### Heating

Energy Source	Natural Gas
Heating Type	Hot Water
Responsibility	Owner

### Heating Hot Water

Energy Source	Natural Gas
Responsibility	Owner
Water Tank	

### Building Overview

Roof	Membrane (2024-06   28,000\$)
Windows	
Balconies	
Exterior Walls	
Electricity	
Plumbing	
Heating System	Natural gaz heating paid by the owner
Hot Water Tanks	Natural gaz heated hot water paid by the owner
Elevator	None
Garage	Double garage   4 exterior parking spaces
Bathrooms	Apartments #2-3-5 renovated in the last 10 years
Kitchens	Apartments #2-3-5 renovated in the last 10 years
Certificate of Location	Etienne Coté - 2021-02-02
Environmental Report	

### Notes

- Zoning: H.3 (Multifamily) | Zone H-137
- Possibility to qualify for an advantageous CMHC MLI Select financing with the energy efficiency and/or affordability criteria.

\*\*\* 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	0	0%	0 \$	0 \$	0%
2 bdrm	4 ½	3	60%	1,267 \$	45,600 \$	64%
3 bdrm	5 ½	2	40%	1,060 \$	25,440 \$	36%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
<b>Total</b>	<b>4.90</b>	<b>5</b>		<b>1,184 \$</b>	<b>71,040 \$</b>	

COMMERCIAL				
Type	Size	Units	Annual \$	\$/sq.ft
Commercial Space				
<b>Total</b>				

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	5	71,040 \$	94%	14,208 \$	July 2026
Revenue - Commercial		0 \$	0%	0 \$	
Revenue - Garage	2	2,400 \$	3%	480 \$	Estimated
Revenue - Parking	4	1,800 \$	2%	360 \$	Estimated
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
<b>GROSS POTENTIAL REVENUE</b>		<b>75,240 \$</b>	<b>100%</b>		
Vacancies - Residential		2,131 \$	3.0%	426 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
<b>GROSS EFFECTIVE REVENUE</b>		<b>73,109 \$</b>			
<b>EXPENSES</b>					
Taxes - Municipal		8,124 \$	11.1%	1,625 \$	2026 invoice
Taxes - School		826 \$	1.1%	165 \$	2025-2026 invoice
Taxes - Water		0 \$	0.0%	0 \$	
Taxes - Garbages		0 \$	0.0%	0 \$	
Taxes - Special		0 \$	0.0%	0 \$	
Natural Gas		7,195 \$	9.8%	1,439 \$	
Electricity		347 \$	0.5%	69 \$	
Insurance		4,589 \$	6.3%	918 \$	
Lawn Care / Snow Removal		0 \$	0.0%	0 \$	Included in Repairs and Maintenance
Garbage Removal		0 \$	0.0%	0 \$	
Elevator		0 \$	0.0%	0 \$	
Telephone / Intercom		0 \$	0.0%	0 \$	
Contract - Hot Water Tanks		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		3,050 \$	4.2%	610 \$	CMHC normalized
Reserve - Appliances		0 \$	0.0%	0 \$	
Superintendent - Janitor		1,075 \$	1.5%	215 \$	CMHC normalized
Administration		3,107 \$	4.3%	621 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
<b>TOTAL EXPENSES</b>		<b>28,313 \$</b>	<b>38.7%</b>	<b>5,663 \$</b>	
<b>NET REVENUE</b>		<b>44,796 \$</b>	<b>61.3%</b>		

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Anjou

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## FINANCING

	CMHC MLI Select (100 pts)		CMHC MLI Select (70 pts)		CMHC MLI Select (50 pts)	
LISTED PRICE	1,375,000 \$		1,375,000 \$		1,375,000 \$	
LOAN AMOUNT	850,000 \$	61.8 %	820,000 \$	59.6 %	785,000 \$	57.1 %
Lender	CMHC MLI Select		CMHC MLI Select		CMHC (regular)	
Rate	4.25 %		4.25 %		4.25 %	
Amortization	50		45		40	
Term	5		5		5	
Maturity Date						
Monthly Payment	3,399 \$		3,390 \$		3,385 \$	
Debt Coverage	1.10		1.10		1.10	
CASH TO PURCHASE	525,000 \$	38.2%	555,000 \$	40.4%	590,000 \$	42.9%

## RETURN

Net Revenue	44,796 \$	44,796 \$	44,796 \$
Mortgage Annual Cost	40,791 \$	40,675 \$	40,626 \$
Cash Flow	4,005 \$	4,121 \$	4,170 \$
Return on Cash Flow	0.76 %	0.74 %	0.70 %
Return on Investment	1.73 %	1.86 %	2.01 %
G.R.M.	18.27	18.27	18.27
N.R.M.	30.69	30.69	30.69
Cost per Unit	275,000 \$	275,000 \$	275,000 \$
Cap. Rate	3.25 %	3.25 %	3.25 %

COST PER UNIT

275,000 \$

RETURN ON CASH FLOW

0.76 %

RETURN ON INVESTMENT

1.73 %

CAPITALIZATION RATE

3.25 %

## Notes

- Option 1: New CMHC MLI Select 100 points financing (energy efficiency and/or affordability).
- Option 2: New CMHC MLI Select 70 points financing (energy efficiency and/or affordability).
- Option 3: New CMHC MLI Select 50 points financing (energy efficiency or affordability).

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Anjou

5 units

#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	SS	7141	01	5.5	825 \$	1,600 \$	775 \$	
2	1	7141	02	4.5	1,100 \$	1,450 \$	350 \$	
3	1	7141	03	4.5	1,600 \$	1,600 \$	0 \$	2 bedrooms + office
4	2	7141	04	4.5	1,100 \$	1,600 \$	500 \$	2 bedrooms + office
5	2	7141	05	5.5	1,295 \$	1,600 \$	305 \$	
6	G	7141	G-01	Garage	100 \$	100 \$	0 \$	Vacant (Estimated)
7	G	7141	G-02	Garage	100 \$	100 \$	0 \$	Vacant (Estimated)
8	P	7141	P-01	Parking	75 \$	75 \$	0 \$	Vacant (Estimated)
9	P	7141	P-02	Parking	75 \$	75 \$	0 \$	Vacant (Estimated)
10	P	7141	P-03	Parking	0 \$	75 \$	75 \$	Tandem Parking
11	P	7141	P-04	Parking	0 \$	75 \$	75 \$	Tandem Parking

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	4.90
RESIDENTIAL	5 Units	5,920 \$	71,040 \$	7,850 \$	94,200 \$	1,930 \$	23,160 \$	
OTHER REVENUES		350 \$	4,200 \$	500 \$	6,000 \$	150 \$	1,800 \$	
<b>GRAND TOTAL</b>		<b>6,270 \$</b>	<b>75,240 \$</b>	<b>8,350 \$</b>	<b>100,200 \$</b>	<b>2,080 \$</b>	<b>24,960 \$</b>	

# Residential - Rent Roll Statistics

## 7141 Champchevrier

Anjou

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	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
2 bdrm	4 ½	3	1,267 \$	1,100 \$	1,600 \$	3,800 \$	45,600 \$	1,550 \$	4,650 \$	55,800 \$	283 \$	850 \$	10,200 \$		
3 bdrm	5 ½	2	1,060 \$	825 \$	1,295 \$	2,120 \$	25,440 \$	1,600 \$	3,200 \$	38,400 \$	540 \$	1,080 \$	12,960 \$		
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
<b>TOTAL</b>	<b>4.90</b>	<b>5</b>	<b>1,184 \$</b>			<b>5,920 \$</b>	<b>71,040 \$</b>	<b>1,570 \$</b>	<b>7,850 \$</b>	<b>94,200 \$</b>	<b>386 \$</b>	<b>1,930 \$</b>	<b>23,160 \$</b>		

### AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		2	100 \$	100 \$	100 \$	200 \$	2,400 \$	100 \$	200 \$	2,400 \$	0 \$	0 \$	0 \$
Parking		4	38 \$	0 \$	75 \$	150 \$	1,800 \$	75 \$	300 \$	3,600 \$	38 \$	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: D:					0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
<b>TOTAL</b>						<b>350 \$</b>	<b>4,200 \$</b>	<b>500 \$</b>	<b>6,000 \$</b>		<b>150 \$</b>	<b>1,800 \$</b>	

### STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
7141	5	1,184 \$	5,920 \$	71,040 \$
<b>Total</b>	<b>5</b>	<b>1,184 \$</b>	<b>5,920 \$</b>	<b>71,040 \$</b>

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	2	1,350 \$	2,700 \$	32,400 \$
2	2	1,198 \$	2,395 \$	28,740 \$
SS	1	825 \$	825 \$	9,900 \$
<b>TOTAL</b>	<b>5</b>	<b>1,184 \$</b>	<b>5,920 \$</b>	<b>71,040 \$</b>

# THE LOCATION

7141 CHAMPCEVRIER



**ANJOU**  
(Future Station)



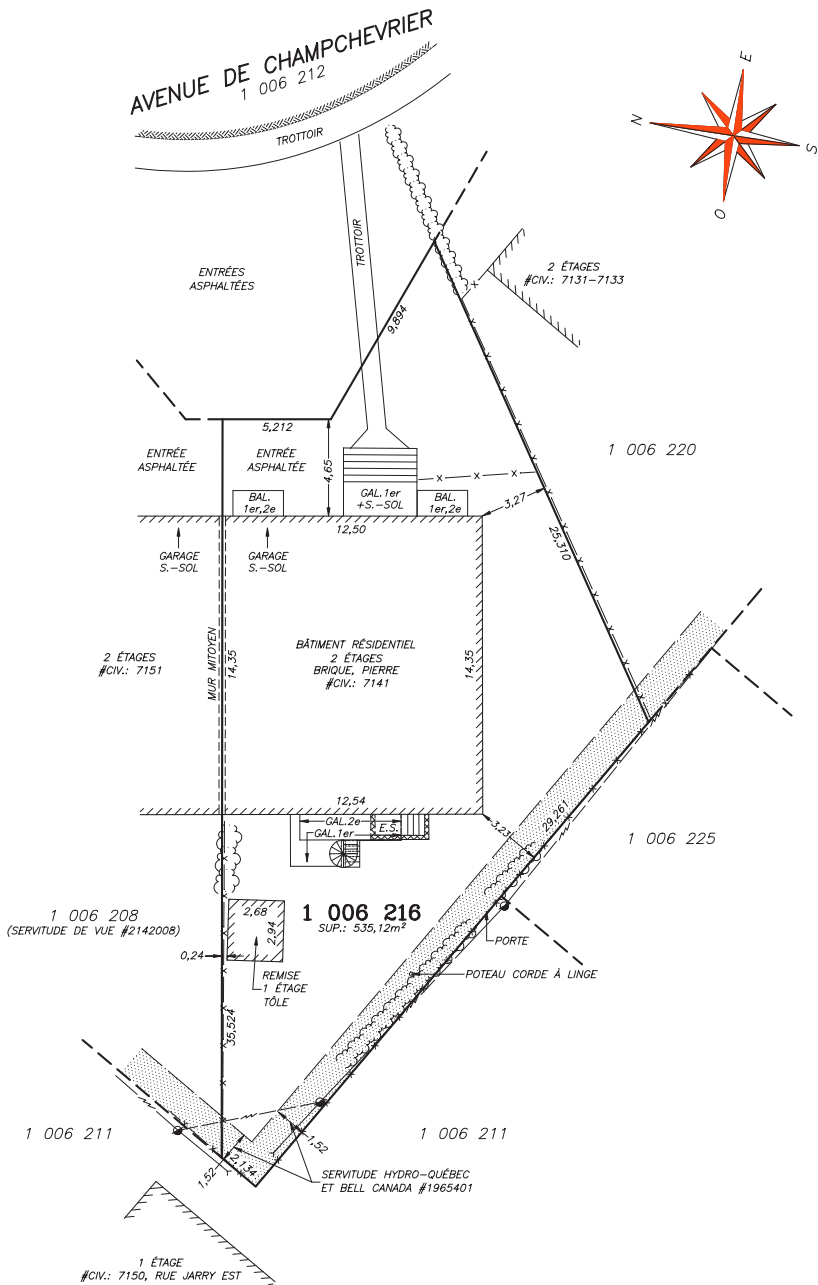
Galeries D'Anjou

Rue Jarry

boul. des Galeries d'Anjou

# CERTIFICATE OF LOCATION

7141 CHAMPCHEVRIER



# MUNICIPAL ASSESSMENT

## 7141 CHAMPCHEVRIER



### 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 :	7141 Avenue Champchevrier
Arrondissement :	Arrondissement d'Anjou
Numéro de lot :	1006216
Numéro de matricule :	9851-93-9251-2-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	710
Numéro de compte foncier :	1 - F00867200

#### 2. Propriétaire

Nom :	CICCHETTI, LEONARDO
Statut aux fins d'imposition scolaire :	Personne physique
Adresse postale :	10281 DE LA FLORE , MONTREAL QUEBEC, H1C 2B4

Date d'inscription au rôle : 2021-07-19

Nom :	CICCHETTI, ANTONIETTA
Statut aux fins d'imposition scolaire :	Personne physique

#### 3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale :	-	Nombre d'étages :	2
Superficie :	535,12 m <sup>2</sup>	Année de construction :	1969
		Aire d'étages :	363,2 m <sup>2</sup>
		Genre de construction :	À étages entiers
		Lien physique :	Jumelé
		Nombre de logements :	5
		Nombre de locaux non résidentiels :	-
		Nombre de chambres locatives :	-

#### 4. Valeurs au rôle d'évaluation

Rôle courant		Rôle antérieur	
Date de référence au marché :	2024-07-01	Date de référence au marché :	2021-07-01
Valeur du terrain :	385 300 \$	Valeur de l'immeuble au rôle antérieur :	1 006 800 \$
Valeur du bâtiment :	893 300 \$		
Valeur de l'immeuble :	1 278 600 \$		

Ville de Montréal - Arrondissement d'Anjou		
Numéro de zone	H-137	
CATÉGORIE D'USAGES PERMIS		
HABITATION		
H 1. habitation unifamiliale		
H 2. Habitation bi-familiale et tri-familiale		
H 3. habitation multifamiliale		*
COMMERCE		
C 1. Commerce de quartier		
C 2. Commerce local		
C 3. Hôtellerie et divertissement commercial		
C 4. Service automobile	C 4a. Vente d'essence et de produits d'épicerie	
	C 4b. Vente d'essence et réparation mineure de véhicules automobiles	
	C 4c. Vente ou location de véhicules autres que des véhicules lourds	
	C 4d. Réparation de véhicules autres que des véhicules lourds	
C 5. Commerce de moyenne ou grande surface		
C 6. Commerce lourd, commerce de gros et entrepôt		
INDUSTRIE		
I 1. Recherche et développement		
I 2. Fabrication		
I 3. Carrière		
RÉCRÉATIF		
R1. Terrain de golf		
ÉQUIPEMENT COLLECTIF ET INSTITUTIONNEL		
P1. Aménagement de détente et d'activité physique		
P2. Institution	P2a. Établissement de culte	
	P2b. Établissement d'enseignement	
	P2c. Établissement de santé et de services sociaux	
	P2d. Établissement à caractère culturel et sportif ou relié aux affaires publiques et aux services communautaires	
P3. Service d'utilité publique		
P4. Parc de conservation		
USAGES SPÉCIFIQUEMENT EXCLUS/PERMIS		
exclus		
permis		
NOTES RELATIVES AUX USAGES		
NORMES PRESCRITES		
TERRAIN		
superficie minimale		
ligne avant minimale		5 m
profondeur minimale		
MODE D'IMPLANTATION DU BATIMENT		
isolé		*
jumelé		*
contigu		
DIMENSIONS DU BATIMENT		
hauteur en étages	minimale	3 étages
	maximale	3 étages
hauteur en mètres	minimale	
	maximale	
superficie de plancher	minimale	
	maximale	
largeur	minimale	
	maximale	
MARGES		
avant		4 m
latérale 1		3 m
latérale 2		3 m
arrière		6 m
RAPPORTS DE SUPERFICIE		
coefficient d'occupation du sol	minimum	0,9
	maximum	1,75
taux d'implantation au sol	minimum	
	maximum	70%
taux de cour arrière	minimum	
NOTES RELATIVES AUX NORMES		

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**

Commercial Real Estate Broker  
AEO

514.683.6666 x102

[marc.andre@immeublesgloria.com](mailto: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**

**IMMEUBLES GLORIA**  
Real Estate Agency