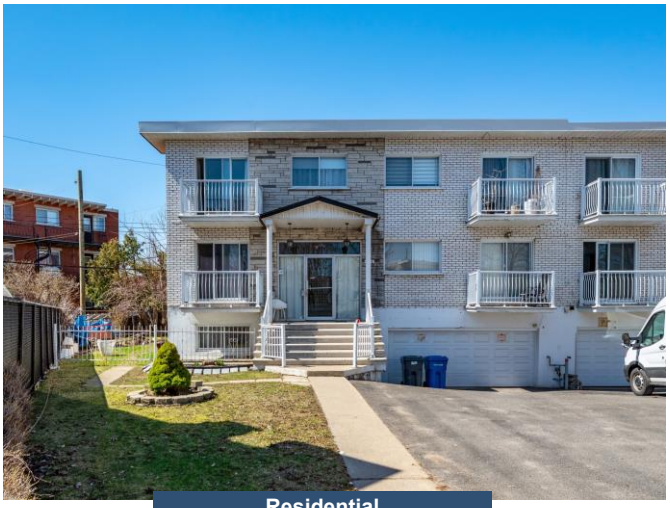
IMMEUBLES GLORIA

For Sale

7141 Champchevrier — 1,375,000 $

Anjou — **5 units**



Residential

1½	2½	3½	4½	5½	6½		
0	0	0	3	2	0	5	

Financial Overview

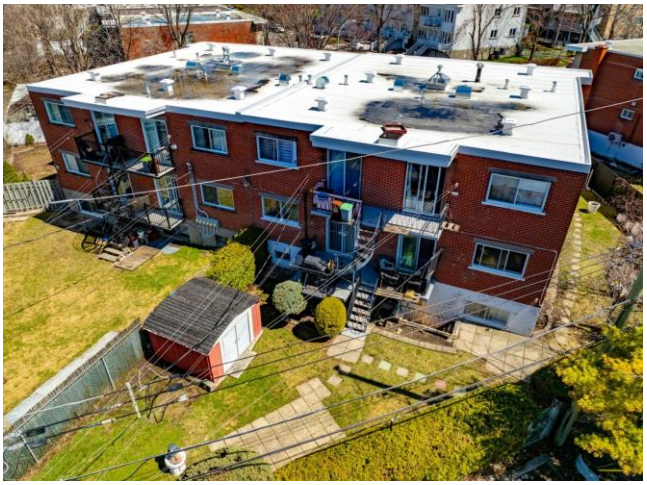
GROSS POTENTIAL REVENUE	75,240 $
TOTAL EXPENSES	29,873 $
NET REVENUE	43,236 $
GRM	18.27
NRM	31.80
MUNICIPAL EVALUATION	1,278,600 $

COST PER UNIT	CAPITALIZATION RATE
275,000 $	**3.14 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
0.69 %	**1.58 %**

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!





2026-07-06 14:32

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IMMEUBLES GLORIA

Description

7141 Champchevrier — 1,375,000 $

Anjou — **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
Total Units		**5**

Commercial

Commercial	
Total Units	

Parking

Parking	4
Garage	2
Storage	0
Total Spaces	**6**

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	Galeries 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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IMMEUBLES GLORIA

Revenue & Expenses

7141 Champchevrier — 1,375,000 $

Anjou — 5 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	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%
Total	**4.90**	**5**		**1,184 $**	**71,040 $**	

COMMERCIAL

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

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 $	
GROSS POTENTIAL REVENUE		**75,240 $**	**100%**		
Vacancies - Residential		2,131 $	3.0%	426 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**73,109 $**			
EXPENSES					
Taxes - Municipal		8,124 $	11.1%	1,625 $	2026 invoice
Taxes - School		847 $	1.2%	169 $	2026-2027 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		3,500 $	4.8%	700 $	CMHC normalized
Other Costs		731 $	1.0%	146 $	CMHC normalized
Superintendent - Janitor		1,250 $	1.7%	250 $	CMHC normalized
Administration		3,290 $	4.5%	658 $	CMHC normalized
Reserve - Appliances		0 $	0.0%	0 $	None
TOTAL EXPENSES		**29,873 $**	**40.9%**	**5,975 $**	
NET REVENUE		**43,236 $**	**59.1%**		

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IMMEUBLES GLORIA

Investment Analysis

7141 Champchevrier — 1,375,000 $

Anjou — **5 units**

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	**820,000 $**	59.6 %	**795,000 $**	57.8 %	**760,000 $**	55.3 %
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	3,279 $		3,286 $		3,278 $	
Debt Coverage	**1.10**		**1.10**		**1.10**	
CASH TO PURCHASE	**555,000 $**	40.4%	**580,000 $**	42.2%	**615,000 $**	44.7%

RETURN

Net Revenue	43,236 $	43,236 $	43,236 $
Mortgage Annual Cost	39,351 $	39,435 $	39,332 $
Cash Flow	**3,885 $**	**3,801 $**	**3,904 $**
Return on Cash Flow	**0.69 %**	**0.65 %**	**0.63 %**
Return on Investment	**1.58 %**	**1.69 %**	**1.84 %**
G.R.M.	18.27	18.27	18.27
N.R.M.	31.80	31.80	31.80
Cost per Unit	275,000 $	275,000 $	275,000 $
Cap. Rate	3.14 %	3.14 %	3.14 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
275,000 $	**0.69 %**	**1.58 %**	**3.14 %**

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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IMMEUBLES GLORIA

Residential - Rent Roll

7141 Champchevrier

Anjou — 5 units

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
1	SS	7141	**01**	5.5	825 $	1,700 $	875 $	
2	1	7141	**02**	4.5	1,100 $	1,500 $	400 $	
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 $	1,700 $	405 $	
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	
		Monthly $	**Annual $**	**Monthly $**	**Annual $**	**Monthly $**	**Annual $**
RESIDENTIAL	5 Units	5,920 $	71,040 $	8,100 $	97,200 $	2,180 $	26,160 $
OTHER REVENUES		350 $	4,200 $	500 $	6,000 $	150 $	1,800 $
GRAND TOTAL		**6,270 $**	**75,240 $**	**8,600 $**	**103,200 $**	**2,330 $**	**27,960 $**

Average Apartment Size 4.90

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

7141 Champchevrier

Anjou — **5 units**

RESIDENTIAL

Type	Size	Units	Actual Average	Actual Min	Actual Max	Actual Monthly $	Actual Annual $	Market Value Average	Market Value Monthly $	Market Value Annual $	Difference Actual VS Market Average	Difference Actual VS Market Monthly $	Difference Actual VS Market 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	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 $	1,567 $	4,700 $	56,400 $	300 $	900 $	10,800 $
3 bdrm	5 ½	2	1,060 $	825 $	1,295 $	2,120 $	25,440 $	1,700 $	3,400 $	40,800 $	640 $	1,280 $	15,360 $
4 bdrm +	6 ½ +	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	**4.90**	**5**	**1,184 $**			**5,920 $**	**71,040 $**	**1,620 $**	**8,100 $**	**97,200 $**	**436 $**	**2,180 $**	**26,160 $**

AMENITIES

Type	Size	Units	Actual Average	Actual Min	Actual Max	Actual Monthly $	Actual Annual $	Market Value Average	Market Value Monthly $	Market Value Annual $	Difference Actual VS Market Average	Difference Actual VS Market Monthly $	Difference Actual VS Market 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 $
TOTAL						**350 $**	**4,200 $**		**500 $**	**6,000 $**		**150 $**	**1,800 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
7141	5	1,184 $	5,920 $	71,040 $
Total	**5**	**1,184 $**	**5,920 $**	**71,040 $**

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 $
TOTAL	**5**	**1,184 $**	**5,920 $**	**71,040 $**

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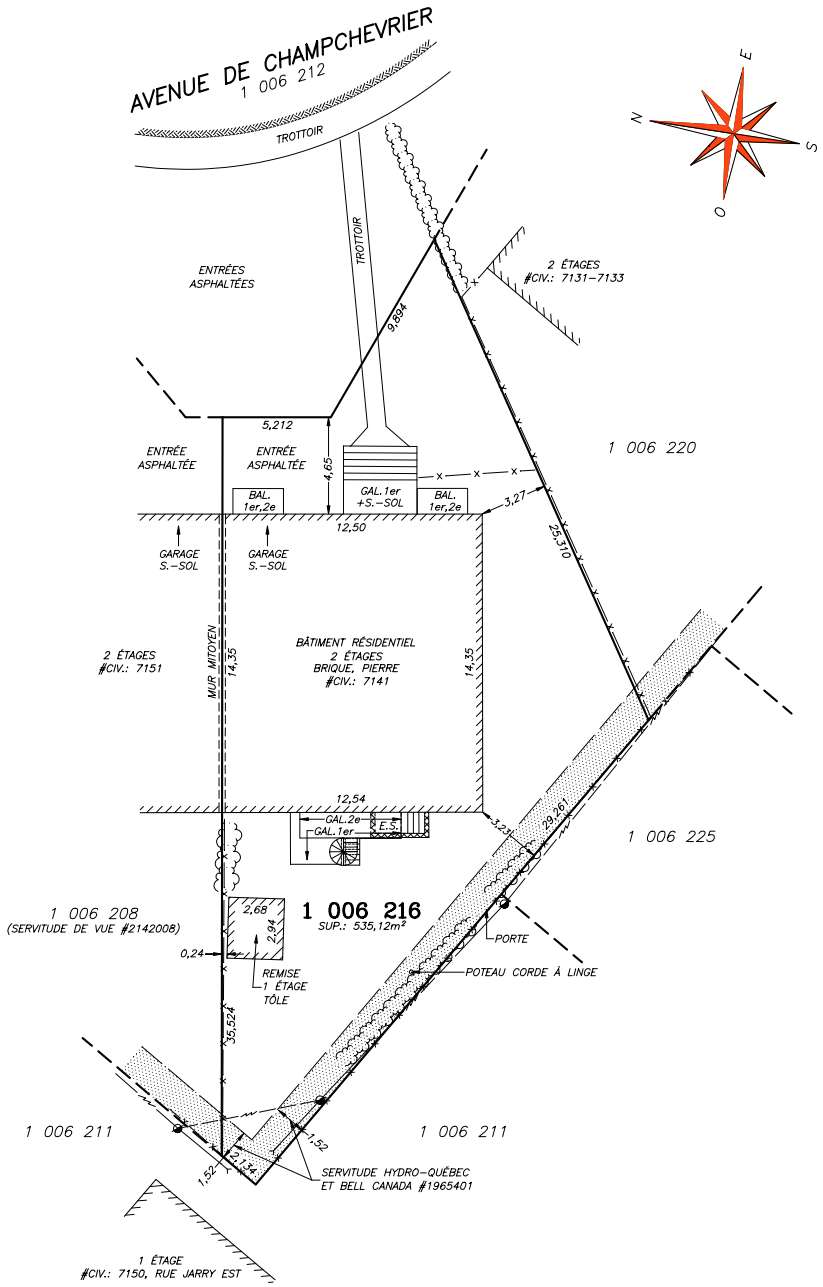
THE LOCATION

7141 CHAMPCHEVRIER



CERTIFICATE OF LOCATION

7141 CHAMPCHEVRIER





MUNICIPAL ASSESSMENT

7141 CHAMPCHEVRIER

10/4/23, 8:31 PM Rôle d'évaluation foncière

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 :	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

Mesure frontale :	-
Superficie :	535,12 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	2
Année de construction :	1969
Aire d'étages :	363,2 m^2
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

Date de référence au marché :	2024-07-01
Valeur du terrain :	385 300 $
Valeur du bâtiment :	893 300 $
Valeur de l'immeuble :	1 278 600 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	1 006 800 $

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 BÂTIMENT		
isolé		*
jumelé		*
contigu		
DIMENSIONS DU BÂTIMENT		
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.

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EXCLUSIVE BROKER

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CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



Marc-André Knot, CPA
Commercial Real Estate Broker
AEO
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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