

6630-6636 Pie-IX

2,595,000 \$

Rosemont

12 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	153,060 \$
TOTAL EXPENSES	42,211 \$
NET REVENUE	106,430 \$
GRM	16.95
NRM	24.38
MUNICIPAL EVALUATION	1,869,900 \$

COST PER UNIT

216,250 \$

CAPITALIZATION RATE

4.10 %

RETURN ON CASH FLOW

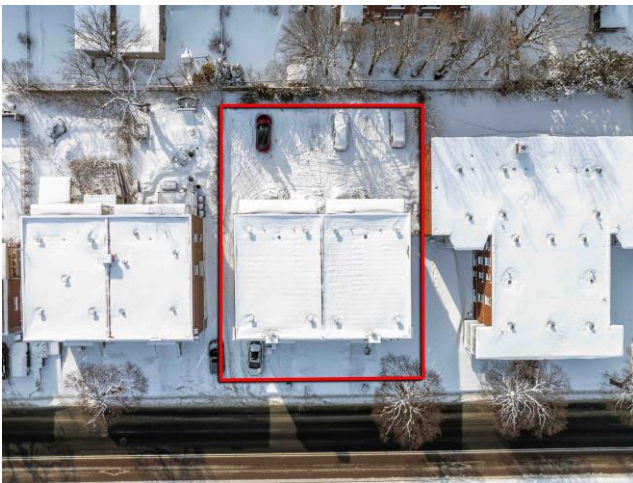
1.97 %

RETURN ON INVESTMENT

4.72 %

Highlights

- Superb 12-unit building in the heart of Rosemont
- 600 meters from the future Vertières metro station (Blue Line)
- In front of an Pie-IX BRT bus stop
- Building well maintained over the years, including 3 renovated units
- Electric heating and hot water paid by the tenants
- 9 outdoor parking spaces recently repaved
- Current rents are very low for the area
- Strong potential for revenue increases
- Possibility of advantageous CMHC MLI Select financing
- Excellent investment opportunity in a high-demand area!



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General Information

Residential		
Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	12
2 bdrm	4 ½	0
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units	12	

Commercial	
Commercial	0
Total Units	0

Parking	
Parking	9
Garage	0
Storage	0
Total Spaces	9

Zoning	Residential
Cadastral	2785295
Building Type	Detached
Floor Nb.	2 1/2
Year Built	1954
Lot Area	812 m2
Building Area	269 m2
Stove	Tenants
Refrigerator	Tenants
Washer	Tenants
Dryer	Tenants
Elevator	None
Wash/Dry Hookups	In apartments
Dishwasher Hookups	
Pool	None
Furnished	None
AC units	
Basement	Apartments
Fireplace	None
Intercom	Yes

Location

Main Artery	Pie-IX boul.
Intersection	Pie-IX / Beaubien
Shopping Center	
Metro Station	Vertières (Blue Line)
Bus	Pie-IX BRT
School	Rosemont Cegep
Hospital	Maisonneuve-Rosemont
Attraction	Olympic Stadium

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	September 2009 (no invoice on file)
Windows	
Balconies	All the balconies repaired recently (no invoice on file)
Exterior Walls	
Electricity	Breakers
Plumbing	ABS / Pex (to verify)
Heating System	Electric heating paid by the tenants
Hot Water Tanks	Electric hot water heater paid by the tenants Hot water tanks rented from Hydro-Solution
Elevator	
Garage	9 exterior parking spaces Asphalt repaired recently
Bathrooms	Some renovated bathrooms through the years
Kitchens	Some renovated kitchens through the years
Certificate of Location	2025-06-10
Environmental Report	Phase 1 - SolAirEau - 2021-02-09

Notes

- Zoning: Usage H.1-4 and C.2A:32 Zone 0334
*** 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	12	100%	1,023 \$	147,300 \$	100%
2 bdrm	4 ½	0	0%	0 \$	0 \$	0%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	3.50	12		1,023 \$	147,300 \$	

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

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	12	147,300 \$	96%	12,275 \$	July 2026
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	0	0 \$	0%	0 \$	
Revenue - Parking	9	5,760 \$	4%	480 \$	
Revenue - Laundry		0 \$	0%	0 \$	
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
GROSS POTENTIAL REVENUE		153,060 \$	100%		
Vacancies - Residential		4,419 \$	3.0%	368 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		148,641 \$			
EXPENSES					
Taxes - Municipal		11,933 \$	8.0%	994 \$	2026 invoice
Taxes - School		1,478 \$	1.0%	123 \$	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		451 \$	0.3%	38 \$	
Insurance		7,567 \$	5.1%	631 \$	
Lawn Care / Snow Removal		0 \$	0.0%	0 \$	
Garbage Removal		0 \$	0.0%	0 \$	
Elevator		0 \$	0.0%	0 \$	
Telephone / Intercom		0 \$	0.0%	0 \$	
Contract - Hot Water Tanks		1,650 \$	1.1%	138 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		7,320 \$	4.9%	610 \$	CMHC normalized
Reserve - Appliances		0 \$	0.0%	0 \$	No appliances
Superintendent - Janitor		4,380 \$	3.0%	365 \$	CMHC normalized
Administration		7,432 \$	5.0%	619 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		42,211 \$	28.4%	3,518 \$	
NET REVENUE		106,430 \$	71.6%		

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FINANCING

	CMHC MLI Select (100 pts)		CMHC MLI Select (70 pts)		CMHC MLI Select (50 pts)	
LISTED PRICE	2,595,000 \$		2,595,000 \$		2,595,000 \$	
LOAN AMOUNT	2,100,000 \$	80.9 %	2,025,000 \$	78.0 %	1,940,000 \$	74.8 %
Lender	CMHC MLI Select		CMHC MLI Select		CMHC MLI Select	
Rate	4.00 %		4.00 %		4.00 %	
Amortization	50		45		40	
Term	5		5		5	
Maturity Date						
Monthly Payment	8,054 \$		8,049 \$		8,068 \$	
Debt Coverage	1.10		1.10		1.10	
CASH TO PURCHASE	495,000 \$	19.1 %	570,000 \$	22.0 %	655,000 \$	25.2 %

RETURN

Net Revenue	106,430 \$	106,430 \$	106,430 \$
Mortgage Annual Cost	96,649 \$	96,585 \$	96,820 \$
Cash Flow	9,781 \$	9,845 \$	9,610 \$
Return on Cash Flow	1.97 %	1.72 %	1.46 %
Return on Investment	4.72 %	4.63 %	4.55 %
G.R.M.	16.95	16.95	16.95
N.R.M.	24.38	24.38	24.38
Cost per Unit	216,250 \$	216,250 \$	216,250 \$
Cap. Rate	4.10 %	4.10 %	4.10 %

COST PER UNIT

216,250 \$

RETURN ON CASH FLOW

1.97 %

RETURN ON INVESTMENT

4.72 %

CAPITALIZATION RATE

4.10 %

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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Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
SS	6630	01	3.5	750 \$	1,250 \$	500 \$	650	1.15 \$	
SS	6630	02	3.5	1,020 \$	1,250 \$	230 \$	650	1.57 \$	
1	6630	03	3.5	1,080 \$	1,250 \$	170 \$	650	1.66 \$	
1	6630	04	3.5	905 \$	1,250 \$	345 \$	650	1.39 \$	
2	6630	05	3.5	810 \$	1,250 \$	440 \$	650	1.25 \$	
2	6630	06	3.5	1,220 \$	1,250 \$	30 \$	650	1.88 \$	
SS	6636	01	3.5	855 \$	1,250 \$	395 \$	650	1.32 \$	Renovated
SS	6636	02	3.5	1,250 \$	1,250 \$	0 \$	650	1.92 \$	Vacant (Estimated)
1	6636	03	3.5	835 \$	1,250 \$	415 \$	650	1.28 \$	Renovated
1	6636	04	3.5	1,270 \$	1,250 \$	-20 \$	650	1.95 \$	
2	6636	05	3.5	1,080 \$	1,250 \$	170 \$	650	1.66 \$	Renovated
2	6636	06	3.5	1,200 \$	1,250 \$	50 \$	650	1.85 \$	
P	6636	P01	Parking	60 \$	60 \$	0 \$		0.00 \$	
P	6636	P02	Parking	60 \$	60 \$	0 \$		0.00 \$	
P	6636	P03	Parking	60 \$	60 \$	0 \$		0.00 \$	
P	6636	P04	Parking	60 \$	60 \$	0 \$		0.00 \$	
P	6636	P05	Parking	60 \$	60 \$	0 \$		0.00 \$	
P	6636	P06	Parking	60 \$	60 \$	0 \$		0.00 \$	
P	6636	P07	Parking	40 \$	60 \$	20 \$		0.00 \$	
P	6636	P08	Parking	40 \$	60 \$	20 \$		0.00 \$	
P	6636	P09	Parking	40 \$	60 \$	20 \$		0.00 \$	

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	Average sq.ft	\$/sq.ft
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$			
RESIDENTIAL	12 Units	12,275 \$	147,300 \$	15,000 \$	180,000 \$	2,725 \$	32,700 \$	3.50	650	1.57 \$
OTHER REVENUES		480 \$	5,760 \$	540 \$	6,480 \$	60 \$	720 \$			
GRAND TOTAL		12,755 \$	153,060 \$	15,540 \$	186,480 \$	2,785 \$	33,420 \$			

Residential - Rent Roll Statistics

6630-6636 Pie-IX

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12 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	12	1,023 \$	750 \$	1,270 \$	12,275 \$	147,300 \$	1,250 \$	15,000 \$	180,000 \$	227 \$	2,725 \$	32,700 \$		
2 bdrm	4 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
3 bdrm	5 ½	0	0 \$		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 \$	0 \$	0 \$
TOTAL	3.50	12	1,023 \$			12,275 \$	147,300 \$	1,250 \$	15,000 \$	180,000 \$	227 \$	2,725 \$	32,700 \$		

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		9	53 \$	40 \$	60 \$	480 \$	5,760 \$	60 \$	540 \$	6,480 \$	7 \$	60 \$	720 \$		
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						480 \$	5,760 \$		540 \$	6,480 \$		60 \$	720 \$		

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
6630	6	964 \$	5,785 \$	69,420 \$
6636	6	1,082 \$	6,490 \$	77,880 \$
Total	12	1,023 \$	12,275 \$	147,300 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	4	1,023 \$	4,090 \$	49,080 \$
2	4	1,078 \$	4,310 \$	51,720 \$
SS	4	969 \$	3,875 \$	46,500 \$
TOTAL	12	1,023 \$	12,275 \$	147,300 \$

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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	12	650 sq.ft	750 \$	1,270 \$	1,023 \$	1,250 \$	227 \$	2,725 \$	32,700 \$
2 bdrm	4 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
3 bdrm	5 ½	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
4 bdrm +	6 ½ +	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
TOTAL	3.50	12	650 sq.ft			1,023 \$	1,250 \$	227 \$	2,725 \$	32,700 \$

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 \$	
Alcove	2 ½	0	0 sq.ft			0.00 \$	0.00 \$	
1 bdrm	3 ½	12	650 sq.ft	1.15 \$	1.95 \$	1.57 \$	1.92 \$	
2 bdrm	4 ½	0	0 sq.ft			0.00 \$	0.00 \$	
3 bdrm	5 ½	0	0 sq.ft			0.00 \$	0.00 \$	
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 \$	0.00 \$	
TOTAL	3.50	12	650 sq.ft			1.57 \$	1.92 \$	

THE LOCATION

6630-6636 PIE-IX



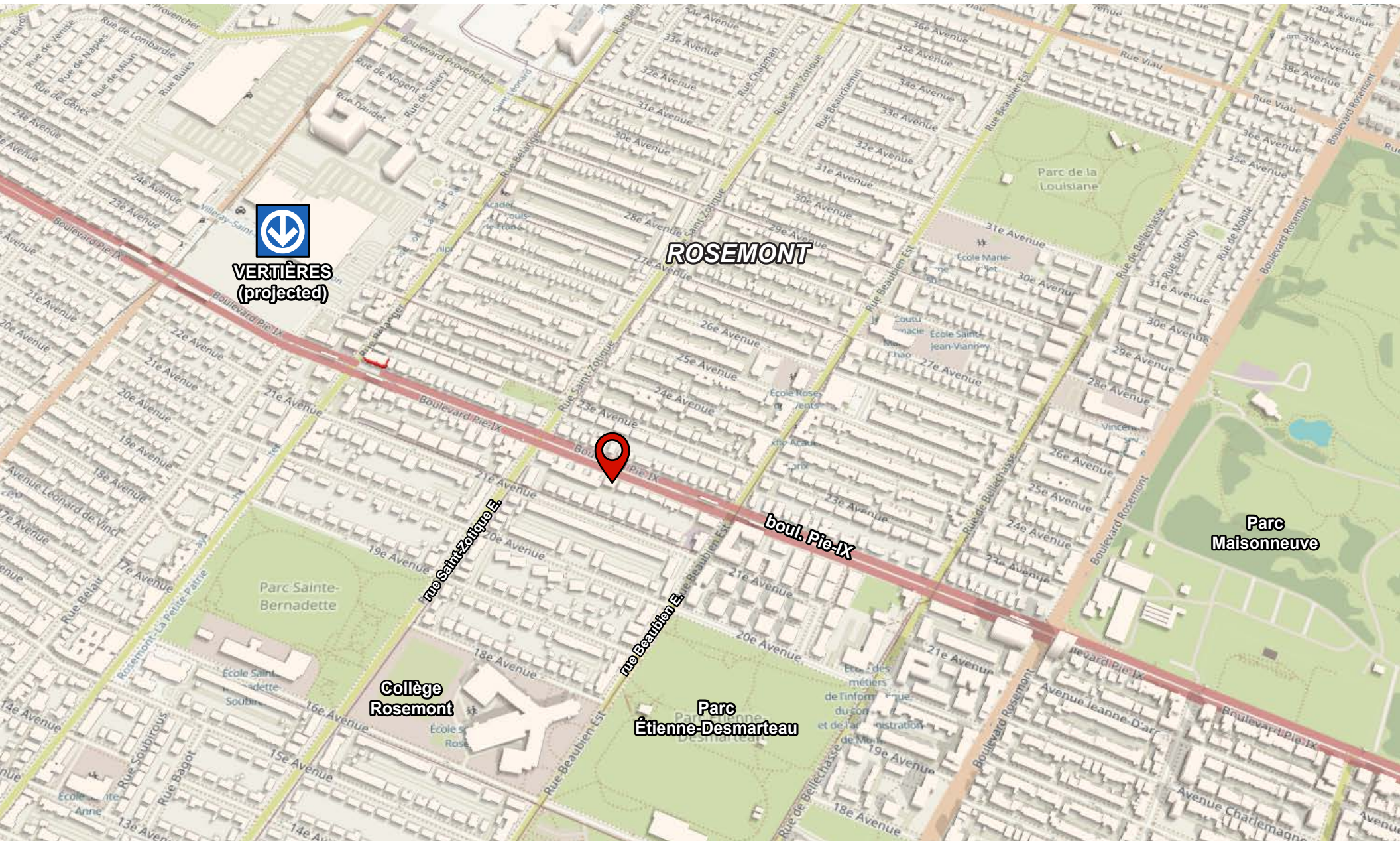
Vertières metro
(future station)
750 m
(~8 min.)



Rosemont
College
750 m
(~8 min.)



Maisonneuve
Park
900 m
(~10 min.)



THE LOCATION

6630-6636 PIE-IX



Parc
Étienne-Desmarteau

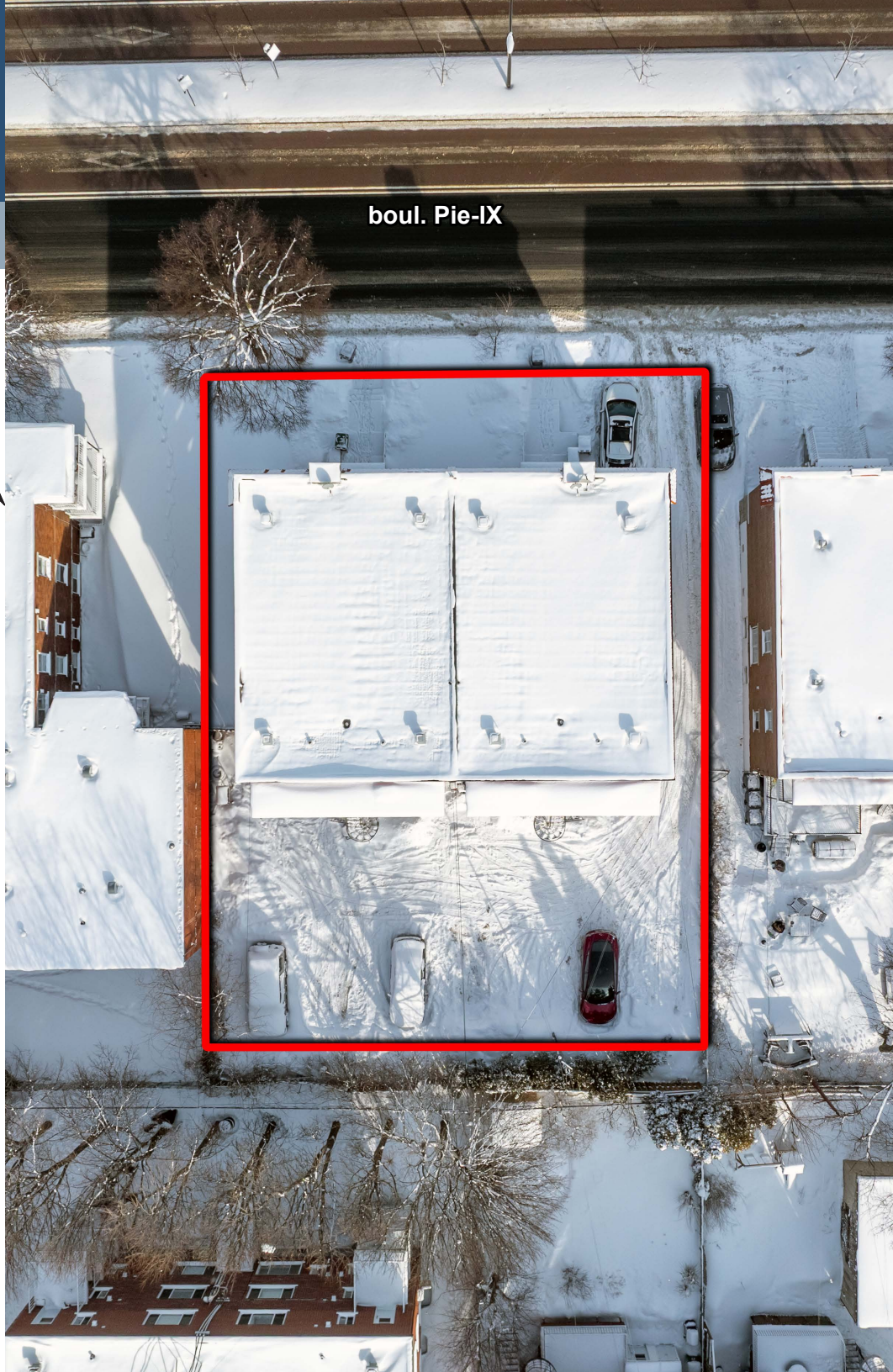
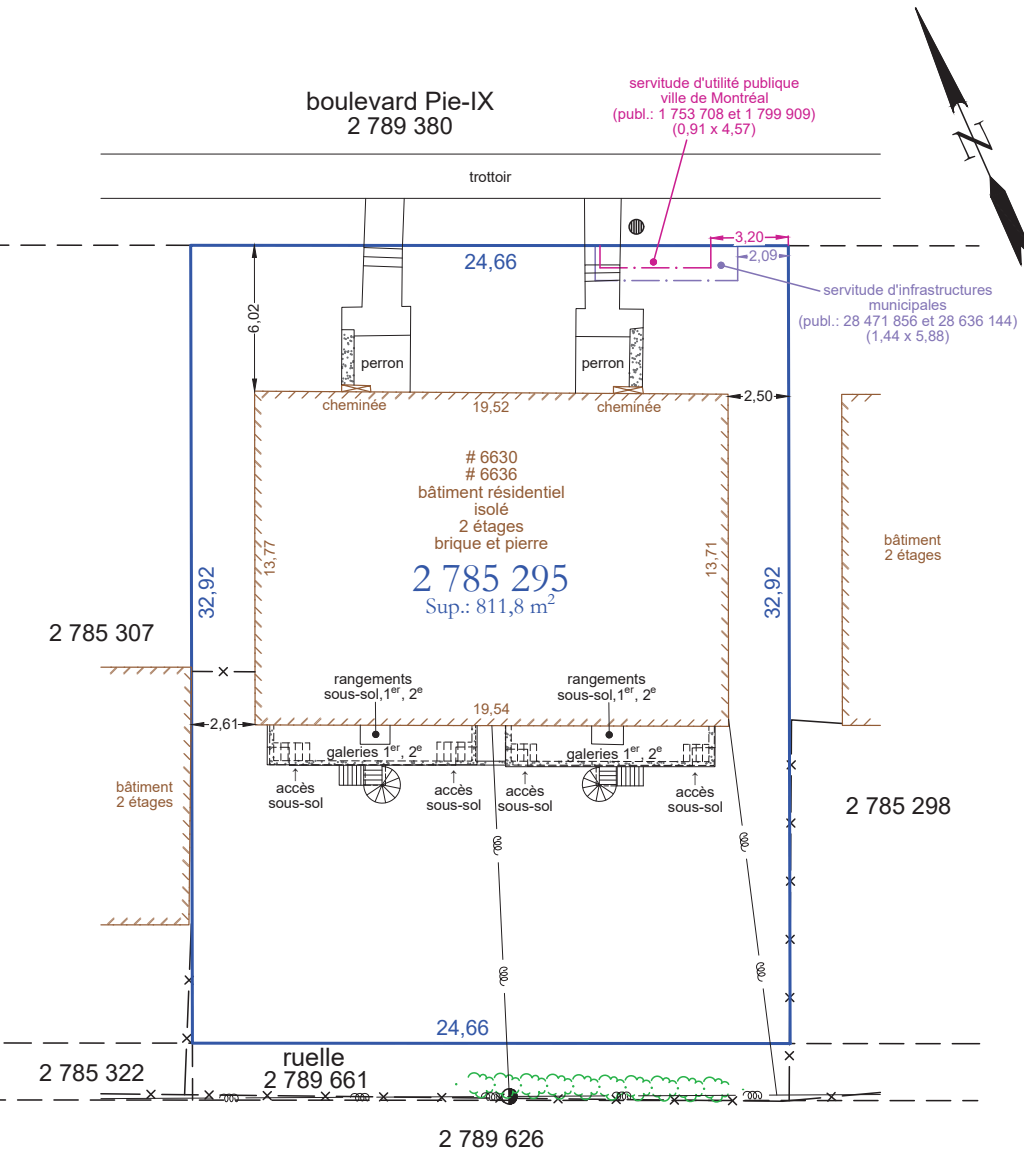
Collège
Rosemont

boul. Pie-IX

rue Saint-Zotique E.

CERTIFICATE OF LOCATION

6630-6636 PIE-IX



MUNICIPAL ASSESSMENT

6630-6636 PIE-IX



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 : 6630 - 6636 Boulevard Pie-IX
Arrondissement : Arrondissement de Rosemont - La Petite-Patrie
Numéro de lot : 2785295
Numéro de matricule : 9847-30-8917-9-000-0000
Utilisation prédominante : Logement
Numéro d'unité de voisinage : 3112
Numéro de compte foncier : 30 - F66188900

2. Propriétaire

Nom : CHAHID, ABDERRAHMAN
Statut aux fins d'imposition scolaire : Personne physique
Adresse postale : 1513 DE LUNEBOURG , LAVAL QUEBEC, H7M 4T2
Date d'inscription au rôle : 2016-01-07
Nom : BENBRAHIM, GHIZLANE
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 :	811,8 m ²	Année de construction :	-
		Aire d'étages :	-
		Genre de construction :	-
		Lien physique :	-
		Nombre de logements :	12
		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 :	1 217 700 \$	Valeur de l'immeuble au rôle antérieur :	1 780 900 \$
Valeur du bâtiment :	652 200 \$		
Valeur de l'immeuble :	1 869 900 \$		



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

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
Real Estate Agency