IMMEUBLES GLORIA

# For Sale

## 6630-6636 Pie-IX — 2,500,000 $

**Rosemont** — **12 units**



### Financial Overview

| | |
|---|---|
| **GROSS POTENTIAL REVENUE** | 150,720 $ |
| **TOTAL EXPENSES** | 45,056 $ |
| **NET REVENUE** | 101,315 $ |
| **GRM** | 16.59 |
| **NRM** | 24.68 |
| **MUNICIPAL EVALUATION** | 1,869,900 $ |

| COST PER UNIT | CAPITALIZATION RATE |
|---|---|
| **208,333 $** | **4.05 %** |
| RETURN ON CASH FLOW | RETURN ON INVESTMENT |
| **1.63 %** | **3.86 %** |

### Residential

| 1½ | 2½ | 3½ | 4½ | 5½ | 6½ | | |
|---|---|---|---|---|---|---|---|
| 0 | 0 | 12 | 0 | 0 | 0 | 12 | 0 |

### 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 5 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!





2026-08-31 10:37

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

IMMEUBLES GLORIA

# Description

## 6630-6636 Pie-IX — 2,500,000 $

**Rosemont** — **12 units**

### 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** |

### General Information

| | | |
|---|---|---|
| Zoning | Residential | |
| Cadastral | 2785295 | |
| Building Type | Detached | |
| Floor Nb. | 2 1/2 | |
| Year Built | | |
| 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 in 2016 |
| 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. ***

2026-08-31 10:37 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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

IMMEUBLES GLORIA

# Revenue & Expenses

## 6630-6636 Pie-IX — 2,500,000 $

**Rosemont** — **12 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 | 12 | 100% | 1,007 $ | 144,960 $ | 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** | | **1,007 $** | **144,960 $** | |

**COMMERCIAL**

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

| REVENUE | | $ | % | Per Unit | Notes |
|---|---|---|---|---|---|
| Revenue - Residential | 12 | 144,960 $ | 96% | 12,080 $ | |
| 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** | | **150,720 $** | **100%** | | |
| Vacancies - Residential | | 4,349 $ | 3.0% | 362 $ | CMHC normalized |
| Vacancies - Commercial | | 0 $ | 0.0% | 0 $ | |
| Vacancies - Parking | | 0 $ | 0.0% | 0 $ | |
| **GROSS EFFECTIVE REVENUE** | | **146,371 $** | | | |
| **EXPENSES** | | | | | |
| Taxes - Municipal | | 11,933 $ | 8.2% | 994 $ | 2026 invoice |
| Taxes - School | | 1,410 $ | 1.0% | 118 $ | 2026-2027 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 | | 514 $ | 0.4% | 43 $ | |
| Insurance | | 7,567 $ | 5.2% | 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 | | 8,400 $ | 5.7% | 700 $ | CMHC normalized |
| Reserve - Appliances | | 1,464 $ | 1.0% | 122 $ | CMHC normalized |
| Superintendent - Janitor | | 4,800 $ | 3.3% | 400 $ | CMHC normalized |
| Administration | | 7,319 $ | 5.0% | 610 $ | CMHC normalized |
| Reserve - Appliances | | 0 $ | 0.0% | 0 $ | No appliances |
| **TOTAL EXPENSES** | | **45,056 $** | **30.8%** | **3,755 $** | |
| **NET REVENUE** | | **101,315 $** | **69.2%** | | |

2026-08-31 10:37

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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

IMMEUBLES GLORIA

# Investment Analysis

## 6630-6636 Pie-IX — 2,500,000 $

**Rosemont** — **12 units**

## FINANCING

| | CMHC MLI Select (100 pts) | | CMHC MLI Select (70 pts) | | CMHC MLI Select (50 pts) | |
|---|---|---|---|---|---|---|
| **LISTED PRICE** | **2,500,000 $** | | **2,500,000 $** | | **2,500,000 $** | |
| **LOAN AMOUNT** | **1,960,000 $** | 78.4 % | **1,890,000 $** | 75.6 % | **1,810,000 $** | 72.4 % |
| **Lender** | **CMHC MLI Select** | | **CMHC MLI Select** | | **CMHC MLI Select** | |
| **Rate** | 4.15 % | | 4.15 % | | 4.15 % | |
| **Amortization** | 50 | | 45 | | 40 | |
| **Term** | 5 | | 5 | | 5 | |
| **Maturity Date** | | | | | | |
| **Monthly Payment** | 7,709 $ | | 7,692 $ | | 7,694 $ | |
| **Debt Coverage** | **1.10** | | **1.10** | | **1.10** | |
| **CASH TO PURCHASE** | **540,000 $** | 21.6% | **610,000 $** | 24.4% | **690,000 $** | 27.6% |

## RETURN

| | | | |
|---|---|---|---|
| **Net Revenue** | 101,315 $ | 101,315 $ | 101,315 $ |
| **Mortgage Annual Cost** | 92,510 $ | 92,302 $ | 92,330 $ |
| **Cash Flow** | **8,805 $** | **9,013 $** | **8,985 $** |
| **Return on Cash Flow** | **1.63 %** | **1.47 %** | **1.30 %** |
| **Return on Investment** | **3.86 %** | **3.90 %** | **3.93 %** |
| **G.R.M.** | 16.59 | 16.59 | 16.59 |
| **N.R.M.** | 24.68 | 24.68 | 24.68 |
| **Cost per Unit** | 208,333 $ | 208,333 $ | 208,333 $ |
| **Cap. Rate** | 4.05 % | 4.05 % | 4.05 % |

| COST PER UNIT | RETURN ON CASH FLOW | RETURN ON INVESTMENT | CAPITALIZATION RATE |
|---|---|---|---|
| **208,333 $** | **1.63 %** | **3.86 %** | **4.05 %** |

**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).


The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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

IMMEUBLES GLORIA

# Residential - Rent Roll

## 6630-6636 Pie-IX

### Rosemont — 12 units

| 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 | 1,100 $ | 1,250 $ | 150 $ | 650 | 1.69 $ | Renovated |
| 1 | 6636 | **03** | 3.5 | 835 $ | 1,250 $ | 415 $ | 650 | 1.28 $ | Renovated |
| 1 | 6636 | **04** | 3.5 | 1,225 $ | 1,250 $ | 25 $ | 650 | 1.88 $ | Renovated |
| 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 | |
|---|---|---|---|---|---|---|---|
| | | **Monthly $** | **Annual $** | **Monthly $** | **Annual $** | **Monthly $** | **Annual $** |
| RESIDENTIAL | 12 Units | 12,080 $ | 144,960 $ | 15,000 $ | 180,000 $ | 2,920 $ | 35,040 $ |
| OTHER REVENUES | | 480 $ | 5,760 $ | 540 $ | 6,480 $ | 60 $ | 720 $ |
| **GRAND TOTAL** | | **12,560 $** | **150,720 $** | **15,540 $** | **186,480 $** | **2,980 $** | **35,760 $** |

| | |
|---|---|
| **Average Apartment Size** | **3.50** |
| **Average sq.ft** | **650** |
| **$/sq.ft** | **1.55 $** |

2026-08-31 10:37

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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

IMMEUBLES GLORIA

# Residential - Rent Roll

## Statistics

## 6630-6636 Pie-IX

**Rosemont** — **12 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 | 12 | 1,007 $ | 750 $ | 1,225 $ | 12,080 $ | 144,960 $ | 1,250 $ | 15,000 $ | 180,000 $ | 243 $ | 2,920 $ | 35,040 $ |
| 2 bdrm | 4 ½ | 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 $ |
| 4 bdrm + | 6 ½ + | 0 | 0 $ | | 0 $ | 0 $ | 0 $ | 0 $ | 0 $ | 0 $ | 0 $ | 0 $ | 0 $ |
| **TOTAL** | **3.50** | **12** | **1,007 $** | | | **12,080 $** | **144,960 $** | **1,250 $** | **15,000 $** | **180,000 $** | **243 $** | **2,920 $** | **35,040 $** |

### 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 | | 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 $ |
| 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** | | | | | | **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 | 1,049 $ | 6,295 $ | 75,540 $ |
| **Total** | **12** | **1,007 $** | **12,080 $** | **144,960 $** |

**STATISTICS PER FLOOR**

| Floor | Units | Average | Monthly $ | Annual $ |
|---|---|---|---|---|
| 1 | 4 | 1,011 $ | 4,045 $ | 48,540 $ |
| 2 | 4 | 1,078 $ | 4,310 $ | 51,720 $ |
| SS | 4 | 931 $ | 3,725 $ | 44,700 $ |
| **TOTAL** | **12** | **1,007 $** | **12,080 $** | **144,960 $** |



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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

IMMEUBLES GLORIA

# Residential - Rent Roll

## Statistics

## 6630-6636 Pie-IX

**Rosemont** — **12 units**

### RESIDENTIAL RENT - $ PER UNIT

| | | | | Actual | | | Market | Upside | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Type | Size | Units | Avg Size | 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 $ | 1,225 $ | 1,007 $ | 1,250 $ | 243 $ | 2,920 $ | 35,040 $ |
| 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 | | | **1,007 $** | **1,250 $** | **243 $** | **2,920 $** | **35,040 $** |

### RESIDENTIAL RENT - $ PER SQUARE FOOT

| | | | | Actual | | | Market | Upside |
|---|---|---|---|---|---|---|---|---|
| Type | Size | Units | Avg Size | 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 | 12 | 650 sq.ft | 1.15 $ | 1.88 $ | 1.55 $ | 1.92 $ | 0.37 $ |
| 2 bdrm | 4 ½ | 0 | 0 sq.ft | | | 0.00 $ | 0.00 $ | 0.00 $ |
| 3 bdrm | 5 ½ | 0 | 0 sq.ft | | | 0.00 $ | 0.00 $ | 0.00 $ |
| 4 bdrm + | 6 ½ + | 0 | 0 sq.ft | | | 0.00 $ | 0.00 $ | 0.00 $ |
| **TOTAL** | **3.50** | **12** | **650** sq.ft | | | **1.55 $** | **1.92 $** | **0.37 $** |



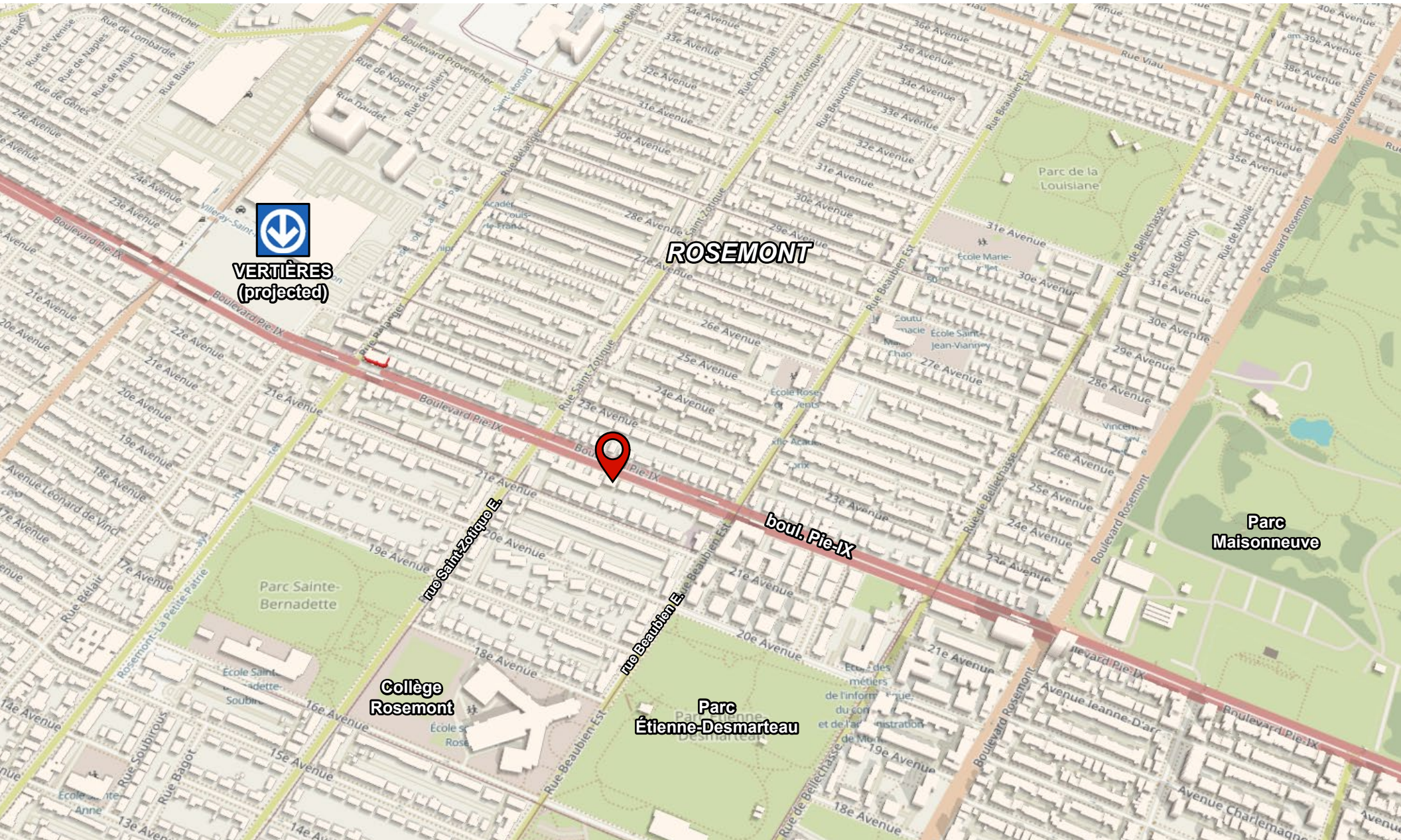
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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

# THE LOCATION

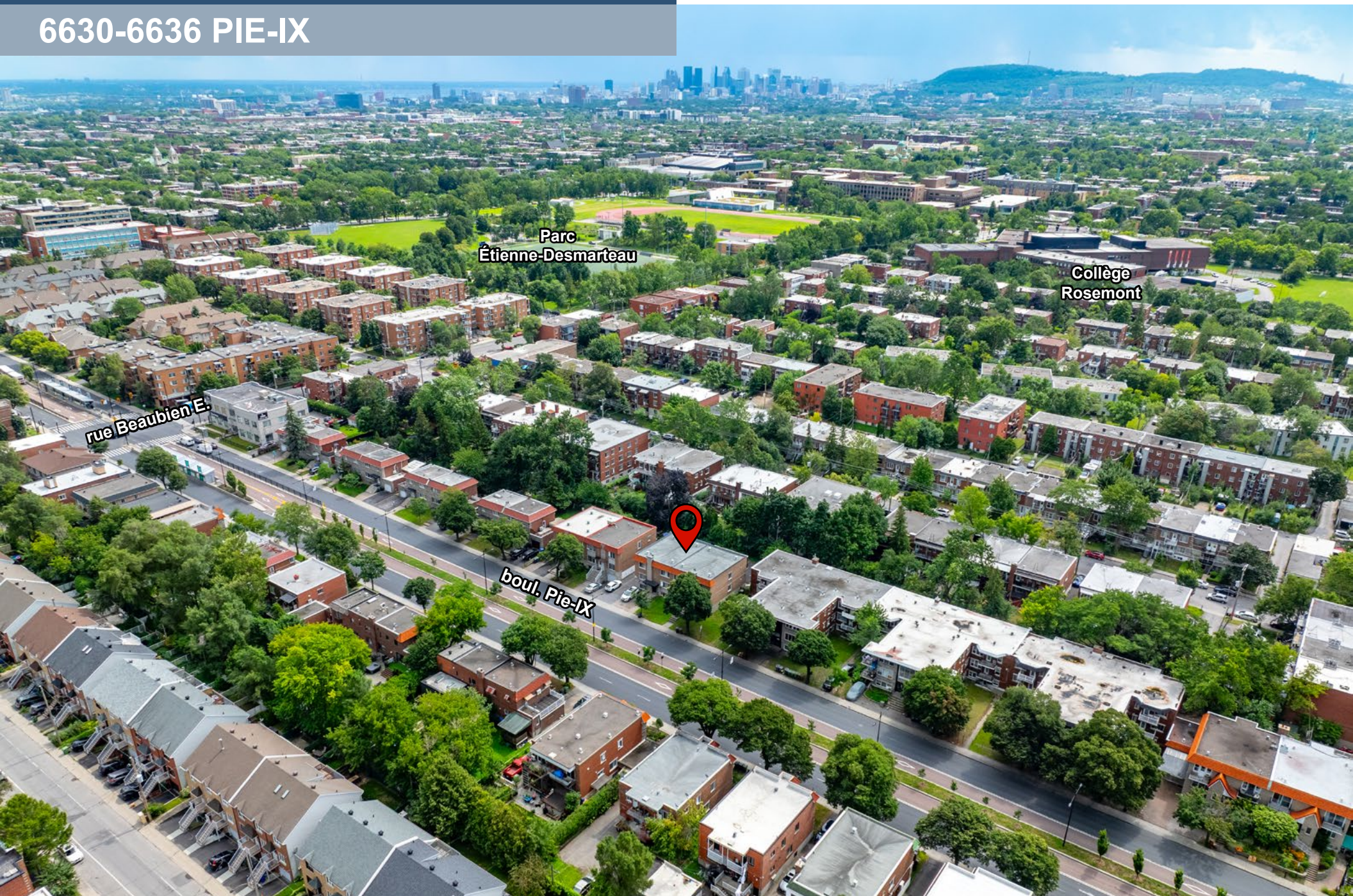
## 6630-6636 PIE-IX

| Vertières metro (future station) 750 m (~8 min.) | Rosemont College 750 m (~8 min.) | Maisonneuve Park 900 m (~10 min.) |
|---|---|---|



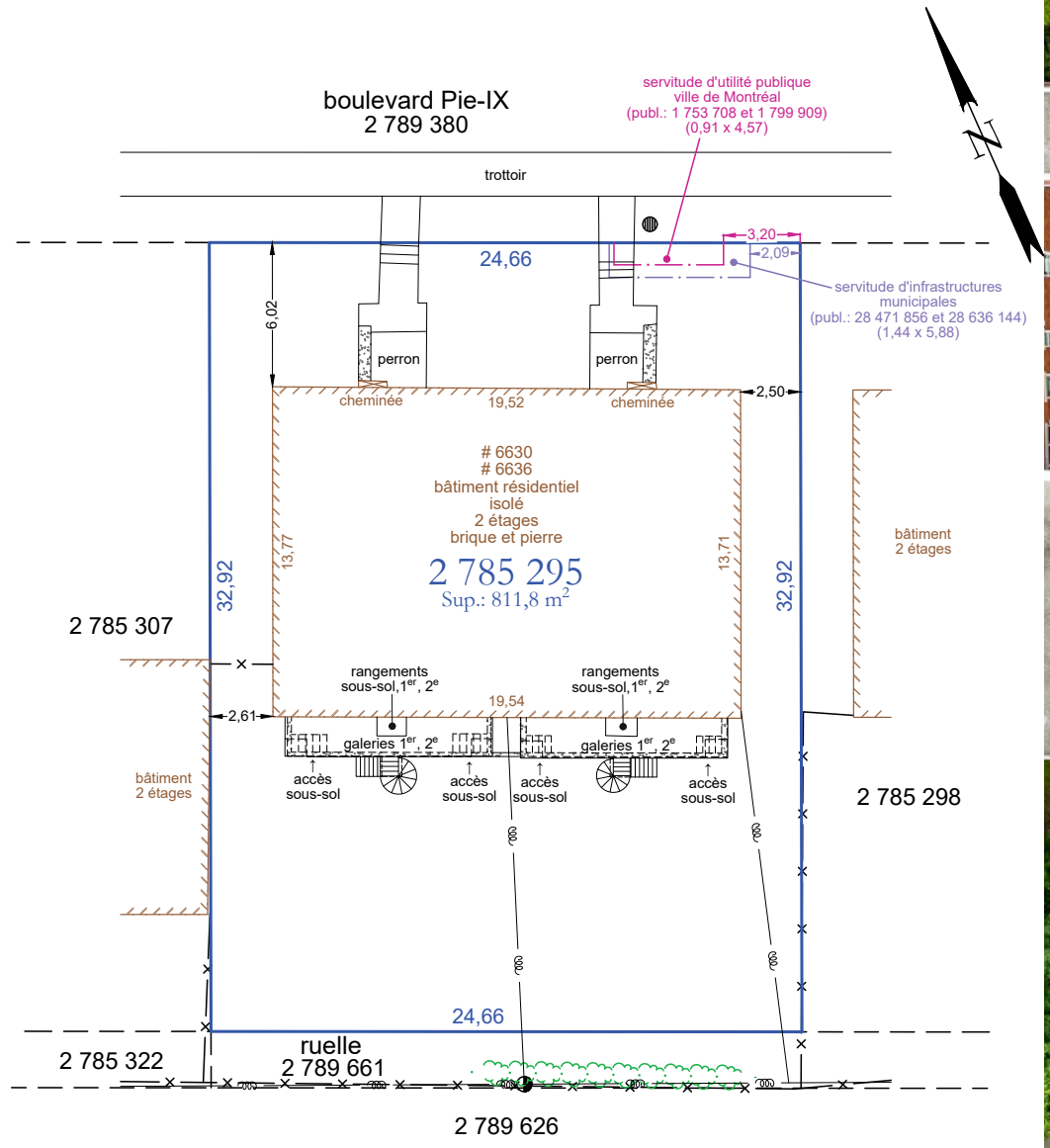
# THE LOCATION

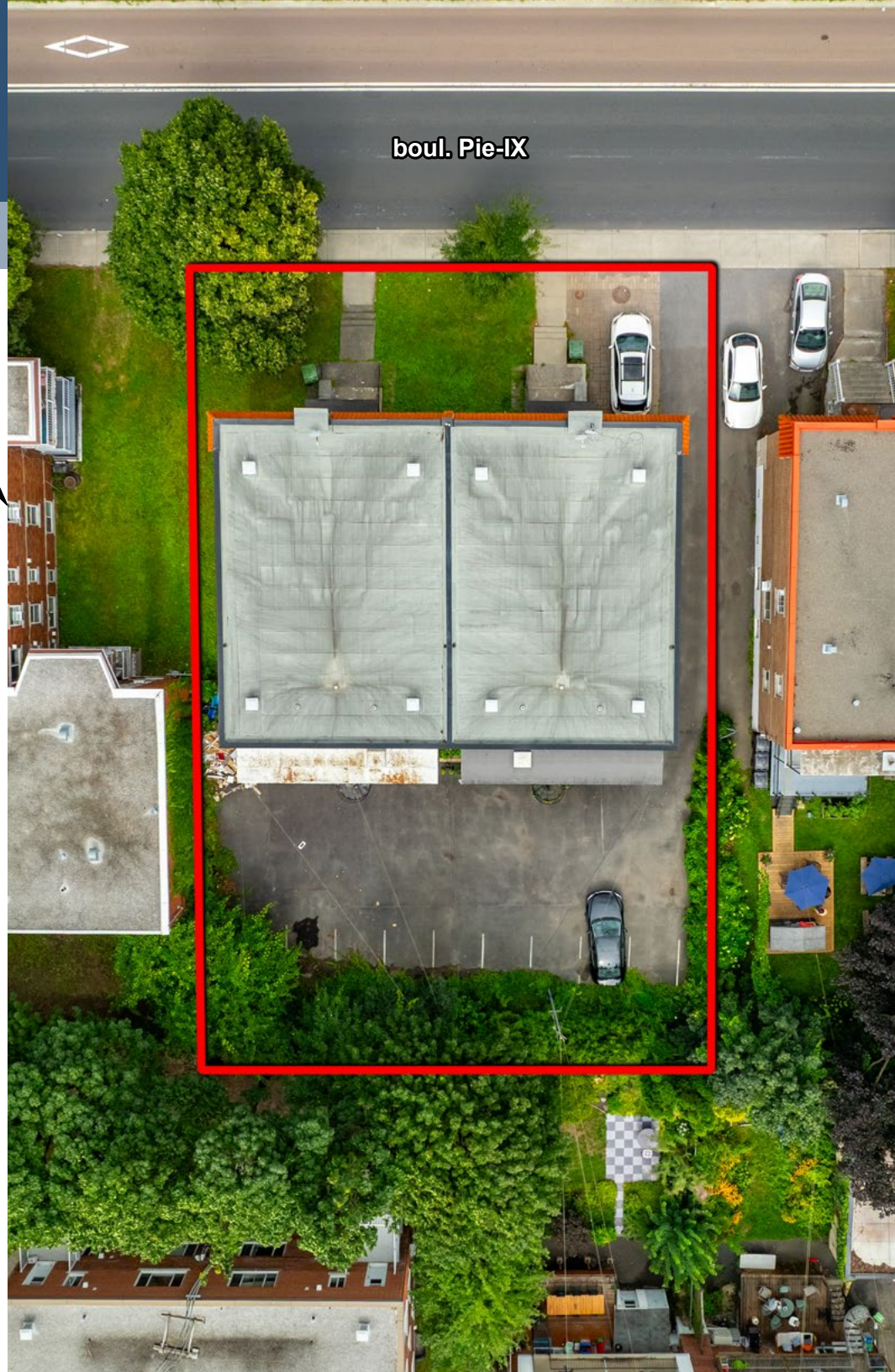
## 6630-6636 PIE-IX



# CERTIFICATE OF LOCATION

## 6630-6636 PIE-IX



# MUNICIPAL ASSESSMENT

## 6630-6636 PIE-IX

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 : | 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**

| | |
|---|---|
| Mesure frontale : | - |
| Superficie : | 811,8 m$^2$ |

**Caractéristiques du bâtiment principal**

| | |
|---|---|
| Nombre d'étages : | 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**

| | |
|---|---|
| Date de référence au marché : | 2024-07-01 |
| Valeur du terrain : | 1 217 700 $ |
| Valeur du bâtiment : | 652 200 $ |
| Valeur de l'immeuble : | 1 869 900 $ |

**Rôle antérieur**

| | |
|---|---|
| Date de référence au marché : | 2021-07-01 |
| Valeur de l'immeuble au rôle antérieur : | 1 780 900 $ |





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

**IMMEUBLES GLORIA**
Real Estate Agency