



4803-4811 SAINT-URBAIN

Renovated semi-commercial building

FOR SALE

IMMEUBLES

GLORIA

IMMEUBLES GLORIA
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THE OFFERING

4803-4811 SAINT-URBAIN

IMMEUBLES GLORIA and YESARRAZIN (collectively, the “Agency”) are pleased to represent 4803 SAINT-URBAIN INC. (the “Seller”) in offering for sale, on an exclusive basis, a superb semi-commercial building located at 4803-4811 Saint-Urbain Street, in the Plateau-Mont-Royal borough of Montréal (the “Property”).

This corner property, featuring a distinctive architectural style, includes a 1,825 sq.ft. commercial space currently occupied by a pharmacy, as well as five large residential units configured as follows: two 4½, one 5½, one 7½, and one 8½. All apartments underwent major renovations in 2024, including kitchens, bathrooms, flooring, windows, mechanical systems, and high-end finishes, ensuring exceptional rental quality.

The building benefits from a strategic location near Saint-Laurent Boulevard, Mont-Royal Avenue, Jeanne-Mance Park, and numerous services, shops, and institutions. This represents a rare opportunity to acquire a turnkey asset in a vibrant and fast-growing neighbourhood.

This memorandum presents a unique investment opportunity combining tenant stability, construction quality, and long-term appreciation potential.

5

Apartments

± 1,160 SF

Average Unit Size

1

Commercial Space

2024

Renovation Year



4803-4811 Saint-Urbain

4,175,000 \$

Plateau-Mont-Royal

5 res. & 1 comm.



Semi-Commercial



Financial Overview

GROSS POTENTIAL REVENUE	247,615 \$
TOTAL EXPENSES	50,859 \$
NET REVENUE	188,965 \$
MUNICIPAL EVALUATION	1,504,000 \$

CAPITALIZATION RATE

4.52 %

NET REVENUE MULTIPLIER

22.09

RETURN ON CASH FLOW

2.87 %

RETURN ON INVESTMENT

7.37 %

Highlights

- Incredible semi-commercial property in the heart of the Plateau
- 950 meters from Mont-Royal metro station
- Near Mount-Royal and Jeanne-Mance Parks
- Steps from Saint-Laurent Boulevard's restaurants and cafés
- The building was extensively renovated in 2024
- 5 large renovated apartments and 1 commercial space
- Unit mix includes: 2 × 4½, 1 × 5½, 1 × 7½, and 1 × 8½
- High-end interior finishings throughout all 5 apartments
- Commercial space rented long-term to a pharmacy
- Full height basement for commercial storage use
- Possibility to qualify for CMHC MLI Select financing (over 80%)
- Amazing turn-key investment opportunity in a prime location!



4803-4811 Saint-Urbain

4,175,000 \$

Plateau-Mont-Royal

5 res. & 1 comm.



Residential

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



Commercial

Commercial	1	
Total Units	1	



Parking

Parking	0
Garage	0
Storage	0
Total Spaces	0

General Information

Zoning	Semi-Commercial
Cadastral	6331608
Building Type	Semi-Detached
Floor Nb.	3
Year Built	
Lot Area	293 m2
Building Area	252 m2
Stove	Included in leases
Refrigerator	Included in leases
Washer	Included in leases
Dryer	Included in leases
Elevator	None
Wash/Dry Hookups	In all apartments
Dishwasher Hookups	In all apartments
Pool	None
Furnished	Appliances
AC units	Heat pumps
Basement	Storage
Fireplace	None
Intercom	None

Location

Main Artery	Park avenue
Intersection	St-Urbain / Villeneuve
Shopping Center	Promenades Mont-Royal
Metro Station	Mont-Royal
Bus	11, 55, 97, 363
School	UQAM, McGill, Concordia
Hospital	Notre-Dame Hospital
Attraction	Mount-Royal

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	
Windows	Replaced in 2024
Balconies	
Exterior Walls	
Electricity	200A main entry 100A panels in the 4 1/2, 125A in the larger apartments
Plumbing	Washer/dryer hookups in all the residential units.
Heating System	4807-4809-4811: Wall mounted heat pumps 4803-4805-85 Villeneuve: Central heat pump
Hot Water Tanks	Electrical hot water heaters for each apartment (located in the basement)
Elevator	None
Garage	None
Bathrooms	2 or 3 bathrooms per apartment
Kitchens	All 5 apartments were completely redone in 2023-2024 with high-end finishings
Certificate of Location	Certificate of Location - Denis Ethier - 2021-05-25
Environmental Report	Phase 4 (2015-08-12) A new Phase 1 environmental report will be received soon

Notes

- Zoning: Usage H.2-4, C.2 (Semi-commercial) | Zone 0677
 - The commercial space represents 23% of the total building area.
 - Possibility to obtain an advantageous CMHC MLI Select financing with the energy efficiency criteria.
 - Major renovations 2024: Foundations, structure reinforcement, windows, complete renovation of 5 apartments, etc.
 - Electricity redone in the apartments in 2024
- *** This sale is made without any legal warranty of quality, on an "as is, where is" basis, at the buyer's own risks. ***

4803-4811 Saint-Urbain

4,175,000 \$

Plateau-Mont-Royal

5 res. & 1 comm.

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	2	40%	2,445 \$	58,680 \$	30%
3 bdrm	5 ½	1	20%	2,975 \$	35,700 \$	18%
4 bdrm +	6 ½+	2	40%	4,225 \$	101,400 \$	52%
Total	5.50	5		3,263 \$	195,780 \$	

COMMERCIAL				
Type	Size	Units	Annual \$	\$/sq.ft
Commercial Space	1,825	1	38,351 \$	21.01 \$
Total	1,825	1	38,351 \$	21.01 \$

REVENUE		\$	%	Notes
Revenue - Residential	5	195,780 \$	79%	
Revenue - Commercial	1	38,351 \$	15%	
Revenue - Garage	0	0 \$	0%	
Revenue - Parking	0	0 \$	0%	
Revenue - Laundry		0 \$	0%	
Revenue - Storage		0 \$	0%	
Revenue - Potential Increases		3,500 \$	1%	July 2026 estimated increases (3.1%)
Revenue - Recovery of Expenses		9,984 \$	4%	40% of taxes
GROSS POTENTIAL REVENUE		247,615 \$	100%	
Vacancies - Residential		5,873 \$	3.0%	CMHC normalized
Vacancies - Commercial		1,918 \$	5.0%	CMHC normalized
Vacancies - Parking		0 \$	0.0%	
GROSS EFFECTIVE REVENUE		239,824 \$		
EXPENSES				
Taxes - Municipal		23,859 \$	10.0%	2026 invoice
Taxes - School		1,100 \$	0.5%	2025-2026 invoice
Taxes - Water		0 \$	0.0%	
Taxes - Garbages		0 \$	0.0%	
Taxes - Special		0 \$	0.0%	
Natural Gas		0 \$	0.0%	
Electricity		0 \$	0.0%	
Insurance		9,133 \$	3.8%	
Lawn Care / Snow Removal		0 \$	0.0%	
Garbage Removal		0 \$	0.0%	
Elevator		0 \$	0.0%	
Telephone / Intercom		0 \$	0.0%	
Contract - Other		0 \$	0.0%	
Contract - Other		0 \$	0.0%	
Repairs & Maintenance		3,050 \$	1.3%	CMHC normalized
Reserve - Appliances		2,450 \$	1.0%	5 appliances + heat pumps
Superintendent - Janitor		1,075 \$	0.5%	CMHC normalized
Administration		10,193 \$	4.3%	CMHC normalized
Other Expense		0 \$	0.0%	
TOTAL EXPENSES		50,859 \$	21.2%	
NET REVENUE		188,965 \$	78.8%	

4803-4811 Saint-Urbain

4,175,000 \$

Plateau-Mont-Royal

5 res. & 1 comm.

FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		
LISTED PRICE	4,175,000 \$		4,175,000 \$		4,175,000 \$
LOAN AMOUNT	3,375,000 \$	80.8 %	2,925,000 \$	70.1 %	
Lender	CMHC MLI Select		CMHC (regular)		
Rate	3.90 %		3.90 %		
Amortization	40		40		
Term	5		5		
Maturity Date					
Monthly Payment	13,831 \$		11,987 \$		0 \$
Debt Coverage	1.14		1.31		0.00
CASH TO PURCHASE	800,000 \$	19.2%	1,250,000 \$	29.9%	4,175,000 \$ 100.0%

RETURN

Net Revenue	188,965 \$	188,965 \$	188,965 \$
Mortgage Annual Cost	165,973 \$	143,843 \$	0 \$
Cash Flow	22,992 \$	45,122 \$	188,965 \$
Return on Cash Flow	2.87 %	3.60 %	4.52 %
Return on Investment	7.37 %	6.10 %	4.52 %
G.R.M.	16.86	16.86	16.86
N.R.M.	22.09	22.09	22.09
Cap. Rate	4.52 %	4.52 %	4.52 %

RETURN ON
CASH FLOW**2.87 %**RETURN ON
INVESTMENT**7.37 %**CAPITALIZATION
RATE**4.52 %**

Notes

- Option 1: New CMHC MLI Select financing 50 points with the energy efficiency criteria.
- Option 2: New regular CMHC financing.

4803-4811 Saint-Urbain

Plateau-Mont-Royal

5 res. & 1 comm.

Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	sq.ft	\$/sq.ft	Notes
2		4803	7.5	3,975 \$	4,050 \$	75 \$	1,555	2.56 \$	5 bedrooms, 3 bathrooms
3		4805	7.5	4,475 \$	4,550 \$	75 \$	1,628	2.75 \$	6 bedrooms, 3 bathrooms
3		4807	5.5	2,975 \$	3,050 \$	75 \$	882	3.37 \$	3 bedrooms, 2 bathrooms
2		4809	4.5	2,495 \$	2,550 \$	55 \$	848	2.94 \$	2 bedrooms, 2 bathrooms
1		4811	4.5	2,395 \$	2,450 \$	55 \$	882	2.72 \$	2 bedrooms, 2 bathrooms

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size	Average sq.ft	\$/sq.ft
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$			
RESIDENTIAL	5 Units	16,315 \$	195,780 \$	16,650 \$	199,800 \$	335 \$	4,020 \$	5.50	1,159	2.82 \$
OTHER REVENUES		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$			
GRAND TOTAL		16,315 \$	195,780 \$	16,650 \$	199,800 \$	335 \$	4,020 \$			

Residential - Rent Roll Statistics

4803-4811 Saint-Urbain

Plateau-Mont-Royal

5 res. & 1 comm.

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	2	2,445 \$	2,395 \$	2,495 \$	4,890 \$	58,680 \$	2,500 \$	5,000 \$	60,000 \$	55 \$	110 \$	1,320 \$		
3 bdrm	5 ½	1	2,975 \$	2,975 \$	2,975 \$	2,975 \$	35,700 \$	3,050 \$	3,050 \$	36,600 \$	75 \$	75 \$	900 \$		
4 bdrm +	6 ½ +	2	4,225 \$		0 \$	8,450 \$	101,400 \$	4,300 \$	8,600 \$	103,200 \$	75 \$	150 \$	1,800 \$		
TOTAL	5.50	5	3,263 \$			16,315 \$	195,780 \$	3,330 \$	16,650 \$	199,800 \$	67 \$	335 \$	4,020 \$		

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		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
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 \$
TOTAL						0 \$	0 \$			0 \$	0 \$			0 \$	0 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
	5	3,263 \$	16,315 \$	195,780 \$
Total	5	3,263 \$	16,315 \$	195,780 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	1	2,395 \$	2,395 \$	28,740 \$
2	2	3,235 \$	6,470 \$	77,640 \$
3	2	3,725 \$	7,450 \$	89,400 \$
TOTAL	5	3,263 \$	16,315 \$	195,780 \$

Residential - Rent Roll Statistics

4803-4811 Saint-Urbain

Plateau-Mont-Royal

5 res. & 1 comm.

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	0	0 sq.ft		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
2 bdrm	4 ½	2	865 sq.ft	2,395 \$	2,495 \$	2,445 \$	2,500 \$	55 \$	110 \$	1,320 \$
3 bdrm	5 ½	1	882 sq.ft	2,975 \$	2,975 \$	2,975 \$	3,050 \$	75 \$	75 \$	900 \$
4 bdrm +	6 ½ +	2	1,592 sq.ft		0 \$	4,225 \$	4,300 \$	75 \$	150 \$	1,800 \$
TOTAL	5.50	5	1,159 sq.ft			3,263 \$	3,330 \$	67 \$	335 \$	4,020 \$

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	0	0 sq.ft			0.00 \$	0.00 \$	0.00 \$
2 bdrm	4 ½	2	865 sq.ft	2.72 \$	2.94 \$	2.83 \$	2.89 \$	0.06 \$
3 bdrm	5 ½	1	882 sq.ft	3.37 \$	3.37 \$	3.37 \$	3.46 \$	0.09 \$
4 bdrm +	6 ½ +	2	1,592 sq.ft			2.65 \$	2.70 \$	0.05 \$
TOTAL	5.50	5	1,159 sq.ft			2.82 \$	2.87 \$	0.06 \$

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5 res. & 1 comm.

Address	Tenant Name	sq.ft.	Rent				Start	End	Notes	
			Annual Gross	Recovery	Annual Net	\$/sq.ft.				% of Total
85 Villeneuve	Pharmacy	1,825	38,351 \$	9,984 \$	48,335 \$	26.49 \$	100.00%	2025-06-01	2032-05-31	2% increase per year

SUMMARY

Units	sq.ft.	Annual Gross	Recovery	Annual Net	\$/sq.ft.	% of Total
1	1,825	38,351 \$	9,984 \$	48,335 \$	\$26.49	100%

Notes

- Additional rent: 40% of the municipal and school taxes.
- The base rent increases by 2% each year.
- The commercial space represents 23% of the total building area.

THE LOCATION

4803-4811 SAINT-URBAIN



Mont-Royal
Metro
550 meters
(~5 min.)



Jeanne-Mance
Park
500 meters
(~5 min.)

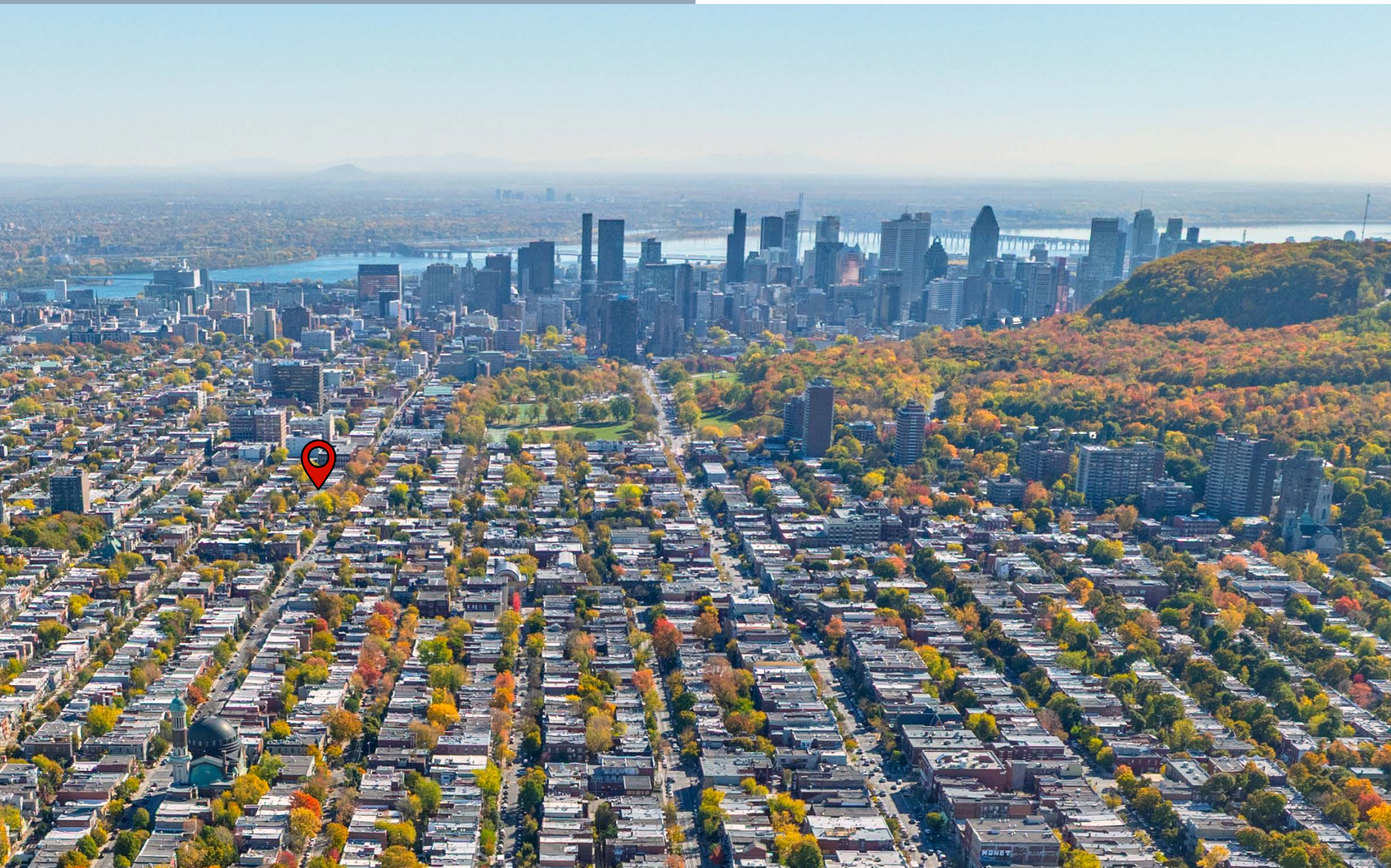


UQAM - 2.8 km
McGill - 2.3 km
Concordia - 3.5 km



THE LOCATION

4803-4811 SAINT-URBAIN



THE LOCATION

4803-4811 SAINT-URBAIN



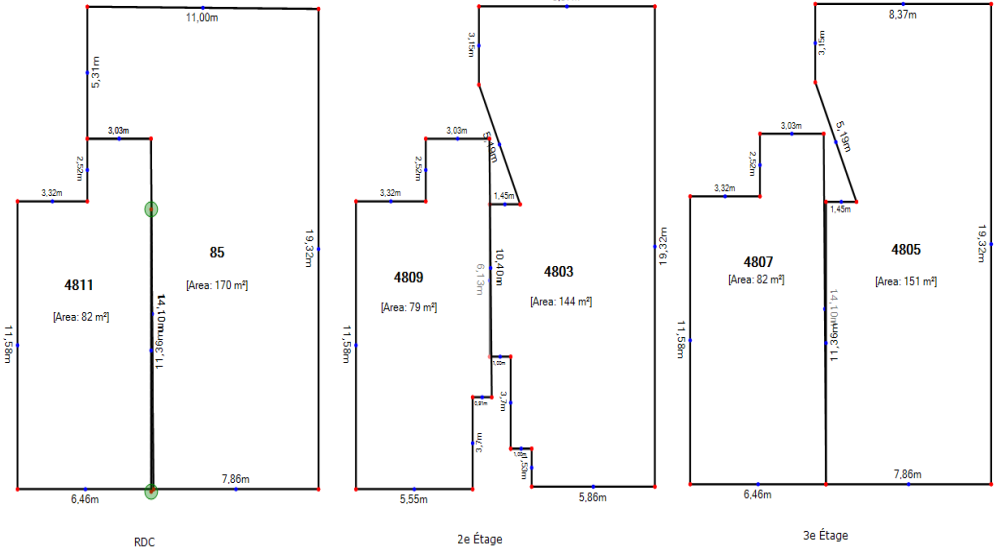
Jeanne-Mance
Park

rue Villeneuve O.

rue Clark

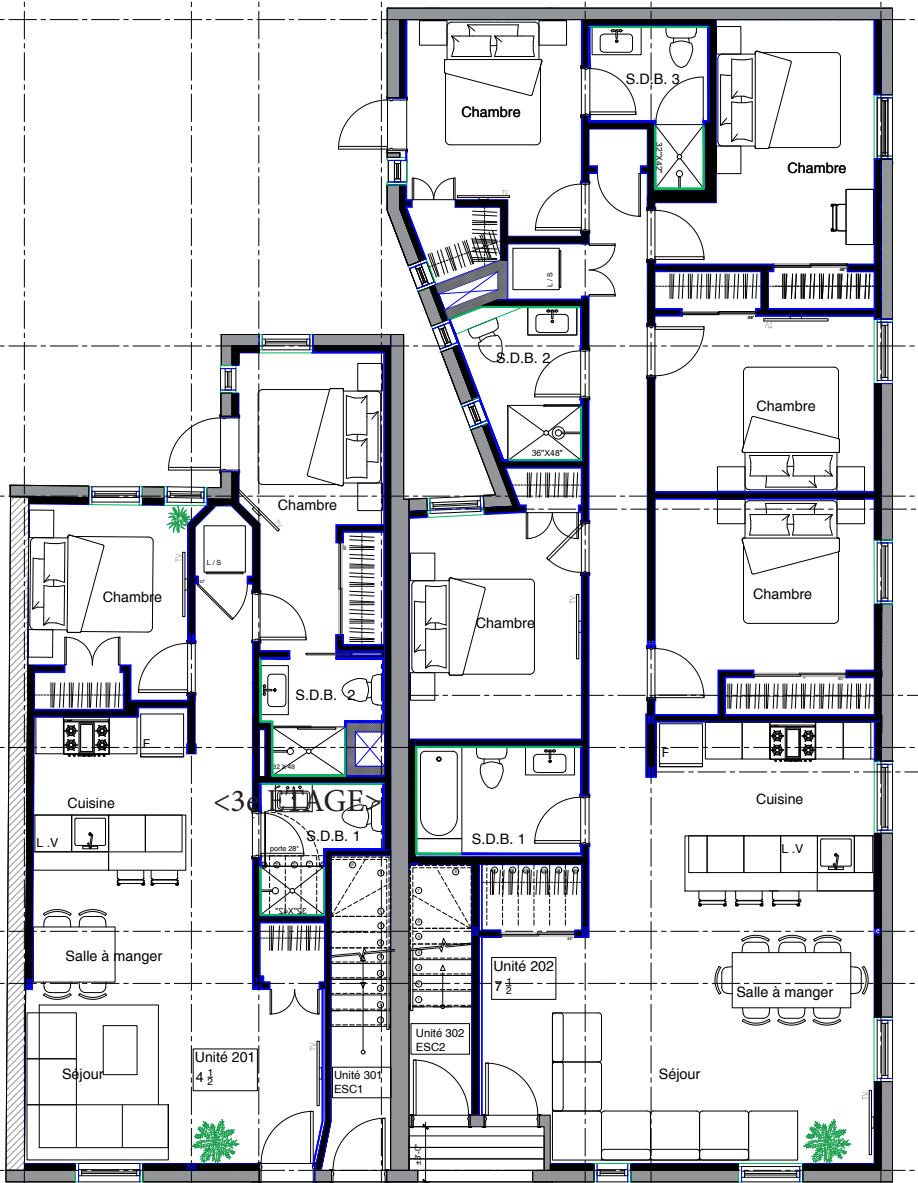
CONFIGURATION

4803-4811 SAINT-URBAIN

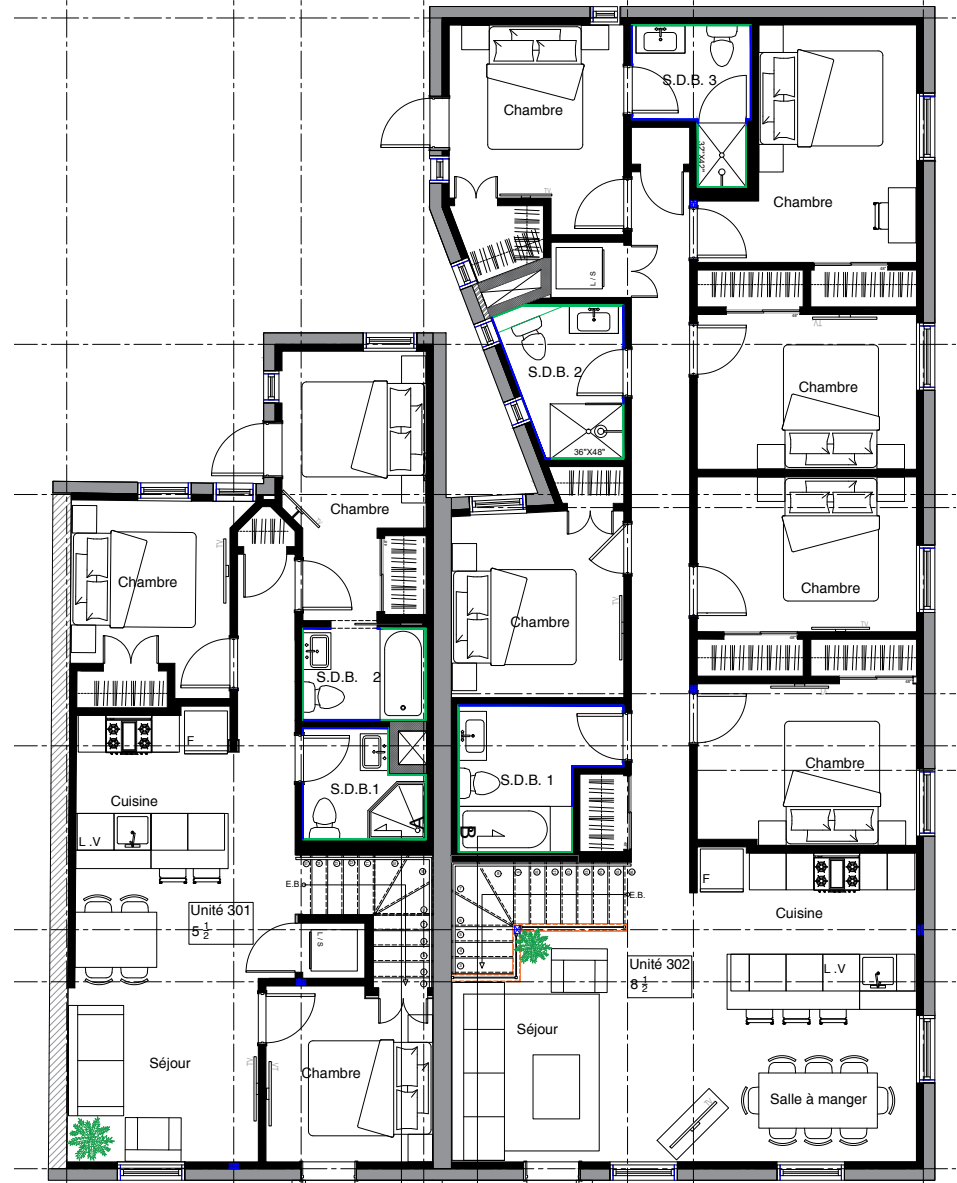


FLOOR PLAN

4803-4811 SAINT-URBAIN



2nd FLOOR



3rd FLOOR

PICTURES

4803-4811 SAINT-URBAIN



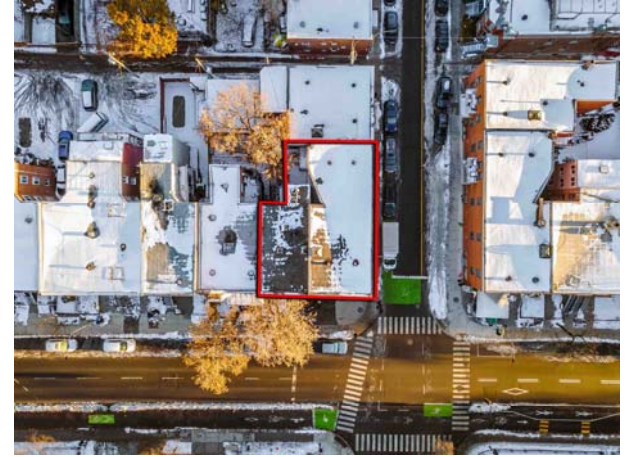
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02



03



04



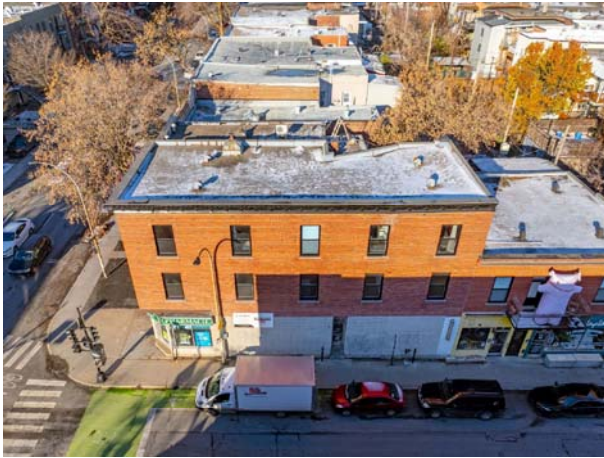
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06



07



08



09



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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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