IMMEUBLES GLORIA

For Sale

1271-1277 Bellechasse — 1,325,000 $

Rosemont — **5 units**



Residential

1½	2½	3½	4½	5½	6½		
0	0	2	2	0	1	5	

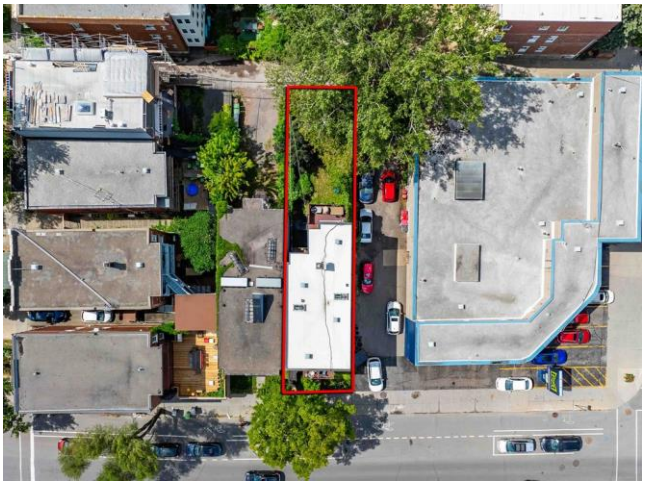
Financial Overview

GROSS POTENTIAL REVENUE	70,740 $
TOTAL EXPENSES	22,753 $
NET REVENUE	45,912 $
GRM	18.73
NRM	28.86
MUNICIPAL EVALUATION	1,635,100 $

COST PER UNIT	CAPITALIZATION RATE
265,000 $	**3.46 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
0.86 %	**1.88 %**

Highlights

- Beautiful 5-unit property in the heart of Rosemont.
- Just minutes from Plaza St-Hubert and Beaubien metro station.
- Exceptional rental appeal in a highly sought-after neighbourhood.
- Large private backyard with mature trees.
- Two private parking spaces in the back
- Many renovations done over the years
- Property with significant upside potential in a prime location.
- Same owner for nearly 30 years
- Possibility for advantageous CMHC MLI Select financing
- A unique opportunity for an investor or owner-occupant!





2026-08-30 13:28

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

IMMEUBLES GLORIA

Description

1271-1277 Bellechasse — 1,325,000 $

Rosemont — **5 units**

Residential

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

Commercial

Commercial	
Total Units	

Parking

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

General Information

Zoning	Residential	
Cadastral	3794547	
Building Type	Semi-Detached	
Floor Nb.	3	
Year Built	1925	
Lot Area	301	m2
Building Area		
Stove	Tenants	
Refrigerator	Tenants	
Washer	Tenants	
Dryer	Tenants	
Elevator	None	
Wash/Dry Hookups	In all units	
Dishwasher Hookups	In all units	
Pool	None	
Furnished	None	
AC units	None	
Basement	Crawlspace	
Fireplace	None	
Intercom	None	

Location

Main Artery	Christophe-Colomb
Intersection	Christophe-Colomb/Beaubien
Shopping Center	Plaza St-Hubert
Metro Station	Beaubien
Bus	
School	UdeM, UQAM
Hospital	Jean-Talon Hospital
Attraction	Père-Marquette Park

Heating

Energy Source	Electricity & Gas
Heating Type	Baseboards & Hot Water
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity & Gas
Responsibility	Tenants
Water Tank	

Building Overview

Roof	White TPO membrane (2016) | Cellulose attic insulation (2016)
Windows	Recent replacement of the aluminum doors and windows
Balconies	Exterior staircase replaced; front and rear balconies maintained and reinforced.
Exterior Walls	Recent masonry work, including brick repointing and window sill repairs.
Electricity	Main electric entry 400A with breakers
Plumbing	Copper and PEX plumbing, upgraded and maintained over the years | Floor drain and backwater valve (2026)
Heating System	Natural gas heating on the ground floor and electric heating on the upper floors | Heating paid by the tenants.
Hot Water Tanks	Tenant-paid electric hot water | Giant water heaters (2008–2016)
Elevator	
Garage	Two private outdoor parking spaces in the back
Bathrooms	A few bathrooms renovated over the years
Kitchens	A few kitchens renovated over the years
Certificate of Location	JP Grondin - 2025-06-18
Environmental Report	Phase 1 - Solmatech - 2025-07-01

Notes

- Unit 1273A will be vacant and available for owner occupancy, providing access to advantageous financing options.
- Beautiful private backyard (25' × 30'): a true rarity in the city, featuring mature trees.

*** 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 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

1271-1277 Bellechasse — 1,325,000 $

Rosemont — **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	2	40%	837 $	20,088 $	29%
2 bdrm	4 ½	2	40%	1,304 $	31,296 $	45%
3 bdrm	5 ½	0	0%	0 $	0 $	0%
4 bdrm +	6 ½+	1	20%	1,482 $	17,784 $	26%
Total	**4.50**	**5**		**1,153 $**	**69,168 $**	

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	5	69,168 $	98%	13,834 $	September 2026
Revenue - Commercial		0 $	0%	0 $	
Revenue - Garage	0	0 $	0%	0 $	
Revenue - Parking	2	1,572 $	2%	314 $	
Revenue - Laundry		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
GROSS POTENTIAL REVENUE		**70,740 $**	**100%**		
Vacancies - Residential		2,075 $	3.0%	415 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**68,665 $**			
EXPENSES					
Taxes - Municipal		9,786 $	14.3%	1,957 $	2026 invoice
Taxes - School		1,153 $	1.7%	231 $	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		0 $	0.0%	0 $	
Insurance		3,287 $	4.8%	657 $	
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 - Other		0 $	0.0%	0 $	
Contract - Other		0 $	0.0%	0 $	
Repairs & Maintenance		3,500 $	5.1%	700 $	CMHC normalized
Other Costs		687 $	1.0%	137 $	CMHC normalized
Superintendent - Janitor		1,250 $	1.8%	250 $	CMHC normalized
Administration		3,090 $	4.5%	618 $	CMHC normalized
Reserve - Appliances		0 $	0.0%	0 $	No appliances included
TOTAL EXPENSES		**22,753 $**	**33.1%**	**4,551 $**	
NET REVENUE		**45,912 $**	**66.9%**		

2026-08-30 13:28

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

1271-1277 Bellechasse — 1,325,000 $

Rosemont — **5 units**

FINANCING

	CMHC MLI Select (100 pts)		CMHC MLI Select (50 pts)		CMHC (regular)	
LISTED PRICE	**1,325,000 $**		**1,325,000 $**		**1,325,000 $**	
LOAN AMOUNT	**850,000 $**	64.2 %	**790,000 $**	59.6 %	**670,000 $**	50.6 %
Lender	**CMHC MLI Select**		**CMHC (regular)**		**CMHC (regular)**	
Rate	4.40 %		4.40 %		4.40 %	
Amortization	50		40		40	
Term	5		5		5	
Maturity Date						
Monthly Payment	3,484 $		3,481 $		2,952 $	
Debt Coverage	**1.10**		**1.10**		**1.30**	
CASH TO PURCHASE	**475,000 $**	35.8%	**535,000 $**	40.4%	**655,000 $**	49.4%

RETURN

Net Revenue	45,912 $	45,912 $	45,912 $
Mortgage Annual Cost	41,806 $	41,770 $	35,426 $
Cash Flow	**4,107 $**	**4,142 $**	**10,487 $**
Return on Cash Flow	**0.86 %**	**0.77 %**	**1.60 %**
Return on Investment	**1.88 %**	**2.17 %**	**2.56 %**
G.R.M.	18.73	18.73	18.73
N.R.M.	28.86	28.86	28.86
Cost per Unit	265,000 $	265,000 $	265,000 $
Cap. Rate	3.46 %	3.46 %	3.46 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
265,000 $	**0.86 %**	**1.88 %**	**3.46 %**

Notes

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

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

1271-1277 Bellechasse

Rosemont — 5 units

Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	sq.ft	$/sq.ft	Notes
2		**1271**	3.5	800 $	1,250 $	450 $	464	1.72 $	
3		**1273**	3.5	874 $	1,250 $	376 $	464	1.88 $	
3		**1273A**	4.5	1,600 $	1,600 $	0 $	620	2.58 $	Owner-Occupant (Estimated)
2		**1275**	4.5	1,008 $	1,600 $	592 $	620	1.63 $	
1		**1277**	6.5	1,482 $	2,000 $	518 $	1,116	1.33 $	Two large double bedrooms
P		**Parking**	Parking	70 $	75 $	5 $		0.00 $	
P		**Parking**	Parking	61 $	75 $	14 $		0.00 $	

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	**Annual $**	**Monthly $**	**Annual $**	**Monthly $**	**Annual $**
RESIDENTIAL	5 Units	5,764 $	69,168 $	7,700 $	92,400 $	1,936 $	23,232 $
OTHER REVENUES		131 $	1,572 $	150 $	1,800 $	19 $	228 $
GRAND TOTAL		**5,895 $**	**70,740 $**	**7,850 $**	**94,200 $**	**1,955 $**	**23,460 $**

Average Apartment Size	**4.50**
Average sq.ft	**657**
$/sq.ft	**1.76 $**

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

1271-1277 Bellechasse

Rosemont — **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	2	837 $	800 $	874 $	1,674 $	20,088 $	1,250 $	2,500 $	30,000 $	413 $	826 $	9,912 $
2 bdrm	4 ½	2	1,304 $	1,008 $	1,600 $	2,608 $	31,296 $	1,600 $	3,200 $	38,400 $	296 $	592 $	7,104 $
3 bdrm	5 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
4 bdrm +	6 ½ +	1	1,482 $	1,482 $	1,482 $	1,482 $	17,784 $	2,000 $	2,000 $	24,000 $	518 $	518 $	6,216 $
TOTAL	**4.50**	**5**	**1,153 $**			**5,764 $**	**69,168 $**	**1,540 $**	**7,700 $**	**92,400 $**	**387 $**	**1,936 $**	**23,232 $**

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		2	66 $	61 $	70 $	131 $	1,572 $	75 $	150 $	1,800 $	10 $	19 $	228 $
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						**131 $**	**1,572 $**		**150 $**	**1,800 $**		**19 $**	**228 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
	5	1,153 $	5,764 $	69,168 $
Total	**5**	**1,153 $**	**5,764 $**	**69,168 $**

STATISTICS PER FLOOR

Floor	Units	Average	Monthly $	Annual $
1	1	1,482 $	1,482 $	17,784 $
2	2	904 $	1,808 $	21,696 $
3	2	1,237 $	2,474 $	29,688 $
TOTAL	**5**	**1,153 $**	**5,764 $**	**69,168 $**

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

1271-1277 Bellechasse

Rosemont — **5 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	2	464 sq.ft	800 $	874 $	837 $	1,250 $	413 $	826 $	9,912 $
2 bdrm	4 ½	2	620 sq.ft	1,008 $	1,600 $	1,304 $	1,600 $	296 $	592 $	7,104 $
3 bdrm	5 ½	0	0 sq.ft		0 $	0 $	0 $	0 $	0 $	0 $
4 bdrm +	6 ½ +	1	1,116 sq.ft	1,482 $	1,482 $	1,482 $	2,000 $	518 $	518 $	6,216 $
TOTAL	**4.50**	**5**	**657 sq.ft**			**1,153 $**	**1,540 $**	**387 $**	**1,936 $**	**23,232 $**

RESIDENTIAL RENT - $ PER SQUARE FOOT

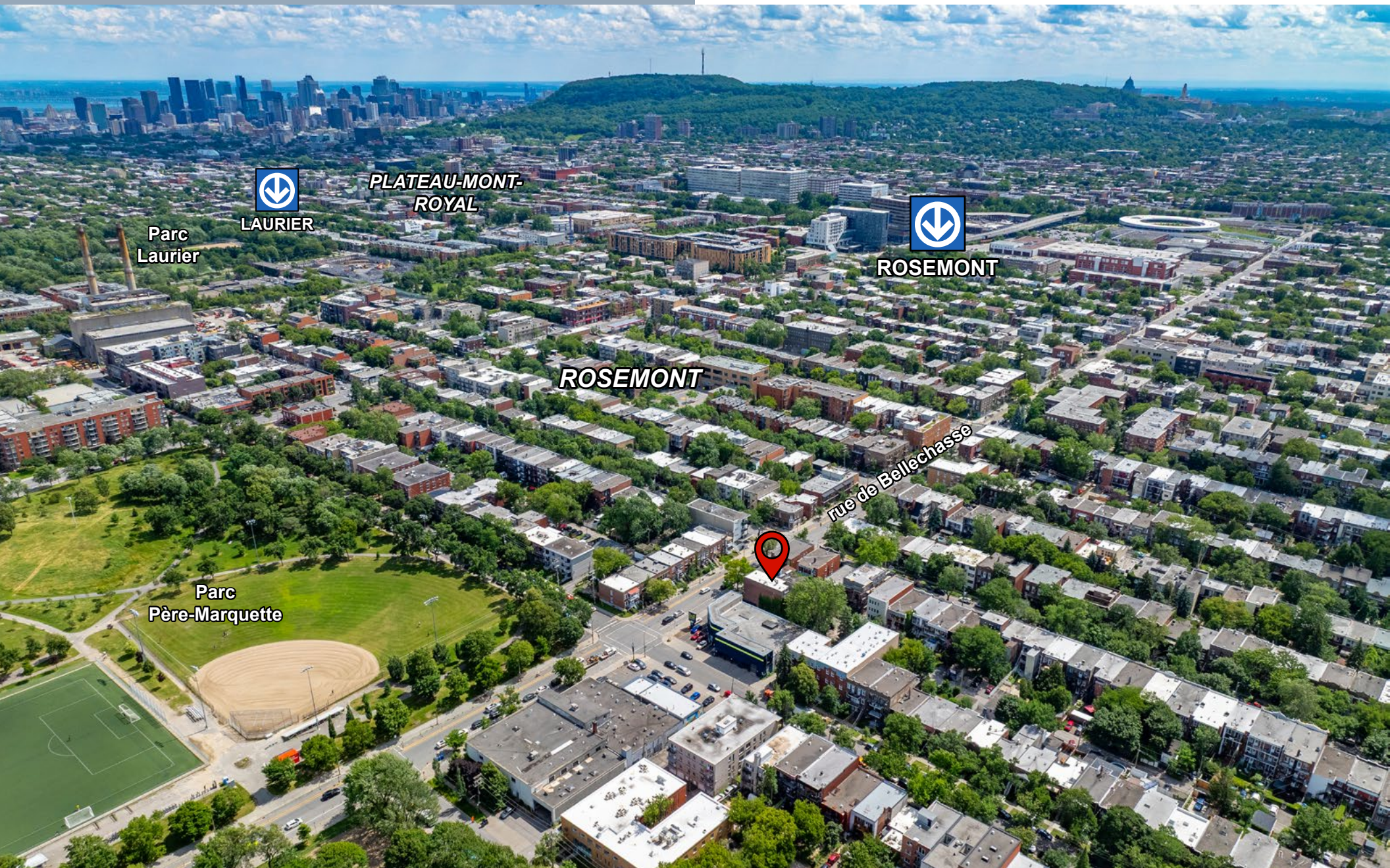
				Actual			Market	Upside
Type	Size	Units	Avg Size	Min	Max	Average	$/sq.ft	$/sq.ft
Studio	1 ½	0	0 sq.ft			0.00 $	0.00 $	0.00 $
Alcove	2 ½	0	0 sq.ft			0.00 $	0.00 $	0.00 $
1 bdrm	3 ½	2	464 sq.ft	1.72 $	1.88 $	1.80 $	2.69 $	0.89 $
2 bdrm	4 ½	2	620 sq.ft	1.63 $	2.58 $	2.10 $	2.58 $	0.48 $
3 bdrm	5 ½	0	0 sq.ft			0.00 $	0.00 $	0.00 $
4 bdrm +	6 ½ +	1	1,116 sq.ft	1.33 $	1.33 $	1.33 $	1.79 $	0.46 $
TOTAL	**4.50**	**5**	**657 sq.ft**			**1.76 $**	**2.34 $**	**0.59 $**

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

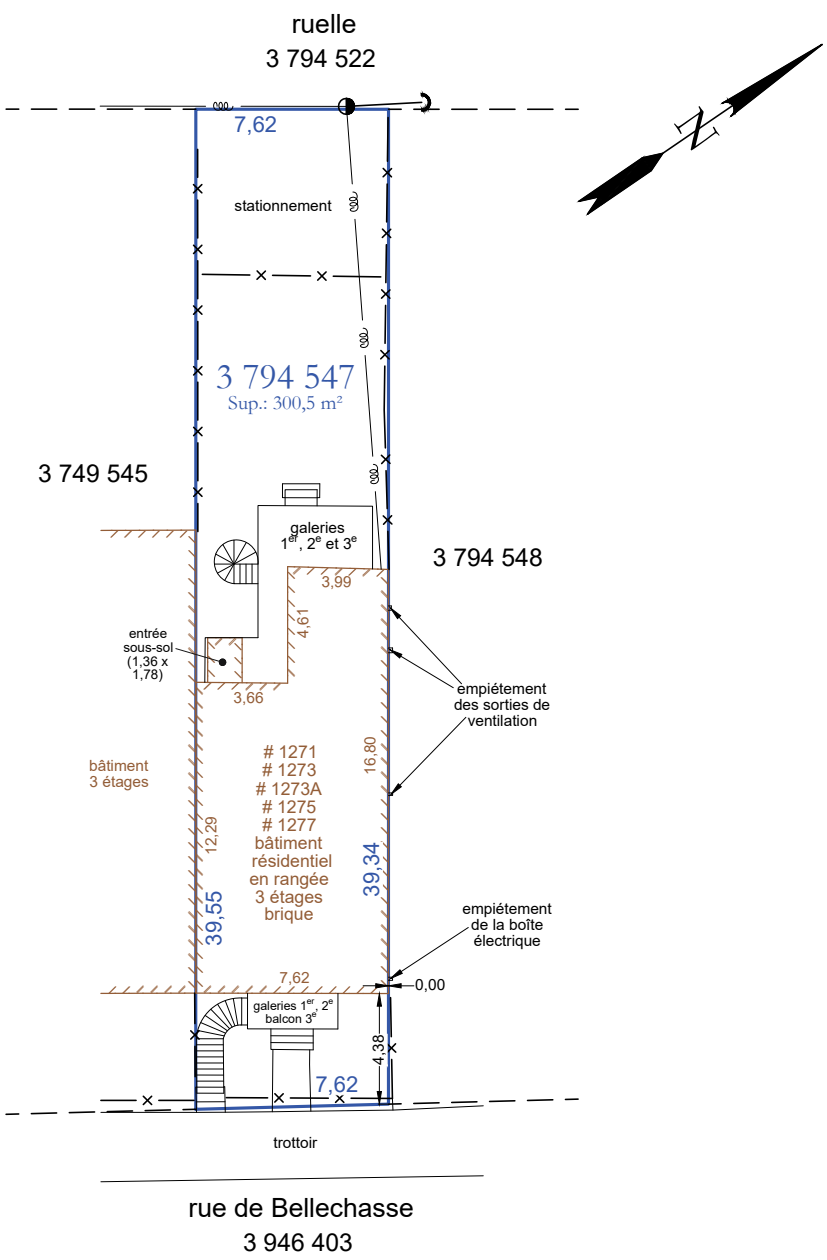
THE LOCATION

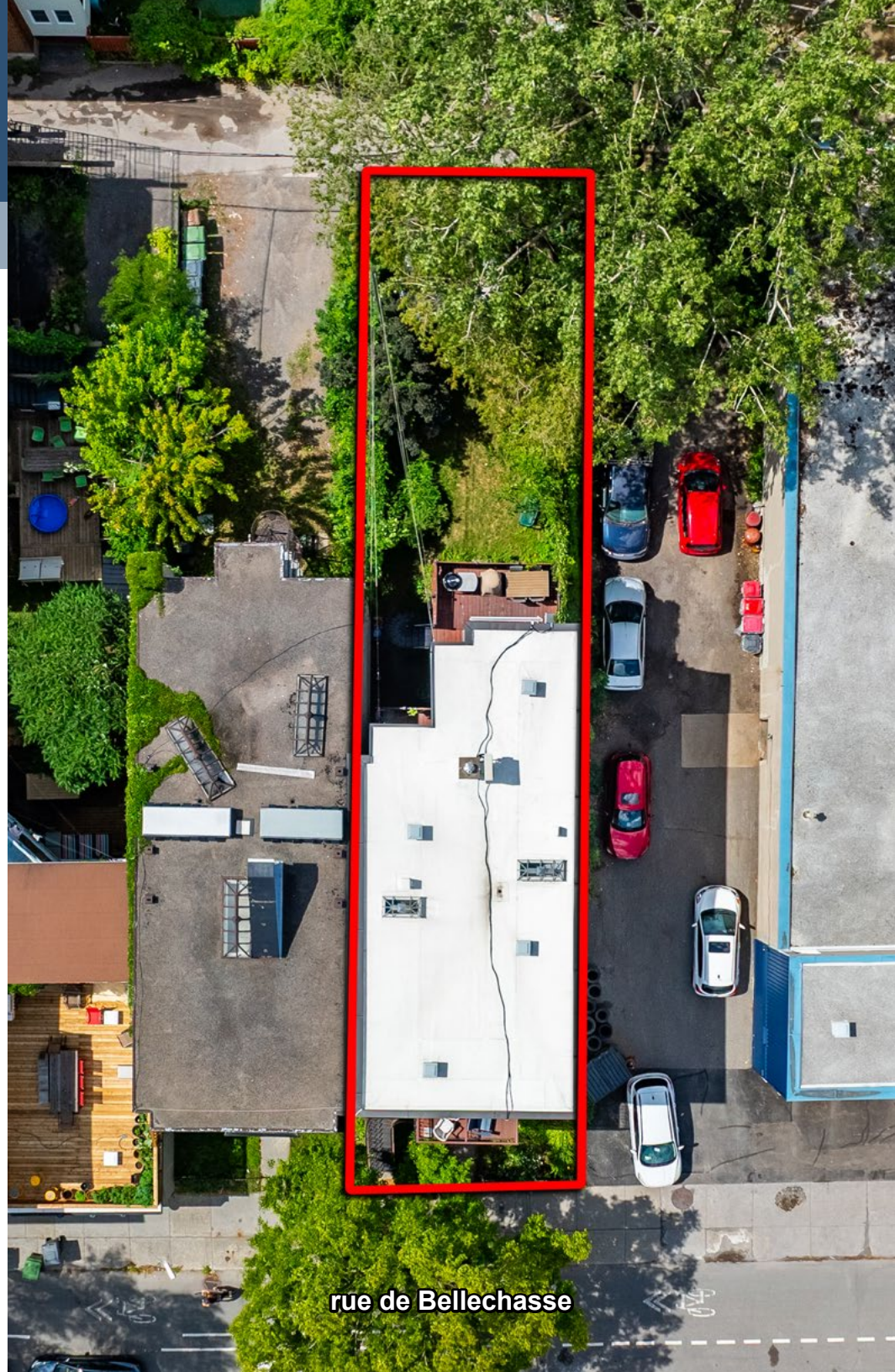
1271-1277 BELLECHASSE



CERTIFICATE OF LOCATION

1271-1277 BELLECHASSE





ZONING

1271-1277 BELLECHASSE

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 :	1271 - 1277 Rue de Bellechasse
Arrondissement :	Arrondissement de Rosemont - La Petite-Patrie
Numéro de lot :	3794547
Numéro de matricule :	9744-22-1767-1-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3210
Numéro de compte foncier :	30 - F61299200

2. Propriétaire

Nom :	LEMELIN, ROBERT
Statut aux fins d'imposition scolaire :	Personne physique
Adresse postale :	1273A DE BELLECHASSE , MONTREAL QUEBEC, H2S 1Z1
Date d'inscription au rôle :	1997-10-31

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale :	7,62 m
Superficie :	300,5 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	3
Année de construction :	1925
Aire d'étages :	333 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 :	601 000 $
Valeur du bâtiment :	1 034 100 $
Valeur de l'immeuble :	1 635 100 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	1 409 600 $

ma carte interactive

Fiche de zonage

Zone n° 0210



District électoral

Saint-Édouard

Densité et implantation

Densité
Min : **1.26** Max : **s.o.**

Mode d'implantation
C

Taux d'implantation (%)
Min : **35** Max : **60**

I : Isolé
J : Jumelé
C : Contigu
RI : Règlement d'insertion

Usages prescrits *

Usage principal : **H.2-4**

Autres usages : **s.o.**

Hauteur et marges du bâtiment

Hauteur en étage
Min : **2** Max : **3**

Marge latérale min. (m)
1.5

Hauteur (m)
Min : **s.o.** Max : **12.5**

Marge arrière min. (m)
3

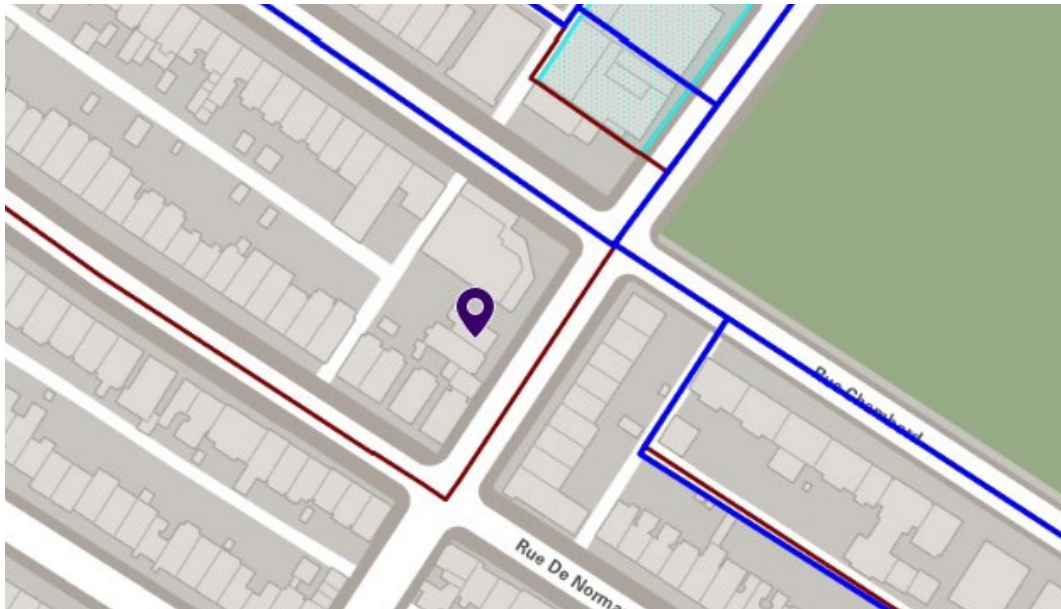
Verdissement

Taux minimum requis (%)
30

Patrimoine

Présence d'un secteur de valeur patrimoniale
Oui

Normes
A



01



02



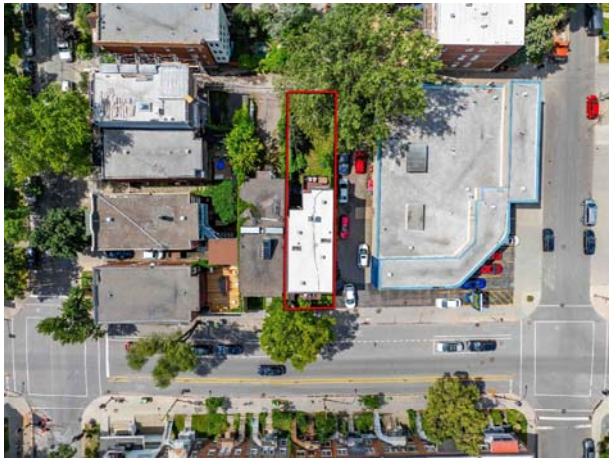
03



04



05



06



07



08



09



1273 - 01



1273 - 02



1273 - 03



1273 - 04



1273A - 01



1273A - 02



1273A - 03



1273A - 04



1273A - 05



1273A - 06



1277 - 01



1277 - 02



1277 - 03



1277 - 04



1277 - 05



1277 - 06



1277 - 07



1277 - 08



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.



IMMEUBLES GLORIA
Real Estate Agency

Marc-André Knot, CPA
Commercial real estate broker AEO
514.683.6666 x102
marc.andre@immeublesgloria.com



L’AGENCE IMMOBILIÈRE
YESARRAZIN.

Yanick E. Sarrazin Phd.
Real estate broker AEO
Residential and commercial
514.799.9841
yanick@yesarrazin.com