IMMEUBLES GLORIA

For Sale

3905 Sherbrooke E. — 2,550,000 $

Rosemont — **15 apartments and 5 rooms**



Residential

1½	2½	3½	4½	5½	6½		
5	7	4	0	4	0	20	

Financial Overview

GROSS POTENTIAL REVENUE	219,120 $
TOTAL EXPENSES	85,282 $
NET REVENUE	127,336 $
GRM	11.64
NRM	20.07
MUNICIPAL EVALUATION	1,938,300 $

COST PER UNIT	CAPITALIZATION RATE
127,500 $	**4.98 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
4.86 %	**9.00 %**

Highlights

- Well-located 15-unit building with 5 rooms in Rosemont
- 4 x 5 1/2, 4 x 3 1/2, 7 x studios and 5 x rooms
- Excellent location near Pie-IX metro station (450 m)
- Quick access to McGill, Concordia and UdeM
- Close to Maisonneuve Park and the Olympic Stadium
- A few minutes' walk from restaurants and bars on Ontario Street
- Central natural gas heating paid by owner
- Security cameras, digital intercom and electronic key access
- Attractive zoning with potential to add units
- Several units rented below market value
- Excellent investment opportunity with optimization potential





2026-11-16 13:16

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IMMEUBLES GLORIA

Description

3905 Sherbrooke E. — 2,550,000 $

Rosemont — **15 apartments and 5 rooms**

Residential

Studio	1 ½	5
Alcove	2 ½	7
1 bdrm	3 ½	4
2 bdrm	4 ½	0
3 bdrm	5 ½	4
4 bdrm +	6 ½+	0
Total Units		**20**

Commercial

Commercial	
Total Units	

Parking

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

Location

Main Artery	Pie-IX
Intersection	Pie-IX / Sherbrooke
Shopping Center	Promenades Ontario
Metro Station	Pie-IX
Bus	Pie-IX BRT
School	Collège Maisonneuve
Hospital	Maisonneuve-Rosemont
Attraction	Olympic Park & Biodôme

Heating

Energy Source	Natural Gas
Heating Type	Hot Water
Responsibility	Owner

Heating Hot Water

Energy Source	Electricity & Gas
Responsibility	Tenants & Owner
Water Tank	

General Information

Zoning	Residential	
Cadastral	1878914	
Building Type	Detached	
Floor Nb.	2 1/2	
Year Built	1951	
Lot Area	591	m2
Building Area		
Stove	As per leases	
Refrigerator	As per leases	
Washer	Owner	
Dryer	Owner	
Elevator	None	
Wash/Dry Hookups	Laundry room	
Dishwasher Hookups		
Pool	None	
Furnished	Basement units	
AC units	3 units	
Basement	Units	
Fireplace	None	
Intercom	Yes	

Building Overview

Roof	
Windows	
Balconies	
Exterior Walls	Partial foundation piling done in 2001
Electricity	3905 Sherbrooke: Electricity paid by tenants | 3400 D'Orléans: Electricity paid by owner
Plumbing	
Heating System	Central natural gas heating paid by owner | Wall-mounted A/C in 3905-04, 3905-06, 3905-07
Hot Water Tanks	3905 Sherbrooke: Electric hot water paid by tenants | 3400 D'Orléans: Central natural gas hot water
Elevator	None
Garage	4 outdoor parking spaces
Bathrooms	Renovated within the last 15 years: 3905-01, 3905-04, 3905-05, 3905-07, 5 basement units
Kitchens	Renovated within the last 15 years: 3905-01, 3905-04, 3905-05, 3905-07, 5 basement units
Certificate of Location	2020-02-21
Environmental Report	

Notes

- 3400 D'Orléans #04, 05, 09, 10 and 11 are rooms without bathrooms (5 rooms in total)
- 3400 D'Orléans #01, 02, 03, 06, 07, 08 and 12 are studios with their own private bathroom (7 studios in total).
- 3905 Sherbrooke E: All units have their own kitchen and bathroom.
- Airbnb: 3905-01, 3400-01, 3400-05, 3400-06 and 3400-07 are rented on Airbnb for periods of more than 31 days.
- Zoning: H.2-6 (2 to 36 units, up to 3 storeys) | Zone 0644
- *** 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

3905 Sherbrooke E. — 2,550,000 $

Rosemont — **15 apartments and 5 rooms**

RESIDENTIAL

Type		Units	%	Avg	Annual $	%
Studio	**1 ½**	5	25%	672 $	40,320 $	19%
Alcove	**2 ½**	7	35%	739 $	62,100 $	29%
1 bdrm	**3 ½**	4	20%	855 $	41,040 $	19%
2 bdrm	**4 ½**	0	0%	0 $	0 $	0%
3 bdrm	**5 ½**	4	20%	1,526 $	73,260 $	34%
4 bdrm +	**6 ½+**	0	0%	0 $	0 $	0%
Total	**3.05**	**20**		**903 $**	**216,720 $**	

COMMERCIAL

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	20	216,720 $	99%	10,836 $	
Revenue - Commercial		0 $	0%	0 $	
Revenue - Garage	0	0 $	0%	0 $	
Revenue - Parking	4	0 $	0%	0 $	
Revenue - Laundry		2,400 $	1%	120 $	Estimated
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
GROSS POTENTIAL REVENUE		**219,120 $**	**100%**		
Vacancies - Residential		6,502 $	3.0%	325 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**212,618 $**			
EXPENSES					
Taxes - Municipal		12,369 $	5.8%	618 $	2026 invoice
Taxes - School		1,462 $	0.7%	73 $	2026-2027 invoice
Taxes - Water		0 $	0.0%	0 $	
Taxes - Garbages		0 $	0.0%	0 $	
Taxes - Special		0 $	0.0%	0 $	
Natural Gas		14,822 $	7.0%	741 $	
Electricity		3,422 $	1.6%	171 $	
Insurance		12,107 $	5.7%	605 $	
Lawn Care / Snow Removal		0 $	0.0%	0 $	
Garbage Removal		0 $	0.0%	0 $	
Internet		3,943 $	1.9%	197 $	3400 D'Orléans: internet included
Telephone / Intercom		0 $	0.0%	0 $	
Contract - Other		0 $	0.0%	0 $	
Contract - Other		0 $	0.0%	0 $	
Repairs & Maintenance		14,000 $	6.6%	700 $	CMHC normalized
Other Costs		2,126 $	1.0%	106 $	CMHC normalized
Superintendent - Janitor		8,000 $	3.8%	400 $	CMHC normalized
Administration		10,631 $	5.0%	532 $	CMHC normalized
Reserve - Appliances		2,400 $	1.1%	120 $	CMHC normalized
TOTAL EXPENSES		**85,282 $**	**40.1%**	**4,264 $**	
NET REVENUE		**127,336 $**	**59.9%**		

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IMMEUBLES GLORIA

Investment Analysis

3905 Sherbrooke E. — 2,550,000 $

Rosemont — **15 apartments and 5 rooms**

FINANCING

	CMHC MLI Select (100 pts)		CMHC MLI Select (70 pts)		CMHC MLI Select (50 pts)	
LISTED PRICE	**2,550,000 $**		**2,550,000 $**		**2,550,000 $**	
LOAN AMOUNT	**2,250,000 $**	88.2 %	**2,200,000 $**	86.3 %	**2,125,000 $**	83.3 %
Lender	**CMHC MLI Select**		**CMHC MLI Select**		**CMHC MLI Select**	
Rate	4.50 %		4.50 %		4.50 %	
Amortization	50		45		40	
Term	5		5		5	
Maturity Date						
Monthly Payment	9,372 $		9,449 $		9,496 $	
Debt Coverage	**1.13**		**1.12**		**1.12**	
CASH TO PURCHASE	**300,000 $**	11.8%	**350,000 $**	13.7%	**425,000 $**	16.7%

RETURN

Net Revenue	127,063 $	127,063 $	127,063 $
Mortgage Annual Cost	112,467 $	113,391 $	113,957 $
Cash Flow	**14,596 $**	**13,672 $**	**13,106 $**
Return on Cash Flow	**4.86 %**	**3.90 %**	**3.08 %**
Return on Investment	**9.00 %**	**8.37 %**	**7.69 %**
G.R.M.	11.64	11.64	11.64
N.R.M.	20.07	20.07	20.07
Cost per Unit	127,500 $	127,500 $	127,500 $
Cap. Rate	4.98 %	4.98 %	4.98 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
127,500 $	**4.86 %**	**9.00 %**	**4.98 %**

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

Statistics

3905 Sherbrooke E.

Rosemont — **15 apartments and 5 rooms**

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	5	672 $	610 $	700 $	3,360 $	40,320 $	740 $	3,700 $	44,400 $	68 $	340 $	4,080 $
Alcove	2 ½	7	739 $	600 $	800 $	5,175 $	62,100 $	800 $	5,600 $	67,200 $	61 $	425 $	5,100 $
1 bdrm	3 ½	4	855 $	755 $	1,155 $	3,420 $	41,040 $	1,250 $	5,000 $	60,000 $	395 $	1,580 $	18,960 $
2 bdrm	4 ½	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
3 bdrm	5 ½	4	1,526 $	1,085 $	1,725 $	6,105 $	73,260 $	1,725 $	6,900 $	82,800 $	199 $	795 $	9,540 $
4 bdrm +	6 ½ +	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	**3.05**	**20**	**903 $**			**18,060 $**	**216,720 $**	**1,060 $**	**21,200 $**	**254,400 $**	**157 $**	**3,140 $**	**37,680 $**

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		4	0 $	0 $	0 $	0 $	0 $	75 $	300 $	3,600 $	75 $	300 $	3,600 $
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: 1 D: 1					200 $	2,400 $		200 $	2,400 $		0 $	0 $
TOTAL						**200 $**	**2,400 $**		**500 $**	**6,000 $**		**300 $**	**3,600 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
3905	8	1,191 $	9,525 $	114,300 $
D'Orleans	12	711 $	8,535 $	102,420 $
Total	**20**	**903 $**	**18,060 $**	**216,720 $**

STATISTICS PER FLOOR

Floor	Units	Average	Monthly $	Annual $
1	4	1,201 $	4,805 $	57,660 $
2	4	1,180 $	4,720 $	56,640 $
SS	12	711 $	8,535 $	102,420 $
TOTAL	**20**	**903 $**	**18,060 $**	**216,720 $**

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IMMEUBLES GLORIA

Residential - Rent Roll

Statistics

3905 Sherbrooke E.

Rosemont — **15 apartments and 5 rooms**

RESIDENTIAL RENT - $ PER UNIT

				Actual			Market	Upside		
Type	Size	Units	Avg Size	Min	Max	Average	$/unit	$/unit	Monthly $	Annual $
Studio	1 ½	5	150 sq.ft	610 $	700 $	672 $	740 $	68 $	340 $	4,080 $
Alcove	2 ½	7	175 sq.ft	600 $	800 $	739 $	800 $	61 $	425 $	5,100 $
1 bdrm	3 ½	4	600 sq.ft	755 $	1,155 $	855 $	1,250 $	395 $	1,580 $	18,960 $
2 bdrm	4 ½	0	0 sq.ft		0 $	0 $	0 $	0 $	0 $	0 $
3 bdrm	5 ½	4	1,000 sq.ft	1,085 $	1,725 $	1,526 $	1,725 $	199 $	795 $	9,540 $
4 bdrm +	6 ½ +	0	0 sq.ft		0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	**3.05**	**20**	**419** sq.ft			**903 $**	**1,060 $**	**157 $**	**3,140 $**	**37,680 $**

RESIDENTIAL RENT - $ PER SQUARE FOOT

				Actual			Market	Upside
Type	Size	Units	Avg Size	Min	Max	Average	$/sq.ft	$/sq.ft
Studio	1 ½	5	150 sq.ft	4.07 $	4.67 $	4.48 $	4.93 $	0.45 $
Alcove	2 ½	7	175 sq.ft	3.43 $	4.57 $	4.22 $	4.57 $	0.35 $
1 bdrm	3 ½	4	600 sq.ft	1.26 $	1.93 $	1.43 $	2.08 $	0.66 $
2 bdrm	4 ½	0	0 sq.ft			0.00 $	0.00 $	0.00 $
3 bdrm	5 ½	4	1,000 sq.ft	1.09 $	1.73 $	1.53 $	1.73 $	0.20 $
4 bdrm +	6 ½ +	0	0 sq.ft			0.00 $	0.00 $	0.00 $
TOTAL	**3.05**	**20**	**419** sq.ft			**2.16 $**	**2.53 $**	**0.37 $**

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THE LOCATION

3905 SHERBROOKE E.

Vendôme
Metro
1800 m
(~18 min.)

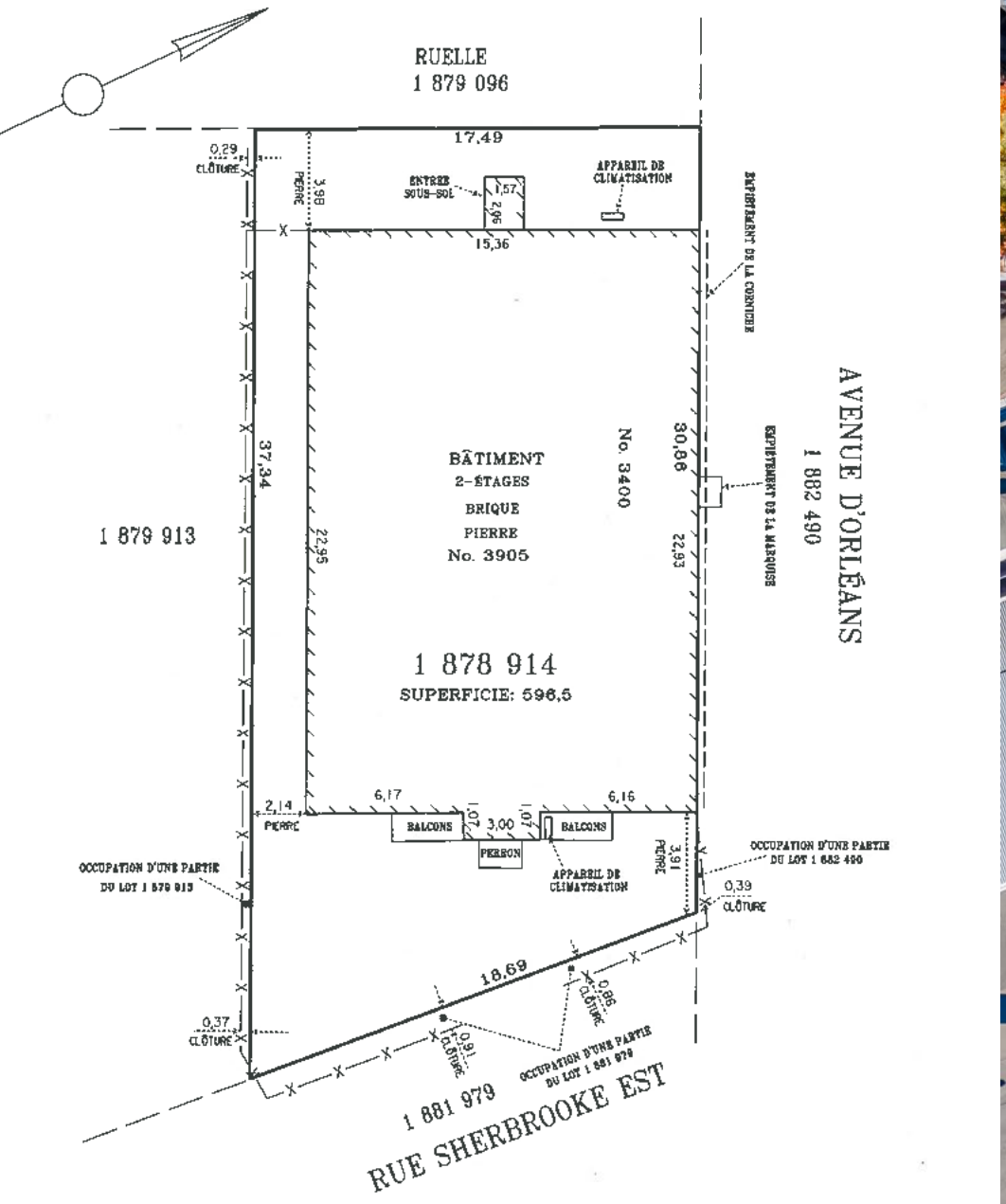
Monkland
Village
1000 m
(~10 min.)

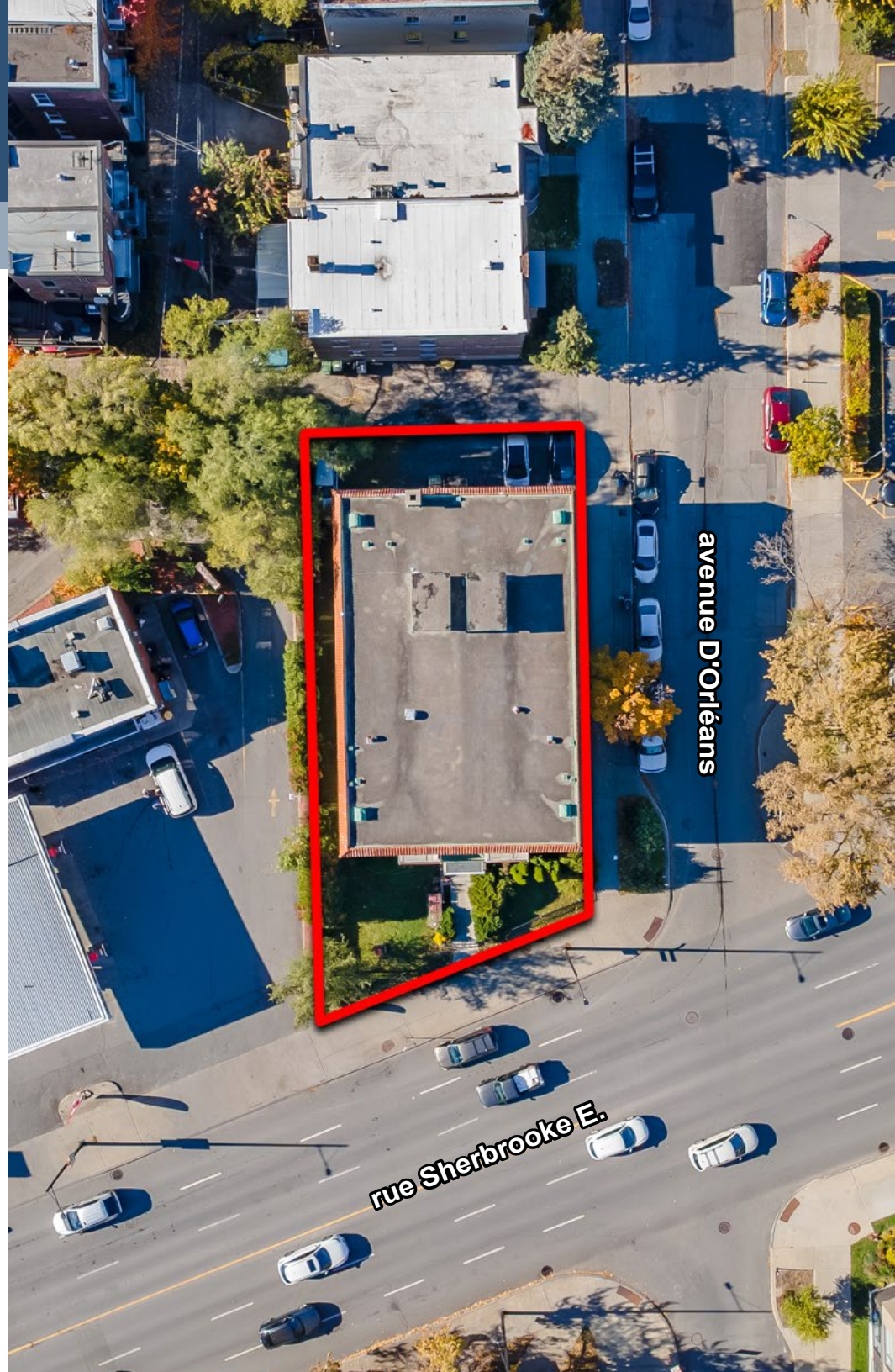
Concordia
Loyola Campus
1500 m
(~15 min.)



CERTIFICATE OF LOCATION

3905 SHERBROOKE E.





MUNICIPAL ASSESSMENT

3905 SHERBROOKE E.

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 :	3905 Rue Sherbrooke Est
Arrondissement :	Arrondissement de Rosemont - La Petite-Patrie
Numéro de lot :	1878914
Numéro de matricule :	0045-48-9130-0-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3172
Numéro de compte foncier :	30 - F31266500

2. Propriétaire

Nom :	CANNIZZARO, MARCO
Statut aux fins d'imposition scolaire :	Personne physique
Adresse postale :	5721 PIERRE-TETREAULT , MONTREAL QUEBEC, H1K 4H6
Date d'inscription au rôle :	2006-12-18
Nom :	CANNIZZARO, GIUSEPPE
Statut aux fins d'imposition scolaire :	Personne physique

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale :	18,53 m
Superficie :	590,9 m^2

Caractéristiques du bâtiment principal

Nombre d'étages :	2
Année de construction :	1951
Aire d'étages :	693 m^2
Genre de construction :	-
Lien physique :	-
Nombre de logements :	15
Nombre de locaux non résidentiels :	-
Nombre de chambres locatives :	5

4. Valeurs au rôle d'évaluation

Rôle courant

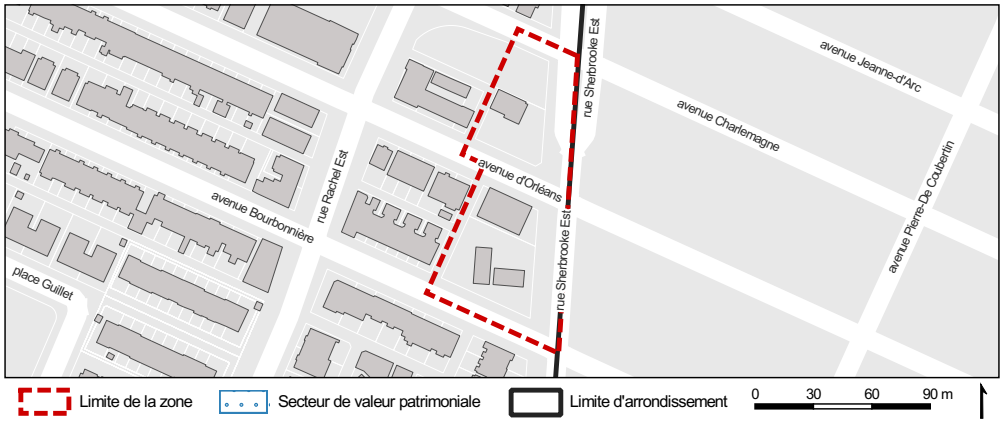
Date de référence au marché :	2024-07-01
Valeur du terrain :	886 400 $
Valeur du bâtiment :	1 051 900 $
Valeur de l'immeuble :	1 938 300 $

Rôle antérieur

Date de référence au marché :	2021-07-01
Valeur de l'immeuble au rôle antérieur :	1 846 000 $

ma carte interactive

Fiche de zonage — Zone n° 0644



District électoral

Vieux-Rosemont

Densité et implantation

Densité
Min : **1.26** Max : **3**

Mode d'implantation
RI

Taux d'implantation (%)
Min : **35** Max : **50**

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

Usages prescrits *

Usage principal : **H.2-6**

Autres usages : **s.o.**

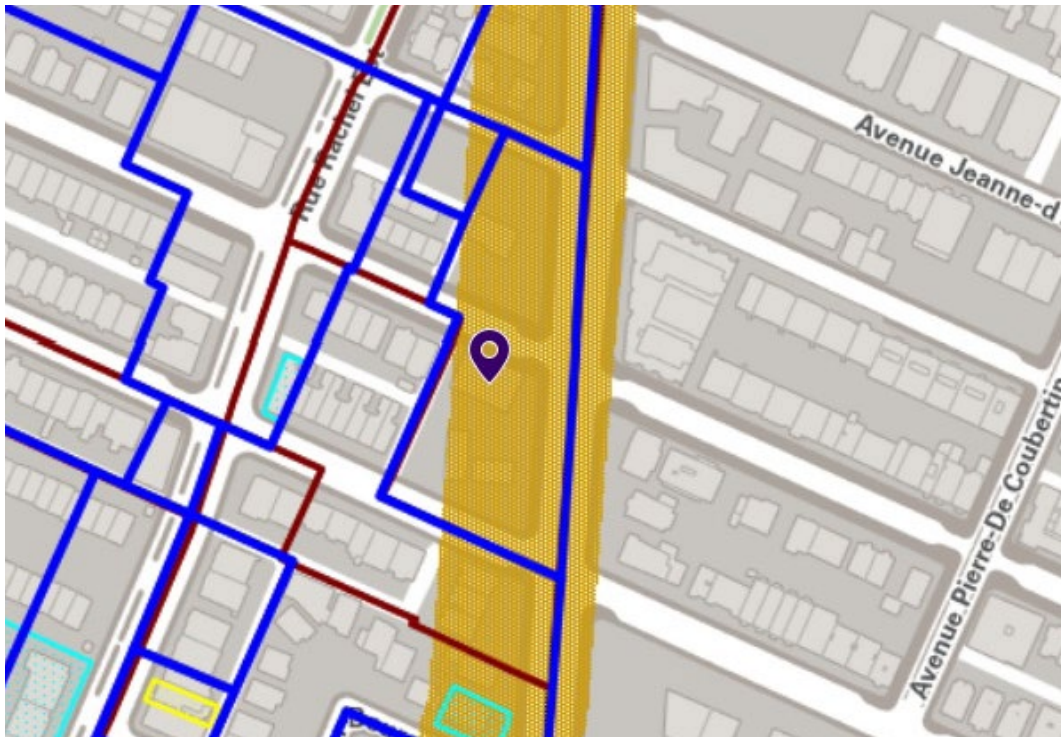
Hauteur et marges du bâtiment

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



01



02



03



04



05



06



07



08



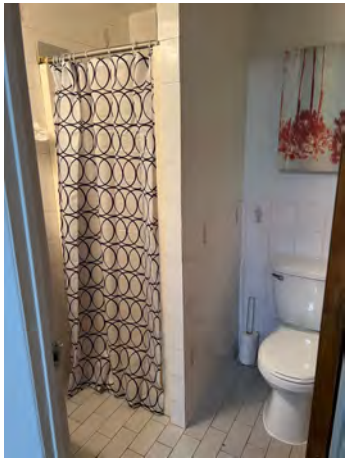
09



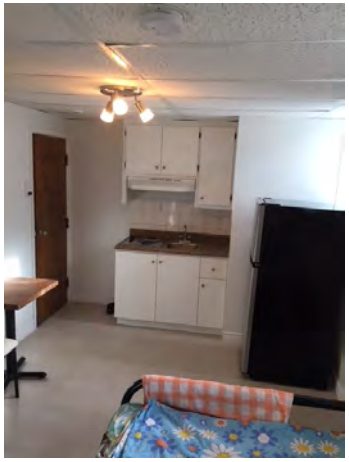
3400-01 - 1



3400-01 - 2



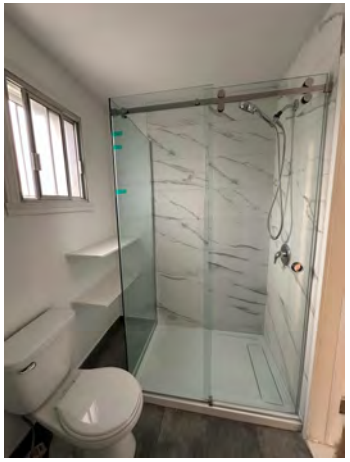
3400-10 - 1



3905-05 - 1



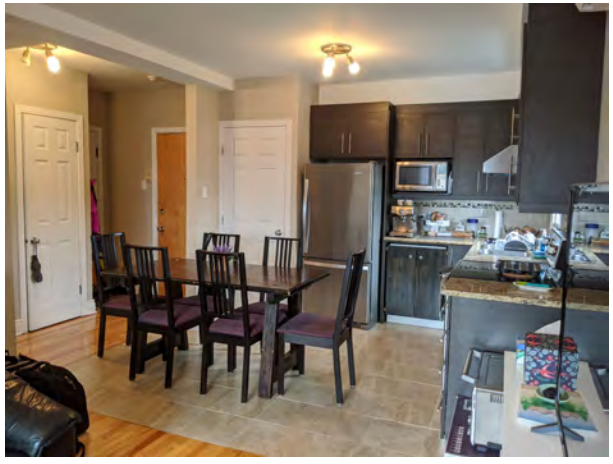
3905-05 - 2



3905-07 - 1



3905-07 - 2



3905-07 - 3



3905-07 - 4



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.



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Commercial Real Estate Broker
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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

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Real Estate Agency