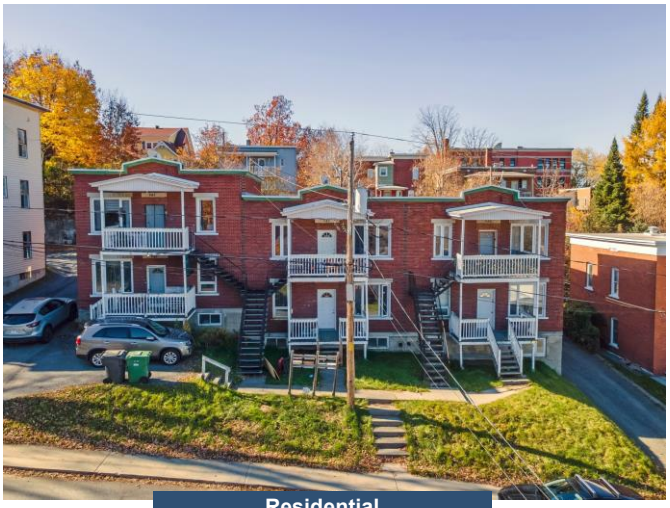
IMMEUBLES GLORIA

For Sale

935-951 Fabre — 1,295,000 $

Sherbrooke — **8 units**



Residential

1½	2½	3½	4½	5½	6½		
0	0	2	5	1	0	8	

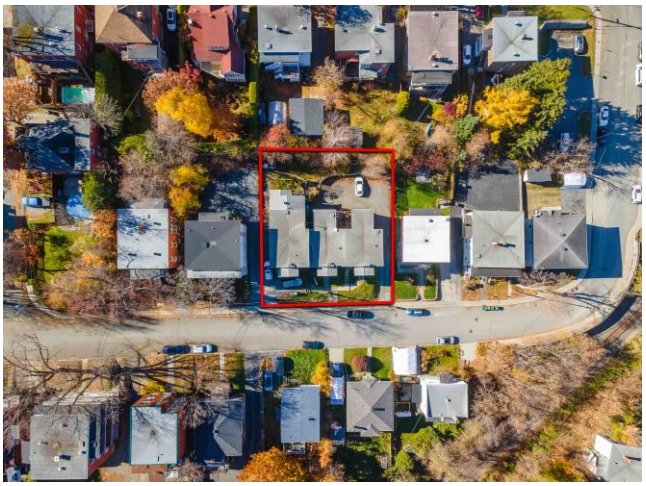
Financial Overview

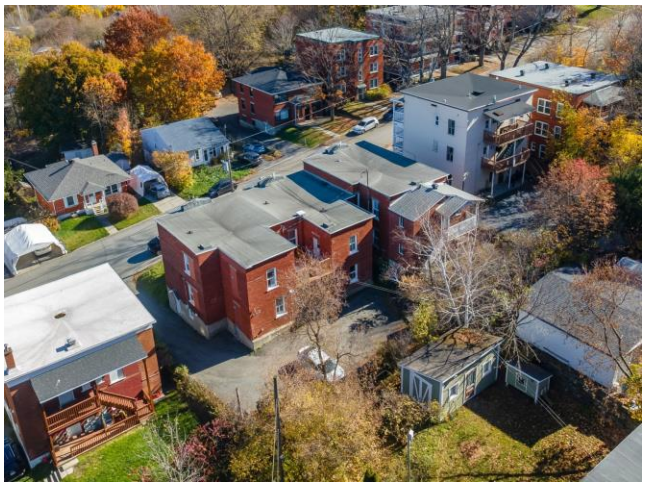
GROSS POTENTIAL REVENUE	90,132 $
TOTAL EXPENSES	26,685 $
NET REVENUE	60,743 $
GRM	14.37
NRM	21.32
MUNICIPAL EVALUATION	759,900 $

COST PER UNIT	CAPITALIZATION RATE
161,875 $	**4.69 %**
RETURN ON CASH FLOW	RETURN ON INVESTMENT
2.07 %	**5.66 %**

Highlights

- Detached 8-unit building in the heart of Sherbrooke
- Les Nations area, close to services, UdeS and Bishop's
- Electric heating and hot water paid by tenants
- Renovated kitchens and bathrooms in most units
- Quartz countertops in several kitchens and bathrooms
- Rear balconies and stairs rebuilt in 2025, front balconies in 2021
- Parking and driveway redone in 2025, with 8 outdoor spaces
- Washer-dryer and dishwasher hookups in all units
- Advantageous CMHC MLI Select financing possible
- Excellent investment opportunity with a low down payment





2026-10-28 19:49

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

IMMEUBLES GLORIA

Description

935-951 Fabre — 1,295,000 $

Sherbrooke — **8 units**

Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	2
2 bdrm	4 ½	5
3 bdrm	5 ½	1
4 bdrm +	6 ½+	0
Total Units		**8**

Commercial

Commercial	
Total Units	

Parking

Parking	8
Garage	0
Storage	0
Total Spaces	**8**

General Information

Zoning	Residential	
Cadastral	1028866	
Building Type	Detached	
Floor Nb.	2	
Year Built	1915	
Lot Area	925	m2
Building Area		
Stove	As per leases	
Refrigerator	As per leases	
Washer	As per leases	
Dryer	As per leases	
Elevator	None	
Wash/Dry Hookups	In the units	
Dishwasher Hookups	In the units	
Pool	None	
Furnished	12 appliances	
AC units	None	
Basement	Crawlspace	
Fireplace		
Intercom		

Location

Main Artery	Galt O.
Intersection	Galt O. / La Rocque
Shopping Center	Carrefour Belvédère
Metro Station	
Bus	
School	UdeS, Bishop
Hospital	Hôtel-Dieu
Attraction	

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	
Windows	
Balconies	
Exterior Walls	
Electricity	6 x 100A and 2 x 200A
Plumbing	Washer, dryer and dishwasher hookups in all units
Heating System	Electric heating paid by the tenants
Hot Water Tanks	Electric hot water paid by the tenants
Elevator	None
Garage	8 exterior parking spaces
Bathrooms	Six renovated bathrooms: #935, 937, 941, 943, 947 and 951 | Quartz vanities and countertops, plumbing, ceramic
Kitchens	Six renovated kitchens: #935, 937, 941, 943, 947 and 951 | Cabinets and quartz countertops, plumbing, flooring
Certificate of Location	2007-05-29 | New certificate of location to be obtained
Environmental Report	

Notes

- Lot numbers: 1 028 866 and 1 028 868 Cadastre du Québec
- Zoning: Usage H-1, H-4, H-6, H-8 and H-111 | Zone H1089

*** This sale is made without any legal warranty of quality, on an “as is, where is” basis, at the BUYER’s own risks. ***

2026-10-28 19:49 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

935-951 Fabre — 1,295,000 $

Sherbrooke — 8 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	25%	921 $	22,092 $	25%
2 bdrm	4 ½	5	62%	970 $	58,200 $	65%
3 bdrm	5 ½	1	12%	820 $	9,840 $	11%
4 bdrm +	6 ½+	0	0%	0 $	0 $	0%
Total	**4.38**	**8**		**939 $**	**90,132 $**	

COMMERCIAL

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

REVENUE		$	%	Per Unit	Notes
Revenue - Residential	8	90,132 $	100%	11,267 $	
Revenue - Commercial		0 $	0%	0 $	
Revenue - Garage	0	0 $	0%	0 $	
Revenue - Parking	8	0 $	0%	0 $	
Revenue - Laundry		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
Revenue - Other		0 $	0%	0 $	
GROSS POTENTIAL REVENUE		**90,132 $**	**100%**		
Vacancies - Residential		2,704 $	3.0%	338 $	CMHC normalized
Vacancies - Commercial		0 $	0.0%	0 $	
Vacancies - Parking		0 $	0.0%	0 $	
GROSS EFFECTIVE REVENUE		**87,428 $**			
EXPENSES					
Taxes - Municipal		9,953 $	11.4%	1,244 $	2026 invoice
Taxes - School		529 $	0.6%	66 $	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		3,074 $	3.5%	384 $	
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		5,600 $	6.4%	700 $	CMHC normalized
Other Costs		874 $	1.0%	109 $	CMHC normalized
Superintendent - Janitor		2,000 $	2.3%	250 $	CMHC normalized
Administration		3,934 $	4.5%	492 $	CMHC normalized
Reserve - Appliances		720 $	0.8%	90 $	12 appliances supplied
TOTAL EXPENSES		**26,685 $**	**30.5%**	**3,336 $**	
NET REVENUE		**60,743 $**	**69.5%**		

2026-10-28 19:49

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

935-951 Fabre — 1,295,000 $

Sherbrooke — **8 units**

FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)			
LISTED PRICE	**1,295,000 $**		**1,295,000 $**		**1,295,000 $**	
LOAN AMOUNT	**1,030,000 $**	79.5 %	**870,000 $**	67.2 %		0.0 %
Lender	**CMHC MLI Select**		**CMHC (regular)**			
Rate	4.50 %		4.50 %			
Amortization	40		40			
Term	5		5			
Maturity Date						
Monthly Payment	4,603 $		3,888 $		0 $	
Debt Coverage	**1.10**		**1.30**		**0.00**	
CASH TO PURCHASE	**265,000 $**	20.5%	**425,000 $**	32.8%	**1,295,000 $**	100.0%

RETURN

Net Revenue	60,743 $	60,743 $	60,743 $
Mortgage Annual Cost	55,236 $	46,655 $	0 $
Cash Flow	**5,508 $**	**14,088 $**	**60,743 $**
Return on Cash Flow	**2.07 %**	**3.31 %**	**4.69 %**
Return on Investment	**5.66 %**	**5.20 %**	**4.69 %**
G.R.M.	14.37	14.37	14.37
N.R.M.	21.32	21.32	21.32
Cost per Unit	161,875 $	161,875 $	161,875 $
Cap. Rate	4.69 %	4.69 %	4.69 %

COST PER UNIT	RETURN ON CASH FLOW	RETURN ON INVESTMENT	CAPITALIZATION RATE
161,875 $	**2.07 %**	**5.66 %**	**4.69 %**

Notes

- Option 1: New CMHC MLI Select 50 points financing (energy efficiency).
- Option 2: 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

935-951 Fabre

Sherbrooke — 8 units

#	Floor	Address	Apartment #	Size	Rent Actual $	Potential Rent $	Difference	Notes
1	1	Fabre	**935**	3.5	961 $	1,050 $	89 $	
2	1	Fabre	**937**	4.5	1,050 $	1,250 $	200 $	
3	2	Fabre	**939**	4.5	700 $	1,250 $	550 $	
4	1	Fabre	**941**	4.5	950 $	1,250 $	300 $	
5	2	Fabre	**943**	4.5	1,150 $	1,250 $	100 $	
6	1	Fabre	**945**	5.5	820 $	1,400 $	580 $	
7	2	Fabre	**947**	4.5	1,000 $	1,250 $	250 $	
8	2	Fabre	**951**	3.5	880 $	1,050 $	170 $	
9	P	Fabre	**Parking (8)**	Parking	0 $	400 $	400 $	Included in the leases

		Rent Actual		Potential Rent		Diff. Actual VS Potential	
		Monthly $	Annual $	Monthly $	Annual $	Monthly $	Annual $
RESIDENTIAL	8 Units	7,511 $	90,132 $	9,750 $	117,000 $	2,239 $	26,868 $
OTHER REVENUES		0 $	0 $	400 $	4,800 $	400 $	4,800 $
GRAND TOTAL		**7,511 $**	**90,132 $**	**10,150 $**	**121,800 $**	**2,639 $**	**31,668 $**

Average Apartment Size 4.38

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

935-951 Fabre

Sherbrooke — **8 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	921 $	880 $	961 $	1,841 $	22,092 $	1,050 $	2,100 $	25,200 $	130 $	259 $	3,108 $
2 bdrm	4 ½	5	970 $	700 $	1,150 $	4,850 $	58,200 $	1,250 $	6,250 $	75,000 $	280 $	1,400 $	16,800 $
3 bdrm	5 ½	1	820 $	820 $	820 $	820 $	9,840 $	1,400 $	1,400 $	16,800 $	580 $	580 $	6,960 $
4 bdrm +	6 ½ +	0	0 $		0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $	0 $
TOTAL	**4.38**	**8**	**939 $**			**7,511 $**	**90,132 $**	**1,219 $**	**9,750 $**	**117,000 $**	**280 $**	**2,239 $**	**26,868 $**

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		1	0 $	0 $	0 $	0 $	0 $	400 $	400 $	4,800 $	400 $	400 $	4,800 $
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						**0 $**	**0 $**		**400 $**	**4,800 $**		**400 $**	**4,800 $**

STATISTICS

STATISTICS PER BUILDING

Address	Units	Average	Monthly $	Annual $
Fabre	8	939 $	7,511 $	90,132 $
Total	**8**	**939 $**	**7,511 $**	**90,132 $**

STATISTICS PER FLOOR

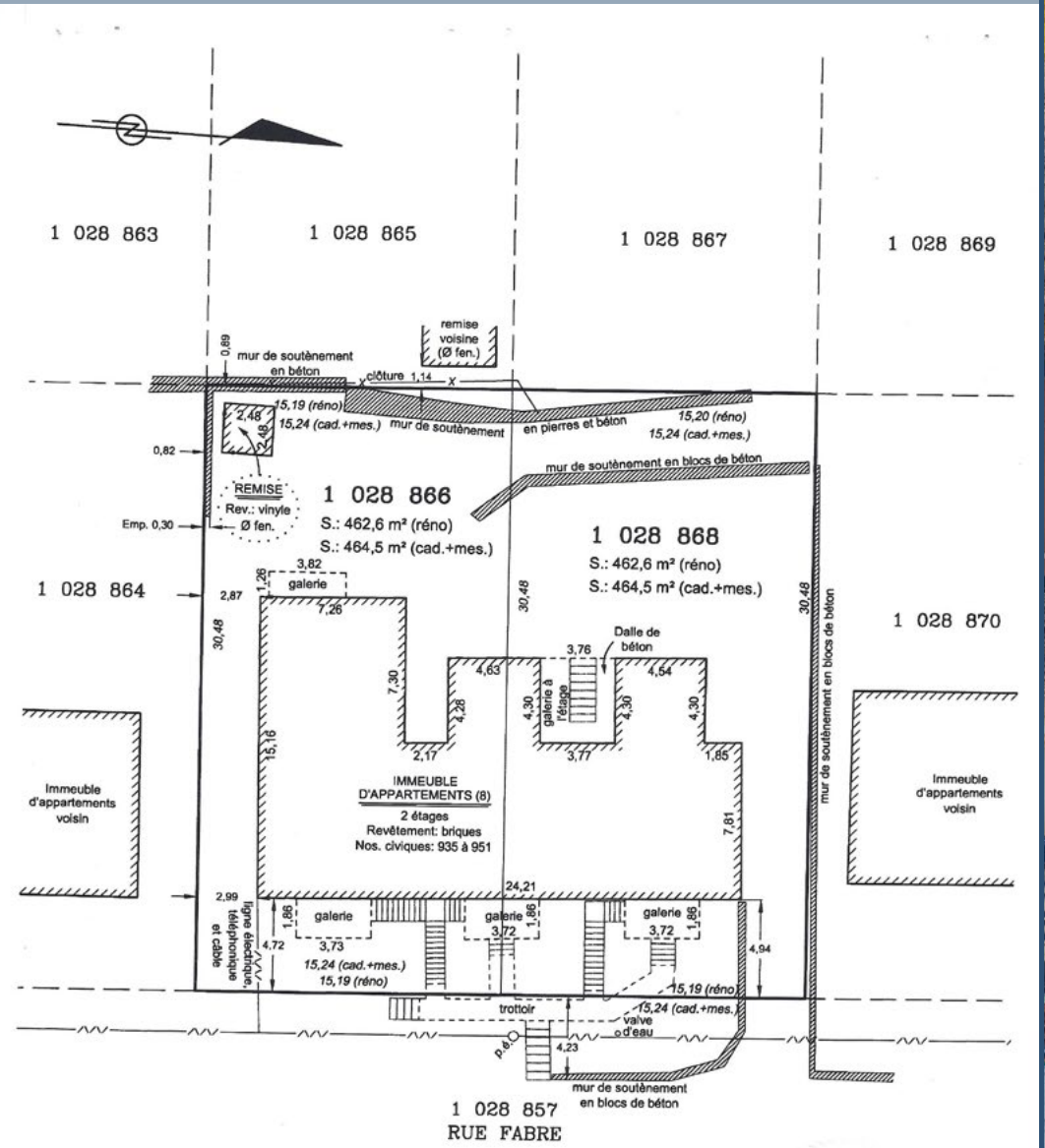
Floor	Units	Average	Monthly $	Annual $
1	4	945 $	3,781 $	45,372 $
2	4	933 $	3,730 $	44,760 $
TOTAL	**8**	**939 $**	**7,511 $**	**90,132 $**

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

CERTIFICATE OF LOCATION

935-951 FABRE





MUNICIPAL ASSESSMENT

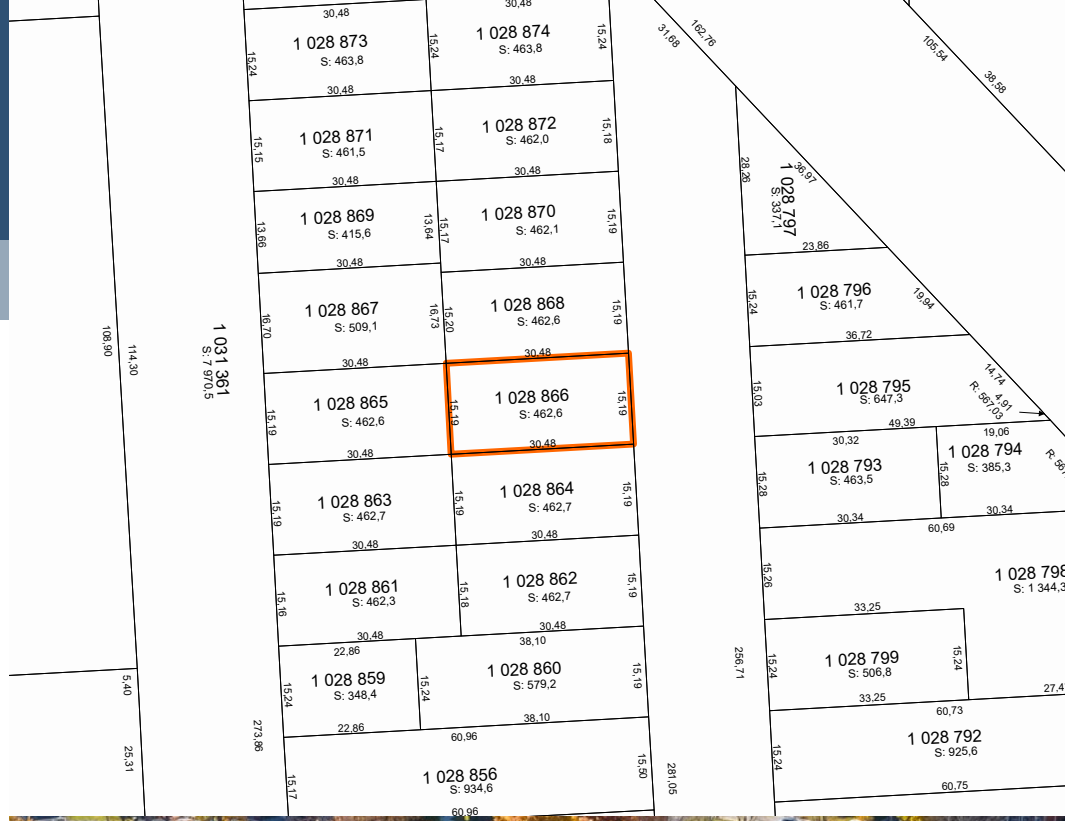
935-951 FABRE

1. Identification de l'unité d'évaluation

Adresse(s)	935 - 951 Rue FABRE
Arrondissement	REB04
Cadastre(s) et numéro(s) de lot	1028866, 1028868
Matricule	9628-09-5453-0-000-0000
Utilisation prédominante	LOGEMENT
Numéro d'unité de voisinage	422A
Numero de Dossier	86482

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale	30.38 m	Nombre d'étages	2
Superficie	925.2 m²	Année de construction	1915
Zonage agricole	Non zoné	Aire d'étages	575.9 m²
		Genre de construction	
		Lien physique	Détaché
		Nombre de logements	8
		Nombre de locaux non résidentiels	
		Nombre de chambres locatives	





4.Valeurs au rôle d'évaluation

Date de référence du marché	2023-07-01
Valeur du terrain	152500 $
Valeur du bâtiment	607400 $
Valeur de l'immeuble	759900 $
Valeur de l'immeuble au rôle antérieur	566400 $

5. Répartitions fiscales

Catégorie et classe d'immeuble à des fins d'application des taux variés de taxation	Résiduelle
Valeur imposable de l'immeuble	759900 $
Valeur non imposable de l'immeuble	

01



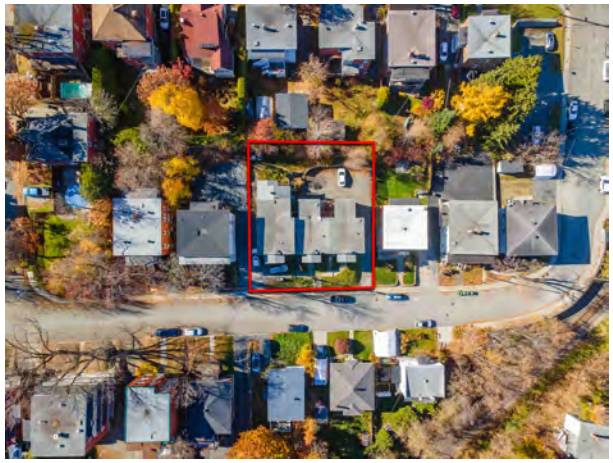
02



03



04



05



06



07



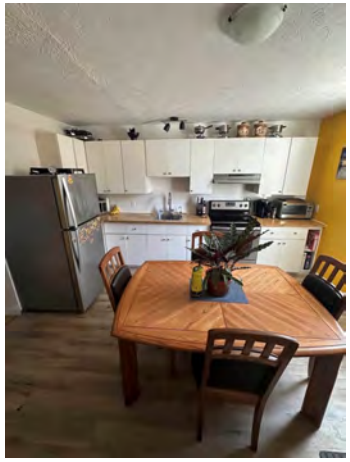
08



09



941 - 01



941 - 02



943 - 01



943 - 02



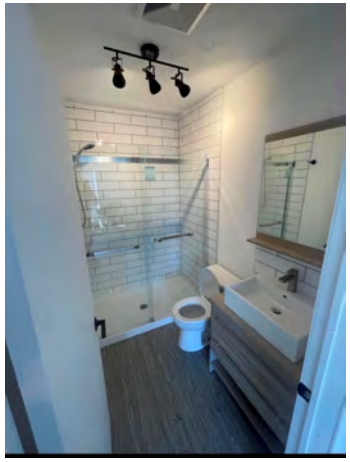
947 - 01



947 - 02



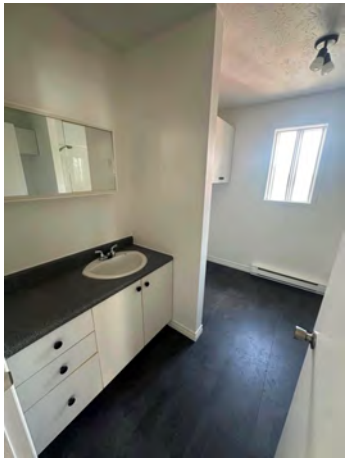
947 - 03



951 - 01



951 - 02



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.

Gabriel Duault
Residential and commercial real estate broker
514.606.2364
gduault@gmail.com