

490 Chomedey

6,325,000 \$

Laval

28 units



Residential



Financial Overview

GROSS POTENTIAL REVENUE	375,360 \$
TOTAL EXPENSES	113,478 \$
NET REVENUE	251,647 \$
GRM	16.85
NRM	25.13
MUNICIPAL EVALUATION	3,645,600 \$

COST PER UNIT

225,893 \$

CAPITALIZATION RATE

3.97 %

RETURN ON CASH FLOW

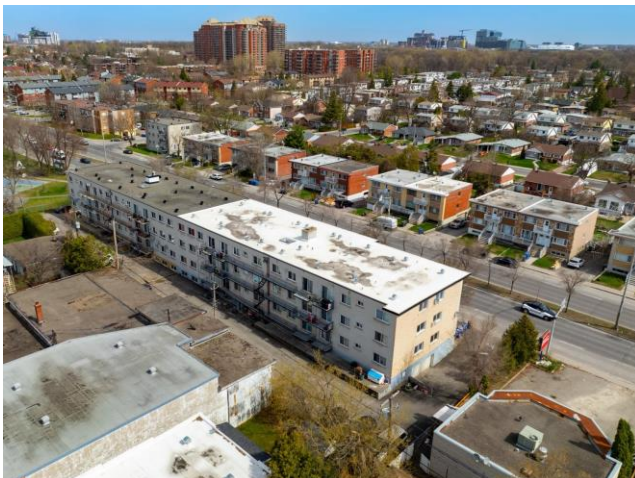
1.68 %

RETURN ON INVESTMENT

4.06 %

Highlights

- Stunning 28-unit apartment building in the heart of Laval
- Strategic location in the heart of Chomedey
- Minutes from Centropolis and Carrefour Laval
- Quick access to Montmorency metro and Highways 15 and 440
- Several renovations completed in recent years
- Roof (2020), balconies (2019), fire alarm system (2023)
- Most bathrooms renovated in 2025
- Electric heating paid by tenants (conversion completed in 2008)
- Natural gas hot water paid by the owner
- Rents well below market with strong upside potential
- Eligible for CMHC MLI Select 100-point financing
- Rare investment opportunity with tremendous potential



490 Chomedey

6,325,000 \$

Laval

28 units



Residential

Studio	1 ½	1
Alcove	2 ½	0
1 bdrm	3 ½	14
2 bdrm	4 ½	13
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units		28



Commercial

Commercial		0
Total Units		0



Parking

Parking		19
Garage		14
Storage		0
Total Spaces		33

General Information

Zoning	Residential
Cadastral	1637803
Building Type	Semi-Detached
Floor Nb.	3 1/2
Year Built	1968
Lot Area	1,467 m2
Building Area	
Stove	As per leases
Refrigerator	As per leases
Washer	Coinamatic
Dryer	Coinamatic
Elevator	None
Wash/Dry Hookups	Laundry room
Dishwasher Hookups	None
Pool	None
Furnished	None
AC units	None
Basement	Garage + units
Fireplace	None
Intercom	Yes

Location

Main Artery	Curé-Labelle
Intersection	Chomedey / Cartier
Shopping Center	Centropolis
Metro Station	Montmorency Metro
Bus	55, 255, 713
School	Montmorency Cegep
Hospital	Sacred-Heart Hospital
Attraction	Place Bell

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Natural Gas
Responsibility	Owner
Water Tank	

Building Overview

Roof	TPO roof replaced (2020 \$50,000) - 20-year warranty
Windows	Windows replaced (2012 \$70,000)
Balconies	Rear fiberglass balconies replaced (2019 \$9,000)
Exterior Walls	Wood and brick structure
Electricity	Complete conversion to electric heating in 2008 (wiring and electrical breaker panels)
Plumbing	
Heating System	Electric heating paid by tenants
Hot Water Tanks	Natural gas hot water paid by owner Tanks replaced (2025 \$15,000)
Elevator	None
Garage	14 interior garages 19 exterior parking spaces CO detectors
Bathrooms	Most bathrooms renovated in 2025
Kitchens	Ceramic kitchen floors
Certificate of Location	Stephan Roy - 2021-04-29
Environmental Report	A new Phase 1 report has been ordered.

Notes

- Zoning : T4.4 with usage H2-H3 | Zone 3101
- 2025: Paved stones entrance (\$12,000), garage driveway asphalt (\$14,000)
- 2023: Fire alarm system (\$6,500)

*** This sale is made without any legal warranty of quality, on an "as is, where is" basis, at the buyer's own risks. ***

490 Chomedey

6,325,000 \$

Laval

28 units

RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	1	4%	470 \$	5,640 \$	2%
Alcove	2 ½	0	0%	0 \$	0 \$	0%
1 bdrm	3 ½	14	50%	970 \$	162,960 \$	48%
2 bdrm	4 ½	13	46%	1,106 \$	172,560 \$	51%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	3.89	28		1,015 \$	341,160 \$	

COMMERCIAL				
Type	Size	Units	Annual \$	\$/sq.ft
Commercial Space	0	0		
Total	0	0		

REVENUE		\$	%	Per Unit	Notes
Revenue - Residential	28	341,160 \$	91%	12,184 \$	July 2026
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	14	16,800 \$	4%	600 \$	Estimated
Revenue - Parking	19	11,400 \$	3%	407 \$	Estimated
Revenue - Laundry		6,000 \$	2%	214 \$	Estimated
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
GROSS POTENTIAL REVENUE		375,360 \$	100%		
Vacancies - Residential		10,235 \$	3.0%	366 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
GROSS EFFECTIVE REVENUE		365,125 \$			
EXPENSES					
Taxes - Municipal		39,836 \$	10.9%	1,423 \$	2026 invoice
Taxes - School		2,517 \$	0.7%	90 \$	2025-2026 invoice
Taxes - Water		0 \$	0.0%	0 \$	
Taxes - Garbages		0 \$	0.0%	0 \$	
Taxes - Special		0 \$	0.0%	0 \$	
Natural Gas		12,740 \$	3.5%	455 \$	
Electricity		3,619 \$	1.0%	129 \$	
Insurance		9,210 \$	2.5%	329 \$	
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 - Coinmatic		0 \$	0.0%	0 \$	
Contract - Other		0 \$	0.0%	0 \$	
Repairs & Maintenance		17,080 \$	4.7%	610 \$	CMHC normalized
Reserve - Appliances		0 \$	0.0%	0 \$	None
Superintendent - Janitor		10,220 \$	2.8%	365 \$	CMHC normalized
Administration		18,256 \$	5.0%	652 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
TOTAL EXPENSES		113,478 \$	31.1%	4,053 \$	
NET REVENUE		251,647 \$	68.9%		

490 Chomedey

6,325,000 \$

Laval

28 units

FINANCING

	CMHC MLI Select (100 pts)		CMHC MLI Select (70 pts)		CMHC MLI Select (50 pts)	
LISTED PRICE	6,325,000 \$		6,325,000 \$		6,325,000 \$	
LOAN AMOUNT	4,975,000 \$	78.7 %	4,800,000 \$	75.9 %	4,575,000 \$	72.3 %
Lender	CMHC MLI Select		CMHC MLI Select		CMHC MLI Select	
Rate	4.00 %		4.00 %		4.00 %	
Amortization	50		45		40	
Term	5		5		5	
Maturity Date						
Monthly Payment	19,081 \$		19,078 \$		19,027 \$	
Debt Coverage	1.10		1.10		1.10	
CASH TO PURCHASE	1,350,000 \$	21.3%	1,525,000 \$	24.1%	1,750,000 \$	27.7%

RETURN

Net Revenue	251,647 \$	251,647 \$	251,647 \$
Mortgage Annual Cost	228,967 \$	228,941 \$	228,325 \$
Cash Flow	22,680 \$	22,706 \$	23,322 \$
Return on Cash Flow	1.68 %	1.48 %	1.33 %
Return on Investment	4.06 %	4.06 %	4.05 %
G.R.M.	16.85	16.85	16.85
N.R.M.	25.13	25.13	25.13
Cost per Unit	225,893 \$	225,893 \$	225,893 \$
Cap. Rate	3.97 %	3.97 %	3.97 %

COST PER UNIT

225,893 \$

RETURN ON CASH FLOW

1.68 %

RETURN ON INVESTMENT

4.06 %

CAPITALIZATION RATE

3.97 %

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).

490 Chomedey

Laval

28 units

#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	SS	490	001	3.5	950 \$	1,250 \$	300 \$	
2	SS	490	002	4.5	1,150 \$	1,450 \$	300 \$	
3	SS	490	003	3.5	900 \$	1,250 \$	350 \$	
4	SS	490	004	3.5	880 \$	1,250 \$	370 \$	
5	1	490	101	1.5	470 \$	1,000 \$	530 \$	
6	1	490	102	4.5	980 \$	1,450 \$	470 \$	
7	1	490	103	4.5	1,275 \$	1,450 \$	175 \$	
8	1	490	104	3.5	935 \$	1,250 \$	315 \$	
9	1	490	105	3.5	860 \$	1,250 \$	390 \$	Janitor
10	1	490	106	4.5	1,190 \$	1,450 \$	260 \$	
11	1	490	107	4.5	980 \$	1,450 \$	470 \$	
12	1	490	108	3.5	885 \$	1,250 \$	365 \$	
13	2	490	201	3.5	995 \$	1,250 \$	255 \$	
14	2	490	202	4.5	1,010 \$	1,450 \$	440 \$	
15	2	490	203	4.5	1,285 \$	1,450 \$	165 \$	
16	2	490	204	3.5	1,160 \$	1,250 \$	90 \$	
17	2	490	205	3.5	940 \$	1,250 \$	310 \$	
18	2	490	206	4.5	1,010 \$	1,450 \$	440 \$	
19	2	490	207	4.5	1,325 \$	1,450 \$	125 \$	
20	2	490	208	3.5	1,160 \$	1,250 \$	90 \$	
21	3	490	301	3.5	900 \$	1,250 \$	350 \$	
22	3	490	302	4.5	1,180 \$	1,450 \$	270 \$	
23	3	490	303	4.5	955 \$	1,450 \$	495 \$	
24	3	490	304	3.5	950 \$	1,250 \$	300 \$	
25	3	490	305	3.5	915 \$	1,250 \$	335 \$	
26	3	490	306	4.5	1,020 \$	1,450 \$	430 \$	
27	3	490	307	4.5	1,020 \$	1,450 \$	430 \$	
28	3	490	308	3.5	1,150 \$	1,250 \$	100 \$	
29	G	490	Garage (14)	Garage	1,400 \$	1,750 \$	350 \$	Estimated
30	L	490	Laundry	Laundry	500 \$	500 \$	0 \$	Estimated
31	P	490	Parking (19)	Parking	950 \$	1,425 \$	475 \$	Estimated



490 Chomedey

Laval

28 units

#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
---	-------	---------	-------------	------	----------------	-------------------	------------	-------

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	3.89
RESIDENTIAL	28 Units	28,430 \$	341,160 \$	37,350 \$	448,200 \$	8,920 \$	107,040 \$	
OTHER REVENUES		2,850 \$	34,200 \$	3,675 \$	44,100 \$	825 \$	9,900 \$	
GRAND TOTAL		31,280 \$	375,360 \$	41,025 \$	492,300 \$	9,745 \$	116,940 \$	

Residential - Rent Roll Statistics

490 Chomedey

Laval

28 units

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	1	470 \$	470 \$	470 \$	470 \$	5,640 \$	1,000 \$	1,000 \$	12,000 \$	530 \$	530 \$	6,360 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	14	970 \$	860 \$	1,160 \$	13,580 \$	162,960 \$	1,250 \$	17,500 \$	210,000 \$	280 \$	3,920 \$	47,040 \$
2 bdrm	4 ½	13	1,106 \$	955 \$	1,325 \$	14,380 \$	172,560 \$	1,450 \$	18,850 \$	226,200 \$	344 \$	4,470 \$	53,640 \$
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	3.89	28	1,015 \$			28,430 \$	341,160 \$	1,334 \$	37,350 \$	448,200 \$	319 \$	8,920 \$	107,040 \$

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		1	1,400 \$	1,400 \$	1,400 \$	1,400 \$	16,800 \$	1,750 \$	1,750 \$	21,000 \$	350 \$	350 \$	4,200 \$
Parking		1	950 \$	950 \$	950 \$	950 \$	11,400 \$	1,425 \$	1,425 \$	17,100 \$	475 \$	475 \$	5,700 \$
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					500 \$	6,000 \$		500 \$	6,000 \$		0 \$	0 \$
TOTAL						2,850 \$	34,200 \$		3,675 \$	44,100 \$		825 \$	9,900 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
490	28	1,015 \$	28,430 \$	341,160 \$
Total	28	1,015 \$	28,430 \$	341,160 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	8	947 \$	7,575 \$	90,900 \$
2	8	1,111 \$	8,885 \$	106,620 \$
3	8	1,011 \$	8,090 \$	97,080 \$
SS	4	970 \$	3,880 \$	46,560 \$
TOTAL	28	1,015 \$	28,430 \$	341,160 \$

THE LOCATION

490 CHOMEDEY



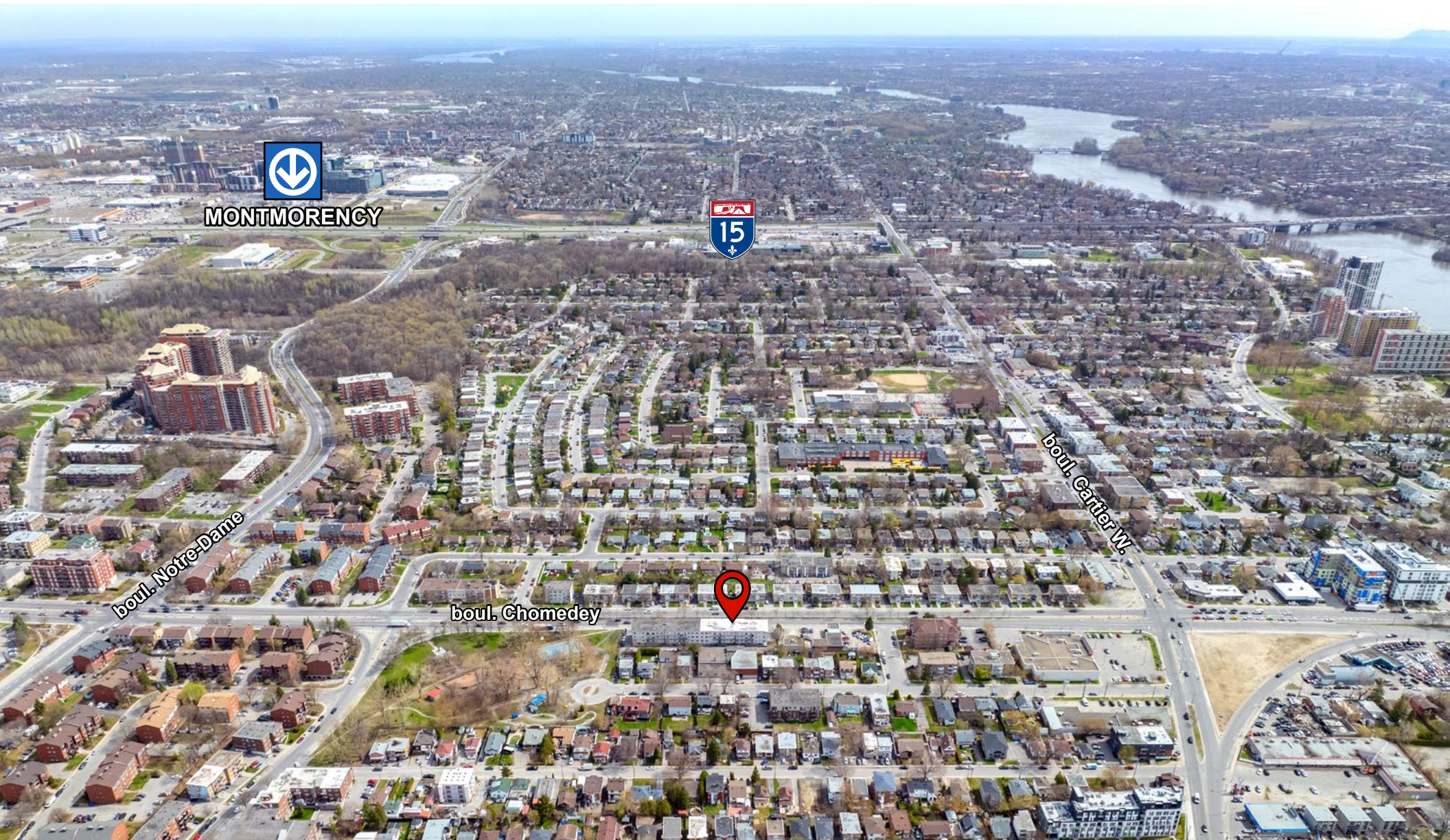
Montmorency
Metro
2.8 km
(~6 min.)



Centropolis &
Carrefour Laval
4 km
(~8 min.)



Montmorency
CEGEP
2.8 km
(~6 min.)




MONTMORENCY



boul. Notre-Dame

boul. Chomedey

boul. Carlier W.

MUNICIPAL ASSESSMENT

490 CHOMEDEY



19 mars 2026
18h57

Rôle d'évaluation foncière
LAVAL
en vigueur pour les exercices financiers 2025, 2026 et 2027

1. Identification de l'unité d'évaluation

[Retour au menu](#)

Adresse : 490, Boulevard Chomedey, LAVAL (Chomedey)
Cadastré(s) et numéro(s) de lot : 1637803
Numéro matricule : 8644-35-4491-0-000-0000
Utilisation prédominante : Logement
Numéro d'unité de voisinage : 3540
Dossier no : 361927

2. Propriétaire

[Retour au menu](#)

Nom : CHOPOVA ELENA
Statut aux fins d'imposition scolaire : Personne physique
Adresse postale : 3045 Av. de La Malbaie LAVAL (Duvernay) QC H7E 1E4
Date d'inscription au rôle : 2006-05-15

Nom : CHOPOVA SACHKA
Statut aux fins d'imposition scolaire : Personne physique
Adresse postale : 3045 Av. de La Malbaie LAVAL (Duvernay) QC H7E 1E4
Date d'inscription au rôle : 2006-05-15

Nom : RUSIMOV STEFAN
Statut aux fins d'imposition scolaire : Personne physique
Adresse postale : 3045 Av. de La Malbaie LAVAL (Duvernay) QC H7E 1E4
Date d'inscription au rôle : 2006-05-15

3. Caractéristiques de l'unité d'évaluation

[Retour au menu](#)

Caractéristiques du terrain

Mesure frontale : 49,04 mètres
Superficie : 1 466,800 mètres²

Caractéristiques du bâtiment principal

Nombre d'étages : 3
Année de construction : 1968 (Estimée)
Aire d'étages : 1 825,0 mètres²
Genre de construction : Non disponible
Lien physique : Détaché
Nombre de logements : 28
Nombre de locaux non résidentiels : 0
Nombre de chambres locatives : 0

4. Valeurs au rôle d'évaluation

[Retour au menu](#)

Date de référence au marché : 2023-07-01
Valeur du terrain : 375 800 \$
Valeur du bâtiment : 3 269 800 \$
Valeur de l'immeuble : 3 645 600 \$
Valeur de l'immeuble au rôle antérieur : 2 697 900 \$

5. Répartition fiscale

[Retour au menu](#)

Catégorie et classe d'immeuble à des fins d'application des taux variés de taxation :

Résiduelle

Sous-catégorie résidentielle à laquelle appartient l'unité : % applicable aux fins d'établissement du montant de la taxe

Sous-catégorie 6 logements et plus

100 %

Valeur imposable de l'immeuble : 3 645 600 \$ Valeur non imposable de l'immeuble : 0 \$



01



02



03



04



05



06



07



08



09



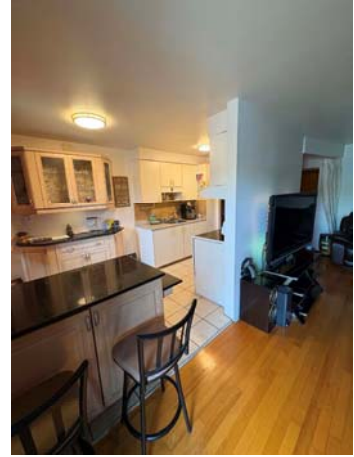
10



11



12



13



14



15



16



17



18



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
Real Estate Agency