

**490 Chomedey**

**6,325,000 \$**

**Laval**

**28 units**



**Residential**



**Financial Overview**

|                                |              |
|--------------------------------|--------------|
| <b>GROSS POTENTIAL REVENUE</b> | 375,420 \$   |
| <b>TOTAL EXPENSES</b>          | 116,289 \$   |
| <b>NET REVENUE</b>             | 248,894 \$   |
| <b>GRM</b>                     | 16.85        |
| <b>NRM</b>                     | 25.41        |
| <b>MUNICIPAL EVALUATION</b>    | 3,645,600 \$ |

**COST PER UNIT**

**225,893 \$**

**CAPITALIZATION RATE**

**3.93 %**

**RETURN ON CASH FLOW**

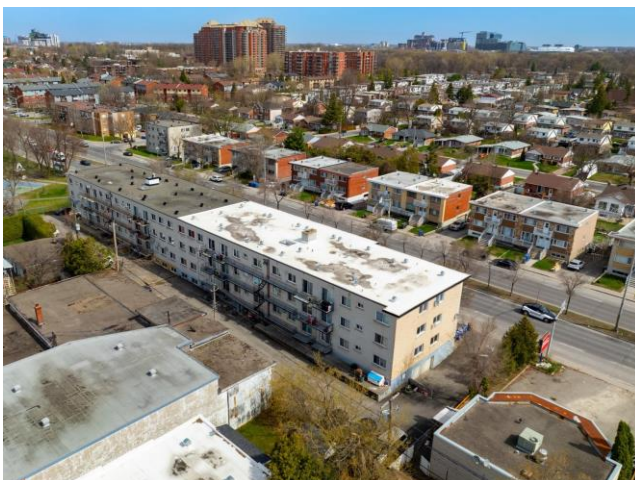
**1.64 %**

**RETURN ON INVESTMENT**

**3.86 %**

**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



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## 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         |
| <b>Total Units</b> |      | <b>28</b> |



## Commercial

|                    |          |
|--------------------|----------|
| Commercial         | 0        |
| <b>Total Units</b> | <b>0</b> |



## Parking

|                     |           |
|---------------------|-----------|
| Parking             | 19        |
| Garage              | 14        |
| Storage             | 0         |
| <b>Total Spaces</b> | <b>33</b> |

## 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                                       |
| 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. \*\*\*

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| 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% | 1,107 \$        | 172,620 \$        | 51% |
| 3 bdrm       | 5 ½         | 0         | 0%  | 0 \$            | 0 \$              | 0%  |
| 4 bdrm +     | 6 ½+        | 0         | 0%  | 0 \$            | 0 \$              | 0%  |
| <b>Total</b> | <b>3.89</b> | <b>28</b> |     | <b>1,016 \$</b> | <b>341,220 \$</b> |     |

| COMMERCIAL       |          |          |           |          |
|------------------|----------|----------|-----------|----------|
| Type             | Size     | Units    | Annual \$ | \$/sq.ft |
| Commercial Space | 0        | 0        |           |          |
| <b>Total</b>     | <b>0</b> | <b>0</b> |           |          |

| REVENUE                        |    | \$                | %            | Per Unit        | Notes             |
|--------------------------------|----|-------------------|--------------|-----------------|-------------------|
| Revenue - Residential          | 28 | 341,220 \$        | 91%          | 12,186 \$       | July 2026         |
| Revenue - Commercial           | 0  | 0 \$              | 0%           | 0 \$            |                   |
| Revenue - Garage               | 14 | 16,800 \$         | 4%           | 600 \$          |                   |
| Revenue - Parking              | 19 | 11,400 \$         | 3%           | 407 \$          |                   |
| Revenue - Laundry              |    | 6,000 \$          | 2%           | 214 \$          |                   |
| Revenue - Storage              |    | 0 \$              | 0%           | 0 \$            |                   |
| Revenue - Other                |    | 0 \$              | 0%           | 0 \$            |                   |
| Revenue - Other                |    | 0 \$              | 0%           | 0 \$            |                   |
| <b>GROSS POTENTIAL REVENUE</b> |    | <b>375,420 \$</b> | <b>100%</b>  |                 |                   |
| Vacancies - Residential        |    | 10,237 \$         | 3.0%         | 366 \$          | CMHC normalized   |
| Vacancies - Commercial         |    | 0 \$              | 0.0%         | 0 \$            |                   |
| Vacancies - Parking            |    | 0 \$              | 0.0%         | 0 \$            |                   |
| <b>GROSS EFFECTIVE REVENUE</b> |    | <b>365,183 \$</b> |              |                 |                   |
| <b>EXPENSES</b>                |    |                   |              |                 |                   |
| 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                    |    | 5,707 \$          | 1.6%         | 204 \$          |                   |
| 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 - Coinamatic          |    | 720 \$            | 0.2%         | 26 \$           | Coinamatic        |
| 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                 |    | 18,259 \$         | 5.0%         | 652 \$          | CMHC normalized   |
| Other Expense                  |    | 0 \$              | 0.0%         | 0 \$            |                   |
| <b>TOTAL EXPENSES</b>          |    | <b>116,289 \$</b> | <b>31.8%</b> | <b>4,153 \$</b> |                   |
| <b>NET REVENUE</b>             |    | <b>248,894 \$</b> | <b>68.2%</b> |                 |                   |

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## 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      | 4,900,000 \$              | 77.5 % | 4,750,000 \$             | 75.1 % | 4,525,000 \$             | 71.5 % |
| 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  | 18,793 \$                 |        | 18,880 \$                |        | 18,819 \$                |        |
| Debt Coverage    | 1.10                      |        | 1.10                     |        | 1.10                     |        |
| CASH TO PURCHASE | 1,425,000 \$              | 22.5 % | 1,575,000 \$             | 24.9 % | 1,800,000 \$             | 28.5 % |

## RETURN

|                      |            |            |            |
|----------------------|------------|------------|------------|
| Net Revenue          | 248,894 \$ | 248,894 \$ | 248,894 \$ |
| Mortgage Annual Cost | 225,515 \$ | 226,556 \$ | 225,830 \$ |
| Cash Flow            | 23,379 \$  | 22,338 \$  | 23,065 \$  |
| Return on Cash Flow  | 1.64 %     | 1.41 %     | 1.28 %     |
| Return on Investment | 3.86 %     | 3.88 %     | 3.90 %     |
| G.R.M.               | 16.85      | 16.85      | 16.85      |
| N.R.M.               | 25.41      | 25.41      | 25.41      |
| Cost per Unit        | 225,893 \$ | 225,893 \$ | 225,893 \$ |
| Cap. Rate            | 3.93 %     | 3.93 %     | 3.93 %     |

COST PER UNIT

225,893 \$

RETURN ON CASH FLOW

1.64 %

RETURN ON INVESTMENT

3.86 %

CAPITALIZATION RATE

3.93 %

## 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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| #  | 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     | 1,195 \$       | 1,450 \$          | 255 \$     |           |
| 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 |

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| #                      | Floor     | Address        | Apartment # | Size                      | Rent Actual \$  | Potential Rent \$ | Difference       | Notes             |                 |                   |                           |  |            |           |            |           |            |           |  |  |                        |      |
|------------------------|-----------|----------------|-------------|---------------------------|---|-------------------|------------------|-------------------|-----------------|-------------------|---------------------------|--|------------|-----------|------------|-----------|------------|-----------|--|--|------------------------|------|
|                        |           |                |             |                           | <table border="1"> <thead> <tr> <th colspan="2">Rent Actual</th> <th colspan="2">Potential Rent</th> <th colspan="2">Diff. Actual VS Potential</th> </tr> <tr> <th>Monthly \$</th> <th>Annual \$</th> <th>Monthly \$</th> <th>Annual \$</th> <th>Monthly \$</th> <th>Annual \$</th> </tr> </thead> </table> |                   | Rent Actual      |                   | Potential Rent  |                   | Diff. Actual VS Potential |  | Monthly \$ | Annual \$ | Monthly \$ | Annual \$ | Monthly \$ | Annual \$ | <table border="1"> <tr> <td>Average Apartment Size</td> <td>3.89</td> </tr> </table> |  | Average Apartment Size | 3.89 |
| Rent Actual            |           | Potential Rent |             | Diff. Actual VS Potential |   |                   |                  |                   |                 |                   |                           |  |            |           |            |           |            |           |  |  |                        |      |
| Monthly \$             | Annual \$ | Monthly \$     | Annual \$   | Monthly \$                | Annual \$   |                   |                  |                   |                 |                   |                           |  |            |           |            |           |            |           |  |  |                        |      |
| Average Apartment Size | 3.89      |                |             |                           |   |                   |                  |                   |                 |                   |                           |  |            |           |            |           |            |           |  |  |                        |      |
| RESIDENTIAL            | 28 Units  |                |             |                           | 28,435 \$   | 341,220 \$        | 37,350 \$        | 448,200 \$        | 8,915 \$        | 106,980 \$        |                           |  |            |           |            |           |            |           |  |  |                        |      |
| OTHER REVENUES         |           |                |             |                           | 2,850 \$  | 34,200 \$         | 3,675 \$         | 44,100 \$         | 825 \$          | 9,900 \$          |                           |  |            |           |            |           |            |           |  |  |                        |      |
| <b>GRAND TOTAL</b>     |           |                |             |                           | <b>31,285 \$</b>  | <b>375,420 \$</b> | <b>41,025 \$</b> | <b>492,300 \$</b> | <b>9,740 \$</b> | <b>116,880 \$</b> |                           |  |            |           |            |           |            |           |  |  |                        |      |

# 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        | 1,107 \$        | 955 \$ | 1,325 \$ | 14,385 \$        | 172,620 \$        | 1,450 \$        | 18,850 \$        | 226,200 \$        | 343 \$                      | 4,465 \$        | 53,580 \$         |
| 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 \$              |
| <b>TOTAL</b> | <b>3.89</b> | <b>28</b> | <b>1,016 \$</b> |        |          | <b>28,435 \$</b> | <b>341,220 \$</b> | <b>1,334 \$</b> | <b>37,350 \$</b> | <b>448,200 \$</b> | <b>318 \$</b>               | <b>8,915 \$</b> | <b>106,980 \$</b> |

### 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 \$            | 0 \$      |
| <b>TOTAL</b> |           |       |          |          |          | <b>2,850 \$</b> | <b>34,200 \$</b> | <b>3,675 \$</b> | <b>44,100 \$</b> |           | <b>825 \$</b>               | <b>9,900 \$</b> |           |

### STATISTICS

| STATISTICS PER BUILDING |           |                 |                  |                   |
|-------------------------|-----------|-----------------|------------------|-------------------|
| Address                 | Units     | Average         | Monthly \$       | Annual \$         |
| 490                     | 28        | 1,016 \$        | 28,435 \$        | 341,220 \$        |
| <b>Total</b>            | <b>28</b> | <b>1,016 \$</b> | <b>28,435 \$</b> | <b>341,220 \$</b> |

| STATISTICS PER FLOOR |           |                 |                  |                   |
|----------------------|-----------|-----------------|------------------|-------------------|
| Floor                | Units     | Average         | Monthly \$       | Annual \$         |
| 1                    | 8         | 948 \$          | 7,580 \$         | 90,960 \$         |
| 2                    | 8         | 1,111 \$        | 8,885 \$         | 106,620 \$        |
| 3                    | 8         | 1,011 \$        | 8,090 \$         | 97,080 \$         |
| SS                   | 4         | 970 \$          | 3,880 \$         | 46,560 \$         |
| <b>TOTAL</b>         | <b>28</b> | <b>1,016 \$</b> | <b>28,435 \$</b> | <b>341,220 \$</b> |

# THE LOCATION

## 490 CHOMEDEY



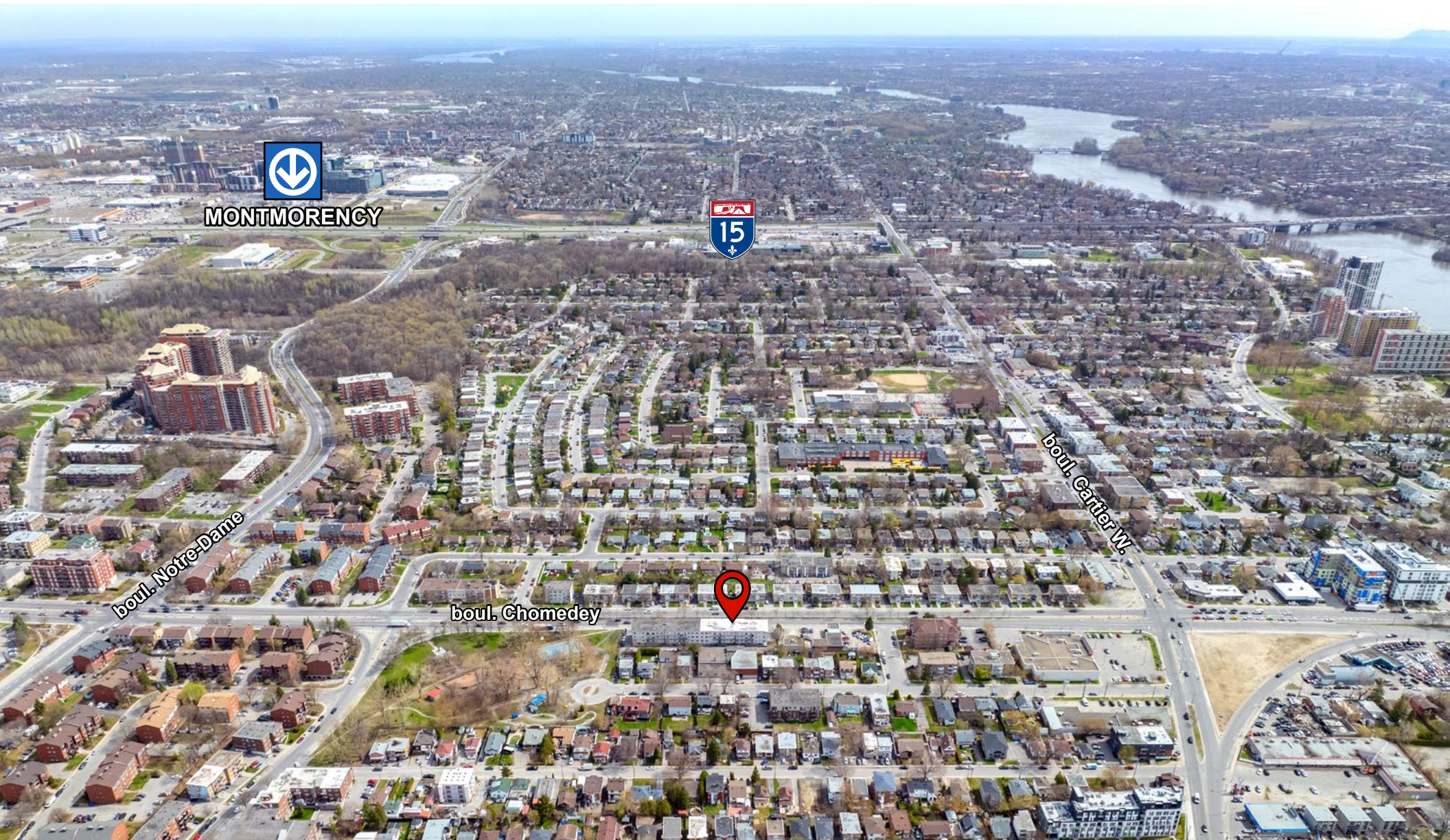
Montmorency  
Metro  
2.8 km  
(~6 min.)



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)  
Cadastr(e) 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

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#### Caractéristiques du terrain

Mesure frontale : 49,04 mètres  
Superficie : 1 466,800 mètres<sup>2</sup>

#### Caractéristiques du bâtiment principal

Nombre d'étages : 3  
Année de construction : 1968 (Estimée)  
Aire d'étages : 1 825,0 mètres<sup>2</sup>  
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

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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

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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 \$



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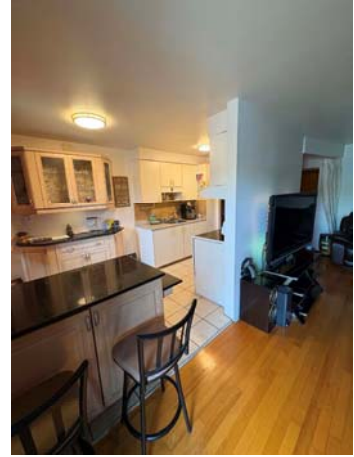
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# DISCLOSURE

## 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 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](mailto: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