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Centris No. 27393276 (Active)

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\$1,495,000

7806-7814 Rue Berri
Montréal (Villeray/Saint-Michel/Parc-Extension)
H2R 2G9

Region Montréal
Neighbourhood Villeray
Near Rue Gounod

Body of Water

Property Type	Quintuplex	Year Built	1926
Property Use	Residential only	Lot Assessment	\$390,200
Building Type	Attached	Building Assessment	\$989,400
Total Number of Floors	3	Total Assessment	\$1,379,600 (108.36%)
Building Size	29.9 X 40 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area	1,202 sqft	Trade possible	
Lot Size	29.9 X 70 ft	Certificate of Location	Yes (2021)
Lot Area	2,099 sqft	File Number	
Cadastre	3456374 cadastre du Québec	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	60 days PP Accepted

Monthly Revenues (residential) - 5 unit(s)

Apt. No.	7806	End of Lease	Vacant	Included in Lease	Outdoor parking (0), Indoor parking (0)
No. of Rooms	6	Monthly Rent		Excluded in Lease	Heating, Water taxes, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Furnished, Partially furnished, Snow removal, Lawn
No. of Bedrooms (at 4)		Rental Value	\$2,500		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces	Int. : 0 Ext. : 0		

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	20 X 11.9 ft	Wood	Double Salon
GF	Living room	17.2 X 12 ft	Wood	Double Salon
GF	Hallway	15.9 X 3.9 ft	Wood	
GF	Kitchen	17.7 X 10.7 ft	Laminate floor	
GF	Bedroom	17.7 X 8.8 ft	Wood	
GF	Bedroom	11.9 X 8.3 ft	Wood	
GF	Bathroom	8.7 X 5.4 ft	Ceramic	

Apt. No.	7808	End of Lease	2026-08-31	Included in Lease	Outdoor parking (0), Indoor parking (0)
No. of Rooms	4	Monthly Rent	\$825		

No. of Bedrooms (all)		Rental Value		Excluded in Lease	Heating, Water taxes, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Furnished, Partially furnished, Snow removal, Lawn
No. Bath/PR Washer/Dryer (inst.)	1+0	Features			
		No. of Parking Spaces	Int. : 0 Ext. : 0		
Apt. No.	7810	End of Lease	2027-06-30	Included in Lease	Outdoor parking (0), Indoor parking (0)
No. of Rooms	4	Monthly Rent	\$925		
No. of Bedrooms (all)		Rental Value		Excluded in Lease	Heating, Water taxes, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Furnished, Partially furnished, Snow removal, Lawn
No. Bath/PR Washer/Dryer (inst.)	1+0	Features			
		No. of Parking Spaces	Int. : 0 Ext. : 0		
Apt. No.	7812	End of Lease	2027-06-30	Included in Lease	Outdoor parking (0), Indoor parking (0)
No. of Rooms	4	Monthly Rent	\$875		
No. of Bedrooms (all)		Rental Value		Excluded in Lease	Heating, Water taxes, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Furnished, Partially furnished, Snow removal, Lawn
No. Bath/PR Washer/Dryer (inst.)	1+0	Features			
		No. of Parking Spaces	Int. : 0 Ext. : 0		
Apt. No.	7814	End of Lease	2027-06-30	Included in Lease	Outdoor parking (0), Indoor parking (0)
No. of Rooms	4	Monthly Rent	\$825		
No. of Bedrooms (all)		Rental Value		Excluded in Lease	Heating, Water taxes, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Furnished, Partially furnished, Snow removal, Lawn
No. Bath/PR Washer/Dryer (inst.)	1+0	Features			
		No. of Parking Spaces	Int. : 0 Ext. : 0		
Annual Potential Gross Revenue			\$71,400 (2026-07-01)		

Features					
Sewage System	Municipality	Loading Platform			
Water Supply	Municipality	Rented Equip. (monthly)			
Foundation		Renovations	roof - 2013 (\$10,000)		
Roofing	Asphalt and gravel	Pool			
Siding	Brick	Parkg (total)			
Dividing Floor	Wood	Driveway			
Windows		Garage			
Window Type	Sliding	Carport			
Energy/Heating	Electricity	Lot			
Heating System	Electric baseboard units	Topography			
Floor Covering	Ceramic, Laminate floor, Wood	Distinctive Features			
Basement	6 feet and more, Partially finished	Water (access)			

Bathroom Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Property/Unit Amenity Building Amenity Mobility impaired accessible	View Proximity Environmental Study Energy efficiency Occupancy	Bicycle path, CEGEP, Elementary school, High school, Hospital, Metro, Park, Public transportation Double
Inclusions No inclusions as inclusions belong to the tenants.		
Exclusions The tenants belongings are excluded.		
Remarks A true gem of an investment opportunity--a fiveplex in a AAA location. It simply doesn't get any better than this. **** Ideally located in the heart of Villeray, on Rue Berri, between Rue Jarry, Rue Villeray, Rue Saint-Denis, and Rue Lajeunesse, this property enjoys one of Montreal's most sought-after residential locations. Residents are within walking distance of both Jarry and Jean-Talon Metro Stations, offering exceptional access to public transit. The property is also ideally situated between Parc Jarry and Parc Villeray, and just a short walk from the renowned Marché Jean-Talon, one of Montreal's premier public markets.		
Addendum Offered for sale for the first time since 1992, this exceptional property has been meticulously maintained by the same ownership group for over three decades. Pride of ownership is evident throughout the building, which features hardwood flooring in all apartments and numerous capital improvements completed over the years. *** Recent upgrades include the replacement of the windows and patio doors, as well as a new roof (tar and gravel) installed in 2013 by R. Gauthier Couvreur. The property also offers a vacant and beautifully maintained 6½ apartment, providing an excellent opportunity for an owner-occupant or for leasing at current market rents. This spacious unit includes a semi-finished basement with a concrete floor, adding valuable storage and functional space. *** The basement houses the hot water tanks as well as the Hydro-Québec electrical meters for all five apartments. Combining an irreplaceable location, exceptional maintenance, and outstanding long-term investment potential, this property represents a rare opportunity to acquire a premier asset in one of Montreal's most desirable rental neighbourhoods. The current rents for the units are 7806 Berri , vacant unit potential rent at 2 500\$ per month 7808 Berri, current rent is 825\$ per month. The tenant passed away in May 2026. IE this will also be a vacant unit in the coming months. 7810 Berri, current rent 925\$ per month. 7812 Berri, current rent is 875\$ per month 7814 Berri, current rent is 825\$ per month. NB. Some pictures have been edited to remove the clutter using artificial intelligence. Photos that have undergone this type of editing of clutter removal display the Gemini logo in the bottom right-hand corner.		
Sale with exclusion(s) of legal warranty : The sale is made without any legal warranty as to quality, at the buyer's sole risk and peril, in its present condition ("as is").		
Seller's Declaration MO 12462	Yes SD-95205	
Source RE/MAX ALLIANCE INC., Real Estate Agency		
This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises		

Financial Summary

7806-7814 Rue Berri Montréal (Villeray/Saint-Michel/Parc-Extension) H2R 2G9

Potential Gross Revenue (2026-07-01)		Residential	
Residential	\$71,400	Type	Number
Commercial		4 ½	4
Parking/Garages		6 ½	1
Other		Total	5
Total	\$71,400	Commercial	
Vacancy Rate and Bad Debt		Type	Number
Residential		Others	
Commercial		Type	Number
Parking/Garages			
Other			
Total			
Effective Gross Revenue			
\$71,400			
Operating Expenses			
Municipal Tax (2026)	\$8,704		
School Tax (2026)	\$1,022		
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$9,726		
Net Operating Revenue	\$61,674		

Gross Income Multiplier	20.94 ²
Price per door	\$299 000
Price per room	\$67 955
Coefficient comparison of number of rooms	4.40
Total number of rooms	22