250 Boulevard Saint Joseph East, Plateau Mont Royal

79 RESIDENTIAL UNITS (33 X 1 ½ & 46 X 3 ½)

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250 Boulevard Saint Joseph East - Plateau-Mont-Royal, Quebec H2T 1H7

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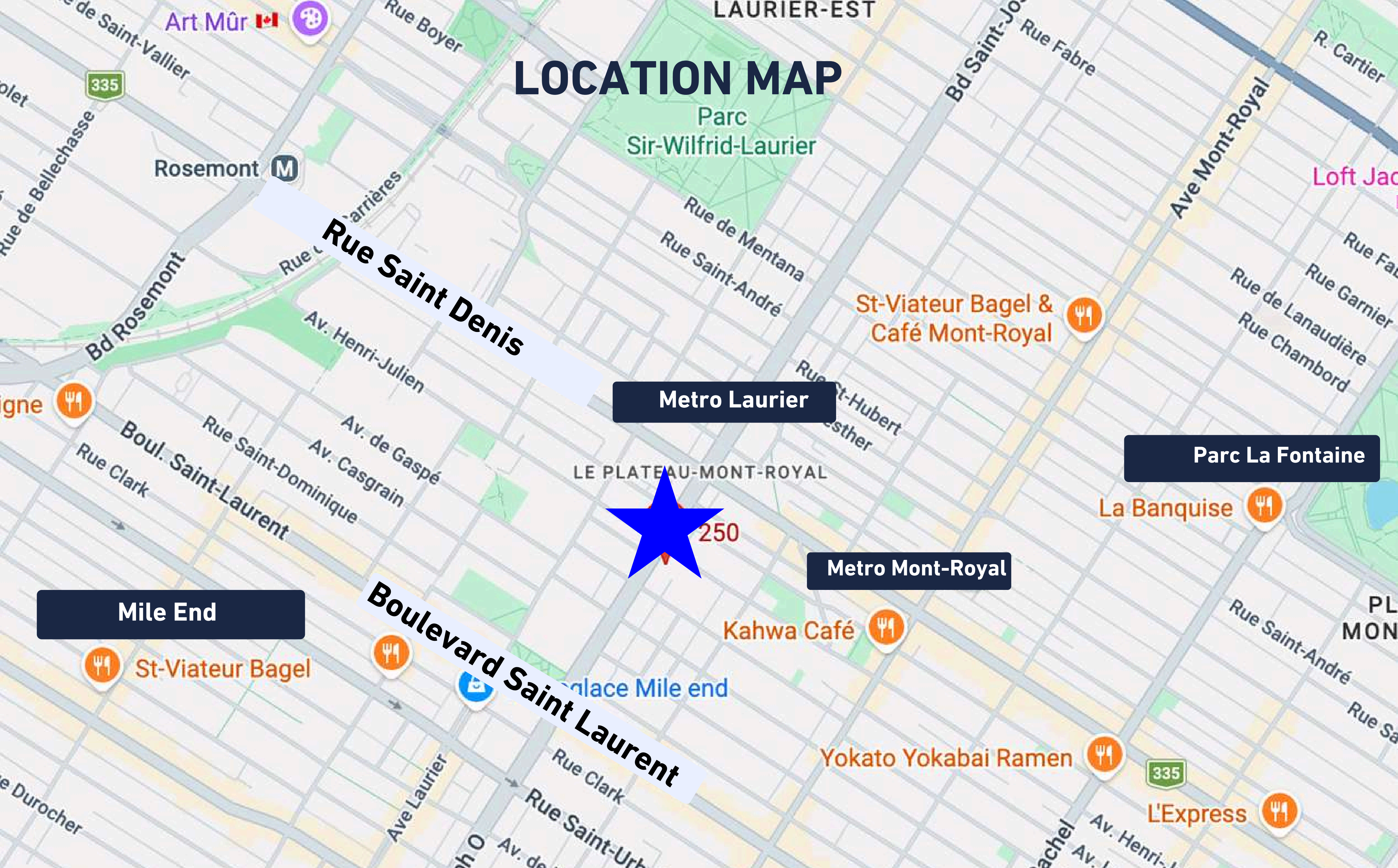
LOCATION MAP



This is truly an exceptional location. Ideally situated between Boulevard Saint-Laurent and Saint-Denis Street, the property is just a short walk from both Mont-Royal and Laurier Metro stations. It also enjoys immediate access to Mount Royal Park, Milton Park, and the renowned Mile End neighbourhood. The property boasts an outstanding Walk Score of 99 and a perfect Bike Score of 100. Demographic analysis within a one-kilometre radius reveals an average household income of $104,168 and a median age of just 34.5 years, reflecting a young, highly educated, professional tenant base with strong purchasing power .

Opportunity highlights

12-Storey Multifamily Investment Opportunity in the Heart of the Plateau-Mont-Royal , **asking price $25,000,000.**

This impressive 12-storey, 79-unit apartment building represents a rare acquisition opportunity in the heart of Montréal's highly sought-after Plateau-Mont-Royal neighbourhood. Constructed in 1962, this solid concrete structure offers exceptional long-term durability and strong income-producing potential.

Owned and managed by the same family for more than 45 years, the property enjoys a premier location just a five-minute walk from Laurier Metro Station, with immediate access to numerous bus routes and public transportation. Boasting an exceptional Walk Score of 99, residents benefit from unparalleled access to restaurants, cafés, grocery stores, boutiques, parks, schools, and every major neighbourhood amenity.

Standing as the only large-scale residential building among the surrounding blocks of smaller apartment properties, the asset commands a prominent presence within the neighbourhood and offers unobstructed panoramic views of Montréal's skyline and Mount Royal from its upper-floor balconies.

The building features two recently modernized elevators, four indoor parking spaces, a secure ground-floor bicycle storage room, a smart intercom and key-card access system, and a tenant laundry room equipped with four stacked washer and dryer units, all owned by the vendor. A new intelligent fire alarm system was installed in 2017, further enhancing the property's infrastructure.

Located in a true AAA investment location, the property benefits from outstanding local demographics. According to Sitewise Tetrad, the surrounding one-kilometre radius features a median age of just 34.5 years and an average household income of $104,168, supporting long-term rental demand from a young, highly educated, and affluent tenant base. Further enhancing the property's long-term value, the building's membrane roof was completely replaced in 2026, representing a significant recent capital improvement and reducing future capital expenditure requirements for the next owner. A true trophy asset in one of Montréal's most prestigious and supply-constrained rental markets, this offering presents investors with a rare opportunity to acquire a landmark multifamily property with exceptional long-term investment fundamentals.

Executive summary

- Premier Plateau-Mont-Royal location, just a five-minute walk to Laurier and Mont-Royal, offering spectacular panoramic views of Montréal's skyline and Mount Royal.
- Solid 1960s concrete construction, providing exceptional long-term durability and investment stability.
- Premier Plateau-Mont-Royal location, just a five-minute walk to Laurier Metro Station, with an outstanding Walk Score of 99.
- 79 residential units, including 18 vacant apartments, presenting an exceptional opportunity to reposition the asset and significantly enhance its income potential.
- Strong rental upside, with numerous apartments currently rented below prevailing market rates, creating substantial opportunities for future revenue growth.
- Nine units are currently occupied by members of the ownership family, offering additional leasing and value-enhancement opportunities.
- Just steps from Mount Royal Park, one of Montréal's most iconic and sought-after green spaces.
- Surrounded by Montréal's best cafés, restaurants, boutiques, and neighbourhood amenities. Nearby Saint-Joseph Street and Saint-Denis Street form one of the city's most vibrant commercial corridors, attracting professionals, students, families, and visitors throughout the year.
- Distinctive architectural presence as one of the very few high-rise residential buildings in an area otherwise characterized by charming low-rise residential and commercial properties, making this a truly unique landmark asset.
- An exceptionally rare offering. Properties of this size, quality, and location seldom become available for acquisition. This represents a unique opportunity to acquire a premier multifamily investment in one of Montréal's most prestigious and tightly held rental markets.

EXECUTIVE SUMMARY

COMFORT AND AMENITIES

- Four indoor parking spaces currently used by the owner
- Secure bicycle storage room
- Tenant laundry facility equipped with four stacked washers and four stacked dryers, 2026 and owned by the vendor
- Private spa with Jacuzzi (for the owner's exclusive use – excluded from the sale)
- Private sauna with access to the courtyard (for the owner's exclusive use – excluded from the sale)
- Each apartment is equipped with an individual Bell Fibe internet connection, ideally suited for students and professionals.

HEATING AND HOT WATER

Heating and domestic hot water are supplied by natural gas and are provided by the landlord for the benefit of the tenants.

DEMOGRAPHICS WITHIN A 1 KM RADIUS

Median age : 34.5

Average household income: $104,168

PROPERTY SPECIFICATIONS

GENERAL INFORMATION

- Type of property : 79 unit multifamily building
- Number of stories: 12
- Year built : 1962 (according to the city of Montreal's assessment roll)
- Lot numbers : 1 841 257 and 1 443 827 (cadastre of Québec)
- **Sold with no legal warranty as to quality sold as is to the risks and perils of the purchaser.**

SUMMARY OF UNITS

- Total number of units : 79 residential units
- Unit mix: 33 X 1 ½ , 46 X 3 ½
- Levels 2-12 have 3 X 1.5 and 4 X 3.5 units per level

PHYSICAL CHARACTERISTICS

- Lot size : 6 297 square feet as per the city of Montreal
- Building area : 46 899 square feet (from 2025 certificate of location)
- Parking: 4 in the garage used by the owners

SYSTEMS

Heating and hot water: Central heating (gas) paid for by the landlord
Alarm system: New intelligent fire alarm system installed in 2017.
Piezos: Ownership group will install piezos in the fall 2026.
key-card access system, 24 hours full property surveyed close circuit cameras and a tenant laundry room equipped with four stacked washer and dryer units, new from 2026 and owned by the vendor.

Major renovations

- 2026 : Replaced the roof
- 2017 : New intelligent fire alarm system installed in 2017.
- 2016-2017 : 2 new elevators complete with the controls, cabins
- All the units are renovated before new rentals.
- 2026 front balcony separators and finishing

Assessment roll dated 2024-07-01

Category	Value
Land	3 802 500$
Building	7 108 200$
Total	10 910 700 $

NB: Currently, on the ground floor, a portion of the property is used by the ownership group as a private sauna and gym area. Given the available space, this area could potentially be converted into additional residential units in the future, subject to obtaining all required municipal approvals and authorizations for any increase in the number of units.

Revenues, expenses and new financing

Revenues		% of the total
Residential rents as is July 1 2026	$820 512	69,68%
Units used by ownership group	$151 800	12,89%
Units being renovated or ready to be rented	$190 800	16,20%
Laundry machines	$14 400	1,22%
Total gross revenues	$1 177 512	
Vacancy loss (3%)	$35 325	
Effective Gross Income (EGI)	**$1 142 187**	

Expenses		% of EGI
Municipal Taxes (2026)	$66 734	5,84%
School Taxes (2026-2027)	$8 076	0,71%
Management fee 5% of EGI	$57 109	5,00%
Insurance	$32 696	2,86%
Electricity	$6 413	0,56%
Heating (Gas)	$45 430	3,98%
Elevator service (2 elevators)	$8 636	0,76%
Repairs and maintenance (700$ / unit)	$55 300	4,84%
Salaries / Payroll, 400$ / unit	$31 600	2,77%
Telecommunications	$3 270	0,29%
Furniture Reserve , 60$ / appliance	$9 480	0,83%
Other expenses, 1% of EGI	**$11 422**	**1,00%**
Total Expenses	**$336 166**	**29,43%**
Net Operating Income (NOI)	**$806 020**	**70,57%**

New financing		
Program	CMHC MLI SELECT 50 points	Standrad CMHC program
Debt Coverage Ratio (DCR)	1,1	1,3
Net Operating Income (NOI)	$806 020	$806 020
Total annual debt service	$732 746	$620 016
Monthly debt service	$61 062	$51 668
Interest rate used	4,20%	4,20%
Amortization used	40 years	40 years
Loan becomes	$14 261 000	$12 067 000
Asking price	$25 000 000	$25 000 000
Needed down payment (*)	$10 739 000	$12 933 000
% down needed	43%	52%

(*) Seller may be willing of giving seller financing of up to $5,000,000, for a term of up to five (5) years, to qualified purchasers providing a substantial down payment. The specific terms and conditions of the financing will be negotiated as part of the purchaser's offer to purchase.

(**) Up to date phase 1 environmental report is available. To be provided after an accepted offer.

Projected net operating income when units are at full potential rents

Revenues		% of the total
Potential rents for all units	$1 521 600	99,06%
Laundry machines	$14 400	0,94%
Total gross revenues	$1 536 000	
Vacancy loss (3%)	$46 080	
Effective Gross Income (EGI)	**$1 489 920**	
Expenses		**% of EGI**
Municipal Taxes (2026)	$66 734	4,48%
School Taxes (2026-2027)	$8 076	0,54%
Management fee 5% of EGI	$74 496	5,00%
Insurance	$32 696	2,19%
Electricity	$6 413	0,43%
Heating (Gas)	$45 430	3,05%
Elevator service (2 elevators)	$8 636	0,58%
Repairs and maintenance (700$ / unit)	$55 300	3,71%
Salaries / Payroll, 400$ / unit	$31 600	2,12%
Telecommunications	$3 270	0,22%
Furniture Reserve , 60$ / appliance	$9 480	0,64%
Other expenses, 1% of EGI	$14 899	0,01
Total Expenses	**$357 030**	**23,96%**
Net Operating Income (NOI)	**$1 132 890**	**76,04%**

REMAX

250 Boulevard Saint Joseph East rent roll July 2026

Count	apt #	Floor	Information	Area (sq.ft.)	Rent July 1 2026	Potential rent	Type	1,5	3,5	Balcony in sq. ft.	Hydro meters
1	1	RDC	Owner	TBD	0	1550	3,5		1		Shares hydro meter with 01,07 and 101 to 107
0	4	RDC	**Bike Room**	TBD	N/A	N/A	1,5				
2	5	RDC	Vacant	568	0	1600	3,5		1		
0	7	RDC	**Gym / Spa**	443	0	1550	3,5				Shares hydro meter with 01,07 and 101 to 107
3	101	1	Owner		0	1700	3,5		1	**0**	Shares hydro meter with 01,07 and 101 to 107
4	102	1	Owner		0	1400	1,5	1			Shares hydro meter with 01,07 and 101 to 107
5	103	1	Owner		0	1400	1,5	1			Shares hydro meter with 01,07 and 101 to 107
6	104	1	Owner		0	1400	1,5	1			Shares hydro meter with 01,07 and 101 to 107
7	105	1	Owner		0	1800	3,5		1		Shares hydro meter with 01,07 and 101 to 107
8	106	1	Owner		0	1700	3,5		1		Shares hydro meter with 01,07 and 101 to 107
9	107	1	Owner	3387	0	1700	3,5		1	**balconies, 285 sq. ft. for the entire first floor**	Shares hydro meter with 01,07 and 101 to 107, this square footge of 3,387 square feet is for the entire floor ie units 101 to 107
10	201	2		475	796	1700	3,5		1	0	
11	202	2		308	986	1400	1,5	1		57	
12	203	2		308	977	1400	1,5	1		57	
13	204	2		308	1260	1400	1,5	1		57	
14	205	2		568	1592	1800	3,5		1	57	
15	206	2	vacant and renovated ready to be rented	390	0	1700	3,5		1	0	
16	207	2		500	1460	1700	3,5		1	57	
17	301	3		475	1300	1700	3,5		1	0	
18	302	3		308	906	1400	1,5	1		57	
19	303	3	vacant and renovated ready to be rented	308	0	1400	1,5	1		57	
20	304	3		308	954	1400	1,5	1		57	

250 Boulevard Saint Joseph East rent roll July 2026

Count	apt #	Floor	Information	Area (sq.ft.)	Rent July 1 2026	Potential rent	Type	1,5	3,5	Balcony in sq. ft.	Hydro meters
21	305	3		568	1547	1800	3,5		1	57	
22	306	3		390	720	1700	3,5		1	0	
23	307	3		443	905	1700	3,5		1	57	
24	401	4		475	1480	1700	3,5		1	0	
25	402	4	vacant and renovated ready to be rented	308	0	1400	1,5	1		57	
26	403	4		308	1230	1400	1,5	1		57	
27	404	4		308	850	1400	1,5	1		57	
28	405	4		568	1205	1800	3,5		1	57	
29	406	4	vacant and renovated ready to be rented	390	0	1700	3,5		1	0	
30	407	4		443	1177	1700	3,5		1	57	
31	501	5		475	1211	1700	3,5		1	0	
32	502	5		308	1260	1400	1,5	1		57	
33	503	5		308	1280	1400	1,5	1		57	
34	504	5		308	1280	1400	1,5	1		57	
35	505	5		568	1319	1800	3,5		1	57	
36	506	5		390	1450	1700	3,5		1	0	
37	507	5		443	680	1700	3,5		1	57	
38	601	6		475	1480	1700	3,5		1	0	
39	602	6		308	960	1400	1,5	1		57	
40	603	6		308	765	1400	1,5	1		57	
41	604	6		308	0	1400	1,5	1		57	
42	605	6		568	780	1800	3,5		1	57	
43	606	6		390	1389	1700	3,5		1	0	
44	607	6		443	1600	1700	3,5		1	57	
45	701	7		475	830	1700	3,5		1	0	

250 Boulevard Saint Joseph East rent roll July 2026

Count	apt #	Floor	Information	Area (sq.ft.)	Rent July 1 2026	Potential rent	Type	1,5	3,5	Balcony in sq. ft.	Hydro meters
46	702	7	Being renovated	308	0	1400	1,5	1		57	
47	703	7		308	850	1400	1,5	1		57	
48	704	7		308	600	1400	1,5	1		57	
49	705	7	Vacant to be renovated	568	0	1800	3,5		1	57	
50	706	7		390	525	1700	3,5		1	0	
51	707	7		443	815	1700	3,5		1	57	
52	801	8		475	1630	1700	3,5		1	0	
53	802	8		308	1280	1400	1,5	1		57	
54	803	8		308	1310	1400	1,5	1		57	
55	804	8		308	570	1400	1,5	1		57	
56	805	8		568	1013	1800	3,5		1	57	
57	806	8		390	780	1700	3,5		1	0	
58	807	8		443	1500	1700	3,5		1	57	
59	901	9		475	1500	1700	3,5		1	0	
60	902	9		308	915	1400	1,5	1		57	
61	903	9		308	955	1400	1,5	1		57	
62	904	9		308	1250	1400	1,5	1		57	
63	905	9		568	1750	1800	3,5		1	57	
64	906	9		390	1300	1700	3,5		1	0	
65	907	9		443	979	1700	3,5		1	57	
66	1001	10	Vacant to be renovated	475	0	1700	3,5		1	0	
67	1002	10		308	650	1400	1,5	1		57	
68	1003	10		308	1280	1400	1,5	1		57	
69	1004	10		308	1250	1400	1,5	1		57	
70	1005	10		568	1800	1800	3,5		1	57	

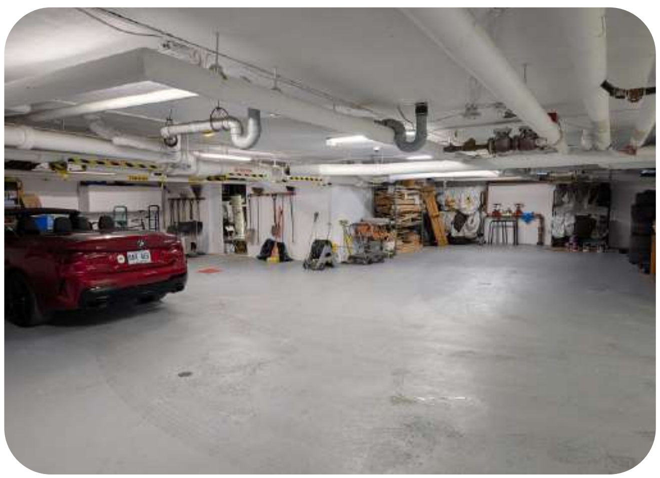
250 Boulevard Saint Joseph East rent roll July 2026

Count	apt #	Floor	Information	Area (sq.ft.)	Rent July 1 2026	Potential rent	Type	1,5	3,5	Balcony in sq. ft.	Hydro meters
71	1006	10	vacant and renovated ready to be rented	390	0	1700	3,5		1	0	
72	1007	10		443	1550	1700	3,5		1	57	
73	1101	11	Vacant to be renovated	475	0	1700	3,5		1	0	
74	1102	11		308	952	1400	1,5	1		57	
75	1103	11		308	690	1400	1,5	1		57	
76	1104	11		308	1320	1400	1,5	1		57	
77	1105	11		568	1040	1800	3,5		1	57	
78	1106	11		390	1184	1700	3,5		1	0	
79	1107	11		443	1509	1700	3,5		1	57	
								33	46		
			Total rented as of July 1 2026 (monthly)		**$68 376**						
			Total rented as of July 1 2026 (yearly)		**$820 512**						
			Add units used by ownership group (potential rents)		**$151 800**						
			Add vacant units (potential rents)		**$190 800**						
			Total gross revenues when adding vacant units (yearly)		**$1 163 112**						

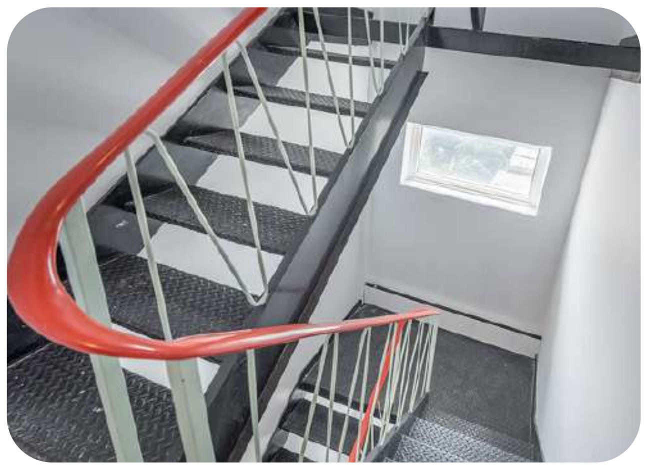
Photos exterior 250 Saint Joseph East

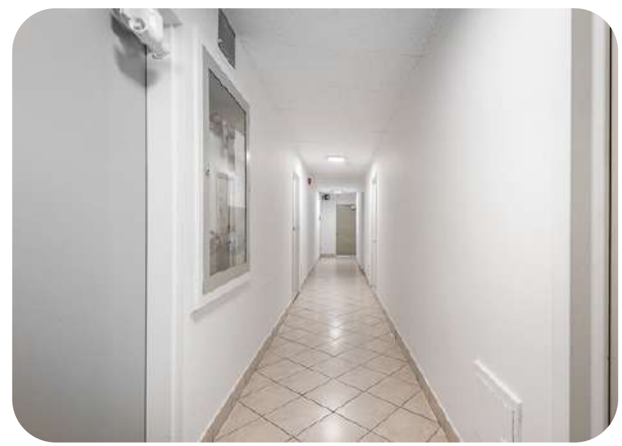
Photos common areas 250 Saint Joseph East



Photos common areas 250 Saint Joseph East





3 ½ unit - 250 Boulevard Saint Joseph est

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1 ½ unit - 250 Boulevard Saint Joseph est






Listing broker contact information

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Mikael has been active in the real estate industry since 2003 and brings extensive transactional experience across the residential, multi-residential, and commercial sectors. He is a Chartered Real Estate Broker and is also an AEO -certified with the OACIQ.

Mikael is actively involved in every stage of the transaction, from offer presentations and negotiations through due diligence and the successful closing of each sale. His rigorous and methodical approach to market analysis and property valuation, attention to detail, and unwavering commitment to his clients' best interests enable him to consistently achieve their objectives while ensuring transactions are completed with a high level of satisfaction, both in terms of results and throughout the transactional process.

Mikael holds a Bachelor's degree in Computer Engineering from McGill University. His personal closed real estate transaction volume exceeds $560 million.