

# Cote-des-Neiges

20 Large residential Units | 8 indoor parking spots

Asking price \$3,634,000 / \$181,700 per unit

14 X large 3 ½ units , 6 X large X 4 ½ units



3110 – 3120 Avenue Linton, Montreal, Quebec H3S 1S6

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# Overview

## 3110 – 3120 Avenue Linton



Succession sale. First time on the market since 2002 3110-3120 Avenue Linton has been owned and managed by the same ownership group since 2002. It has 20 large units located in the Cote Des Neiges Borough.

**Borough:** The borough of Cote Des Neiges, of Montreal's 19 boroughs, is number one in population size (Note 1). On a surface area of 21.4 square kilometers, it has 166,520 inhabitants, representing 9.8% of Montreal's population.

**Location:** This location is a AAA location, with a Walkscore of 90 (Note 2). It is within walking distance to all services, including HEC Montreal, the University of Montreal, 2 Metro Stations (University of Montreal and Cote Des Neiges), and 2 of Montreal's most important hospitals (Jewish General Hospital and CHU Sainte-Justine). The demographics (Note 3) are phenomenal, with an estimated population growth of 2.4% from 2022 to 2027, a median age of 33.7, and an average household income of \$77,124.

All the units are large 3.5 and 4.5 units. There are 4 total units in the basement (2 per building) and the rest of the units are 4 per floor per building (there are 2 buildings: 3110 Avenue Linton and 3120 Avenue Linton, each building has 10 units for a total of 20 units).

(1) Source: Borough of Cote Des Neiges Demographic information, May 2018 report.

(2) Source: Walkscore.com

(3) Source Tetrad, 1 Km radius

++ See Offer Process Page For Tour Details & Offer Submission

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# Overview

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**Unit sizes:** The units are very spacious (each building has a surface area of 3,568 square feet per floor for 4 units on levels 1 and 2; the basement units are spacious as well). 2 basement units per building (4 total)

**Building condition:** The rented units are older but clean. Most of the windows were replaced from 2014 to 2021. The roofs are approximately 10 years old for one building and 15 years old for the second building (no receipts are available for the roofs) and are in acceptable condition.

In recent years one of the buildings had the furnace and hot water tank replaced. Both buildings have the piezos done.

Three of the basement units need to be renovated, and the properties are priced accordingly.

**Central fire alarm system** For both buildings, 3110 and 3120 Avenue Linton, the fire alarm system was installed in 2021 in accordance with the 1995 CBCS norms, with an addressable system.

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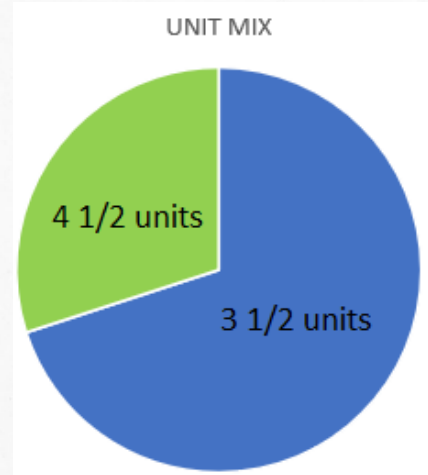
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# Overview

## 3110 – 3120 Avenue Linton



3110 - 3120 Avenue Linton	
Floors:	2 + basement level
Units:	20 X Residential Units
Unit Mix:	14 X 3 1/2 , 6 X 4 1/2
Building area:	1,328.55 m <sup>2</sup>   14,300 ft <sup>2</sup> from 2023 certificate of location
Lot Area:	1,162.80 m <sup>2</sup>   12,516 ft <sup>2</sup> per Role Foncier
Building Dimensions	29.94 m X 24.98 m ( 98.23 ft X 81.96 ft) as per Certificate of Location (2023)
Year Built:	1953 as per Role foncier city of Montreal
Heating / Hot water	
3110 Avenue Linton:	Gas furnace and hot water, paid for by landlord
Heating / Hot water	
3120 Avenue Linton:	Gas furnace (heating only) and hot water (electric), paid for by landlord
Appliances:	As per the leases in place, 18 / 20 units belong to landlord
Parking:	4 indoor parking spots per building, 8 indoor total spots
Laundry machines:	Belong to the landlord
Cadastre Numbers:	2173536 and 2173535 Cadastre of Quebec
City assessment	\$1,325,600 (land) \$2,904,700 (building), \$4,230,300 (total) July-1-2021 reference
Parking :	The parking has a total of 8 indoor parking spots

# 3110 – 3120 Avenue Linton



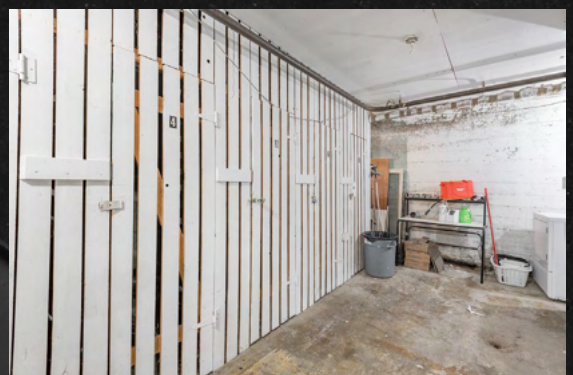
# Common Area

## 3110 Avenue Linton



# Common Area

## 3120 Avenue Linton



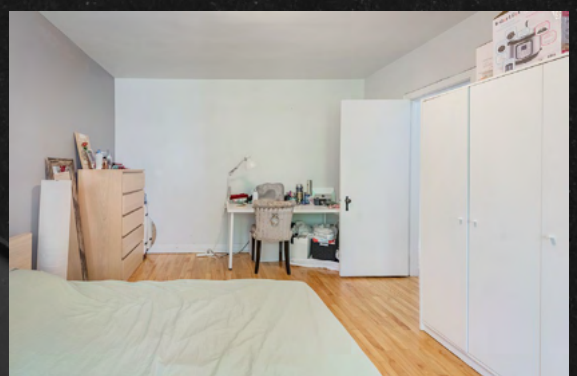
# 3.5 unit layout 3110 – 3120 Avenue Linton





# 4.5 unit layout

3110 – 3120 Avenue Linton



# Offer Process

Baron Realty (the “Agency”) has been retained on an exclusive basis by the Vendor to arrange the sale of **3110 – 3120 Avenue Linton (the “Property”)**.

## OFFER PROCESS AND KEY DATES

**Offers welcome anytime after , Thursday August 22, 2024. All offers must be irrevocable for at least 3 business days following the date of submission.** Proof of funds for down payment and placement of deposit will be within three (3) business days of accepted offer. Upon accepted offer, the buyer will obtain access to all due diligence documents in a secure online folder. Additional documents shall only be provided if they become available to the Vendor.

Virtual tour of several units and all common areas is available; ***Site visits may be arranged before an accepted offer.*** The Agency shall direct the process of all visits/inspections.

The Vendor retains the right to not respond to rejected offers. The Agency shall inform any party that will not be receiving a written response, via email.

The sale is a succession sale, with **no legal warranty**. Sold as is where is to the risks and perils of the purchaser.



**3110 – 3120 Avenue Linton , Cote-des-Neiges (Montreal), QC H3S 1S6**  
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# Disclaimers and Confidentiality

## MEMORANDUM CONTENTS

This Confidential Investment Memorandum (“CIM”) is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM provides selective information relating to certain physical, locational and financial characteristics of the Property.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or the Broker or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

## CONFIDENTIALITY

By accepting this CIM, prospective purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Broker. Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, Baron Realty or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide the Broker with a list of those persons to whom this CIM or any information contained herein is provided.

## OTHER

Baron Realty has meticulously reviewed all the leases and available expense documents, including utility bills, insurance bill, municipal and school taxes. To the best of our knowledge, the information presented in the marketing flyer is accurate regarding the rents and expenses. However, the models we have provided for potential rents, achievable financing, net present value, and internal rate of return have been created by Baron Realty, and we cannot assure their accuracy. It is incumbent upon the buyer to perform their own due diligence. Neither the seller nor the listing agency, Baron Realty, can warrant the outcomes of these models. We strongly advise you to conduct your own research and analysis.



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