

7211-7219 St-Denis

4,900,000 \$

Villeray

12 res. & 1 comm.



Semi-Commercial



Financial Overview

GROSS POTENTIAL REVENUE	313,152 \$
TOTAL EXPENSES	77,826 \$
NET REVENUE	225,350 \$
MUNICIPAL EVALUATION	4,096,000 \$

CAPITALIZATION
RATE

4.59 %

NET REVENUE
MULTIPLIER

21.74

RETURN ON
CASH FLOW

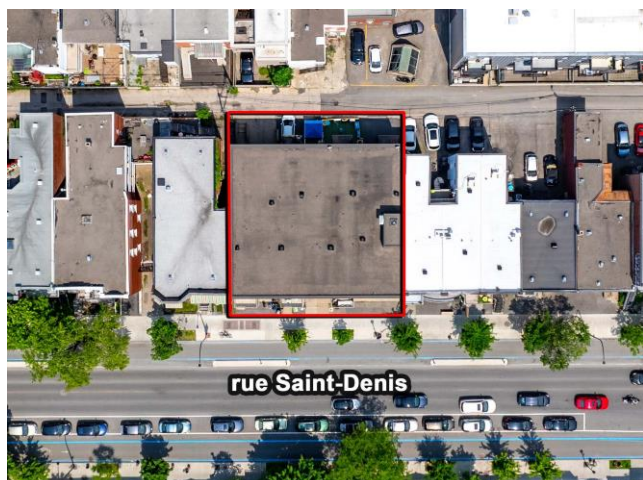
4.09 %

RETURN ON
INVESTMENT

6.73 %

Highlights

- Beautiful semi-commercial property located in the heart of Villeray
- Prime location, just 150 m from Jean-Talon metro station
- Steps away from Jarry Park and Jean-Talon Market
- Solid commercial tenant with a long-term lease in place
- Residential tenants pay for their own heating and hot water
- Numerous renovations over the years, including:
 - Balconies, brickwork (\$115K), windows (\$117K), patio doors, and more
- Owned by the same family since its construction in 1978
- Rents are below market value with excellent revenue growth potential
- Commercial space represents 21.7% of the building square footage
- Possibility to qualify for a CMHC MLI SELECT financing
- A rare opportunity not to be missed!



7211-7219 St-Denis

4,900,000 \$

Villeray

12 res. & 1 comm.



Residential

Studio	1 ½	0
Alcove	2 ½	0
1 bdrm	3 ½	8
2 bdrm	4 ½	4
3 bdrm	5 ½	0
4 bdrm +	6 ½+	0
Total Units	12	



Commercial

Commercial	1
Total Units	1



Parking

Parking	0
Garage	8
Storage	0
Total Spaces	8

General Information

Zoning	Semi-Commercial
Cadastral	2334254
Building Type	Attached
Floor Nb.	3
Year Built	1979
Lot Area	6,750 sq.ft
Building Area	4,980 sq.ft
Stove	Tenants
Refrigerator	Tenants
Washer	Tenants
Dryer	Tenants
Elevator	None
Wash/Dry Hookups	In all units
Dishwasher Hookups	
Pool	None
Furnished	None
AC units	A/C in all units
Basement	Garage
Fireplace	None
Intercom	Yes

Location

Main Artery	St-Denis
Intersection	St-Denis / Jean-Talon
Shopping Center	Plaza St-Hubert
Metro Station	Jean-Talon metro (100 m)
Bus	31, 92, 93
School	UdeM, Ahuntsic Cegep
Hospital	Jean-Talon Hospital
Attraction	Jarry Park

Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	

Building Overview

Roof	Elastomeric membrane (2011)
Windows	Windows replaced (2023 117,000\$)
Balconies	Balconies replaced recently Patio doors replaced recently
Exterior Walls	Brick façade extensive work (2023 115,000\$) Steel deck concrete construction
Electricity	100 AMP in the units
Plumbing	Automatic leak detection system and shut off valve
Heating System	Electrical heating paid by the tenants Wall mounted A/C in all the units (2023)
Hot Water Tanks	Electrical hot water paid by the tenants
Elevator	None
Garage	Underground parking 8 interior garage spaces
Bathrooms	Some apartments were renovated over the years
Kitchens	Some apartments were renovated over the years
Certificate of Location	1979 A new certificate of location has been ordered by the seller.
Environmental Report	A new Phase 1 has been ordered by the seller.

Notes

- Zoning: C.2, H.3-H.4 (Commercial, multi-residential) | Zone C02-200
- The commercial surface represents 21.7% of the total building square footage.

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

Revenue & Expenses

7211-7219 St-Denis

4,900,000 \$

Villeray

12 res. & 1 comm.

RESIDENTIAL						
Type	Units	%	Avg	Annual \$	%	
Studio	1 ½	0	0%	0 \$	0 \$	0%
Alcove	2 ½	0	0%	0 \$	0 \$	0%
1 bdrm	3 ½	8	67%	1,173 \$	112,572 \$	64%
2 bdrm	4 ½	4	33%	1,323 \$	63,492 \$	36%
3 bdrm	5 ½	0	0%	0 \$	0 \$	0%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
Total	3.83	12		1,223 \$	176,064 \$	

COMMERCIAL				
Type	Size	Units	Annual \$	\$/sq.ft
Commercial Space	4,330	1	93,888 \$	21.68 \$
Total	4,330	1	93,888 \$	21.68 \$

REVENUE

		\$	%	Notes
Revenue - Residential	12	176,064 \$	56%	
Revenue - Commercial	1	93,888 \$	30%	
Revenue - Garage	8	16,800 \$	5%	Estimated
Revenue - Parking	0	0 \$	0%	
Revenue - Laundry		0 \$	0%	
Revenue - Storage		0 \$	0%	
Revenue - Other			0%	
Revenue - Recovery of Expenses		26,400 \$	8%	
GROSS POTENTIAL REVENUE		313,152 \$	100%	
Vacancies - Residential		5,282 \$	3.0%	CMHC normalized
Vacancies - Commercial		4,694 \$	5.0%	CMHC normalized
Vacancies - Parking		0 \$	0.0%	
GROSS EFFECTIVE REVENUE		303,176 \$		

EXPENSES

Taxes - Municipal	35,636 \$	11.8%	2025 invoice
Taxes - School	2,788 \$	0.9%	2025-2026 invoice
Taxes - Water	0 \$	0.0%	
Taxes - Garbages	0 \$	0.0%	
Taxes - Special	0 \$	0.0%	
Natural Gas	0 \$	0.0%	
Electricity	564 \$	0.2%	
Insurance	11,415 \$	3.8%	
Lawn Care / Snow Removal	0 \$	0.0%	
Garbage Removal	0 \$	0.0%	
Elevator	0 \$	0.0%	
Alarm	0 \$	0.0%	
Contract - Other	0 \$	0.0%	
Contract - Other	137 \$	0.1%	
Repairs & Maintenance	7,579 \$	2.5%	CMHC normalized
Reserve - Appliances	0 \$	0.0%	No appliances
Superintendent - Janitor	4,548 \$	1.5%	CMHC normalized
Administration	15,159 \$	5.0%	CMHC normalized
Other Expense	0 \$	0.0%	
TOTAL EXPENSES	77,826 \$	25.7%	
NET REVENUE	225,350 \$	74.3%	

Investment Analysis

7211-7219 St-Denis

4,900,000 \$

Villeray

12 res. & 1 comm.

FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		Conventional	
LISTED PRICE	4,900,000 \$		4,900,000 \$		4,900,000 \$	
LOAN AMOUNT	3,450,000 \$	70.4 %	3,050,000 \$	62.2 %	2,575,000 \$	52.6 %
Lender	CMHC MLI Select		CMHC (regular)		Estimated Conventional	
Rate	3.75 %		3.75 %		5.00 %	
Amortization	40		40		25	
Term	5		5		5	
Maturity Date						
Monthly Payment	13,826 \$		12,223 \$		14,976 \$	
Debt Coverage	1.36		1.54		1.25	
CASH TO PURCHASE	1,450,000 \$	29.6 %	1,850,000 \$	37.8 %	2,325,000 \$	47.4 %

RETURN

Net Revenue	225,350 \$	225,350 \$	225,350 \$
Mortgage Annual Cost	165,914 \$	146,677 \$	179,716 \$
Cash Flow	59,436 \$	78,672 \$	45,634 \$
Return on Cash Flow	4.09 %	4.25 %	1.96 %
Return on Investment	6.73 %	6.07 %	4.26 %
G.R.M.	15.65	15.65	15.65
N.R.M.	21.74	21.74	21.74
Cap. Rate	4.59 %	4.59 %	4.59 %

RETURN ON
CASH FLOW

4.09 %

RETURN ON
INVESTMENT

6.73 %

CAPITALIZATION
RATE

4.59 %

Notes

- Option 1: New CMHC MLI SELECT 50 points financing with the energy efficiency criteria.
- Option 2: New regular CMHC financing.
- Option 3: New Conventional financing (25 years amortization).

7211-7219 St-Denis

Villeray

12 res. & 1 comm.

#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	2	7211	01	3.5	1,103 \$	1,500 \$	397 \$	
2	2	7211	02	4.5	905 \$	1,850 \$	945 \$	
3	2	7211	03	3.5	1,339 \$	1,500 \$	161 \$	
4	2	7211	04	3.5	1,319 \$	1,500 \$	181 \$	
5	2	7211	05	4.5	1,460 \$	1,850 \$	390 \$	
6	2	7211	06	3.5	929 \$	1,500 \$	571 \$	
7	3	7211	07	3.5	1,208 \$	1,500 \$	292 \$	
8	3	7211	08	4.5	1,601 \$	1,850 \$	249 \$	
9	3	7211	09	3.5	1,321 \$	1,500 \$	179 \$	
10	3	7211	10	3.5	788 \$	1,500 \$	712 \$	
11	3	7211	11	4.5	1,325 \$	1,850 \$	525 \$	
12	3	7211	12	3.5	1,374 \$	1,500 \$	126 \$	
13	G	7211	Garage	Garage	175 \$	175 \$	0 \$	Estimated
14	G	7211	Garage	Garage	175 \$	175 \$	0 \$	Estimated
15	G	7211	Garage	Garage	175 \$	175 \$	0 \$	Estimated
16	G	7211	Garage	Garage	175 \$	175 \$	0 \$	Estimated
17	G	7211	Garage	Garage	175 \$	175 \$	0 \$	Estimated
18	G	7211	Garage	Garage	175 \$	175 \$	0 \$	Estimated
19	G	7211	Garage	Garage	175 \$	175 \$	0 \$	Estimated
20	G	7211	Garage	Garage	175 \$	175 \$	0 \$	Estimated

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	3.83
RESIDENTIAL	12 Units	14,672 \$	176,064 \$	19,400 \$	232,800 \$	4,728 \$	56,736 \$	
OTHER REVENUES		1,400 \$	16,800 \$	1,400 \$	16,800 \$	0 \$	0 \$	
GRAND TOTAL		16,072 \$	192,864 \$	20,800 \$	249,600 \$	4,728 \$	56,736 \$	

Residential - Rent Roll Statistics

7211-7219 St-Denis

Villeray

12 res. & 1 comm.

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	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	8	1,173 \$	788 \$	1,374 \$	9,381 \$	112,572 \$	1,500 \$	12,000 \$	144,000 \$	327 \$	2,619 \$	31,428 \$
2 bdrm	4 ½	4	1,323 \$	905 \$	1,601 \$	5,291 \$	63,492 \$	1,850 \$	7,400 \$	88,800 \$	527 \$	2,109 \$	25,308 \$
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	3.83	12	1,223 \$			14,672 \$	176,064 \$	1,617 \$	19,400 \$	232,800 \$	394 \$	4,728 \$	56,736 \$

AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market		
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$
Garage		8	175 \$	175 \$	175 \$	1,400 \$	16,800 \$	175 \$	1,400 \$	16,800 \$	0 \$	0 \$	0 \$
Parking		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
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: 0 D: 0					0 \$	0 \$		0 \$	0 \$		0 \$	0 \$
TOTAL						1,400 \$	16,800 \$		1,400 \$	16,800 \$		0 \$	0 \$

STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
7211	12	1,223 \$	14,672 \$	176,064 \$
Total	12	1,223 \$	14,672 \$	176,064 \$

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
2	6	1,176 \$	7,055 \$	84,660 \$
3	6	1,270 \$	7,617 \$	91,404 \$
TOTAL	12	1,223 \$	14,672 \$	176,064 \$

7211-7219 St-Denis

Villeray12 res. & 1 comm.

Address	Tenant Name	sq.ft.	Rent					Start	End	Notes
			Annual Gross	Recovery	Annual Net	\$/sq.ft.	% of Total			
7217	Garderie	4,330	93,888 \$	26,400 \$	120,288 \$	27.78 \$	100.00%	2023-09-01	2028-08-31	

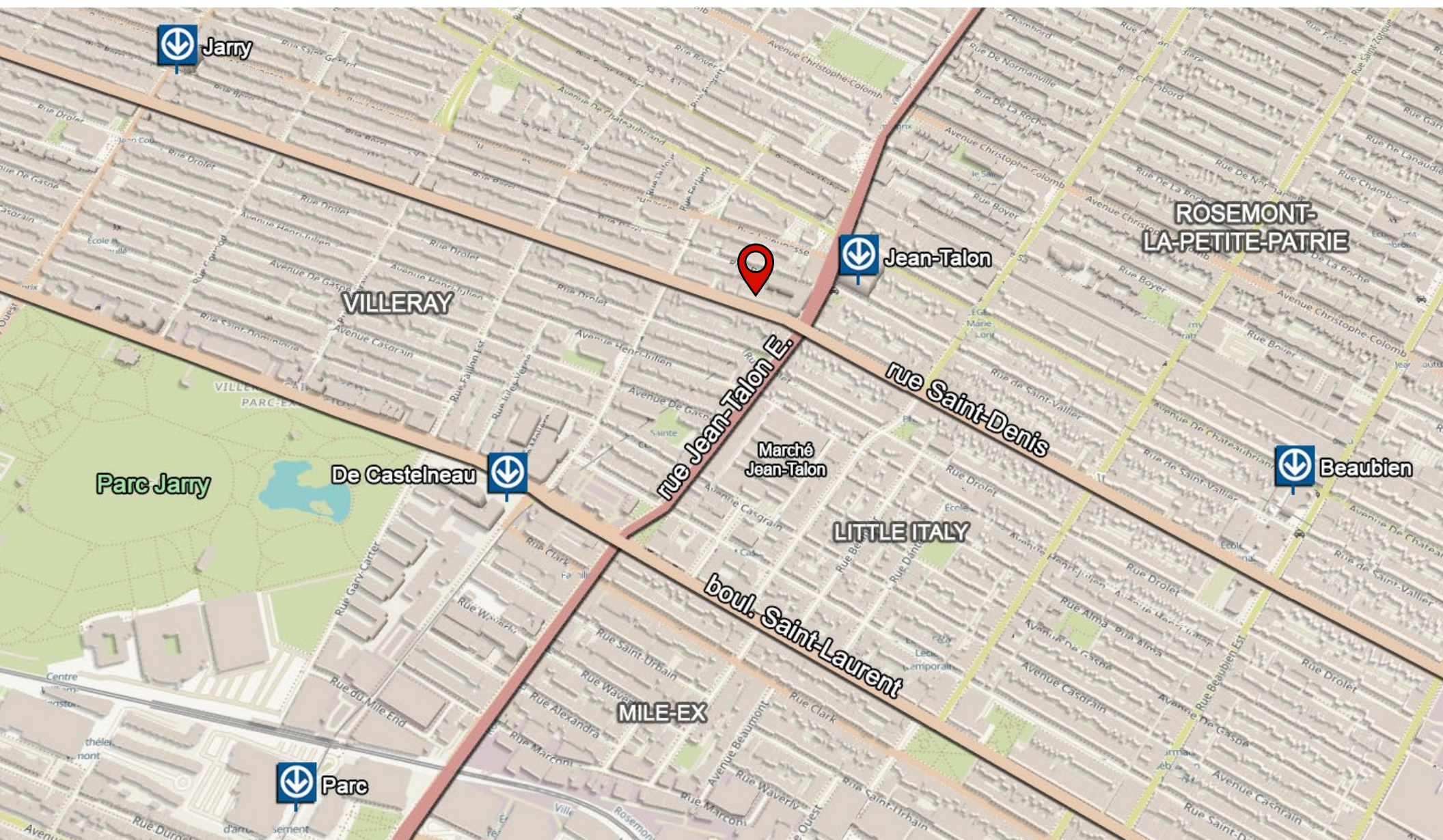
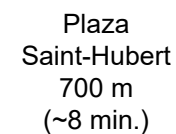
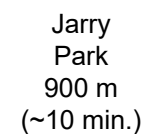
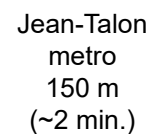
SUMMARY

Units	sq.ft.	Annual Gross	Recovery	Annual Net	\$/sq.ft.	% of Total
1	4,330	93,888 \$	26,400 \$	120,288 \$	\$27.78	100%

Notes

The lease renews in September with annual increase of the lowest of 3% or CPI.

7211-7219 ST-DENIS



THE LOCATION

7211-7219 ST-DENIS



ROSEMONT-LA-
PETITE-PATRIE

VILLERAY

rue Jean-Talon E.

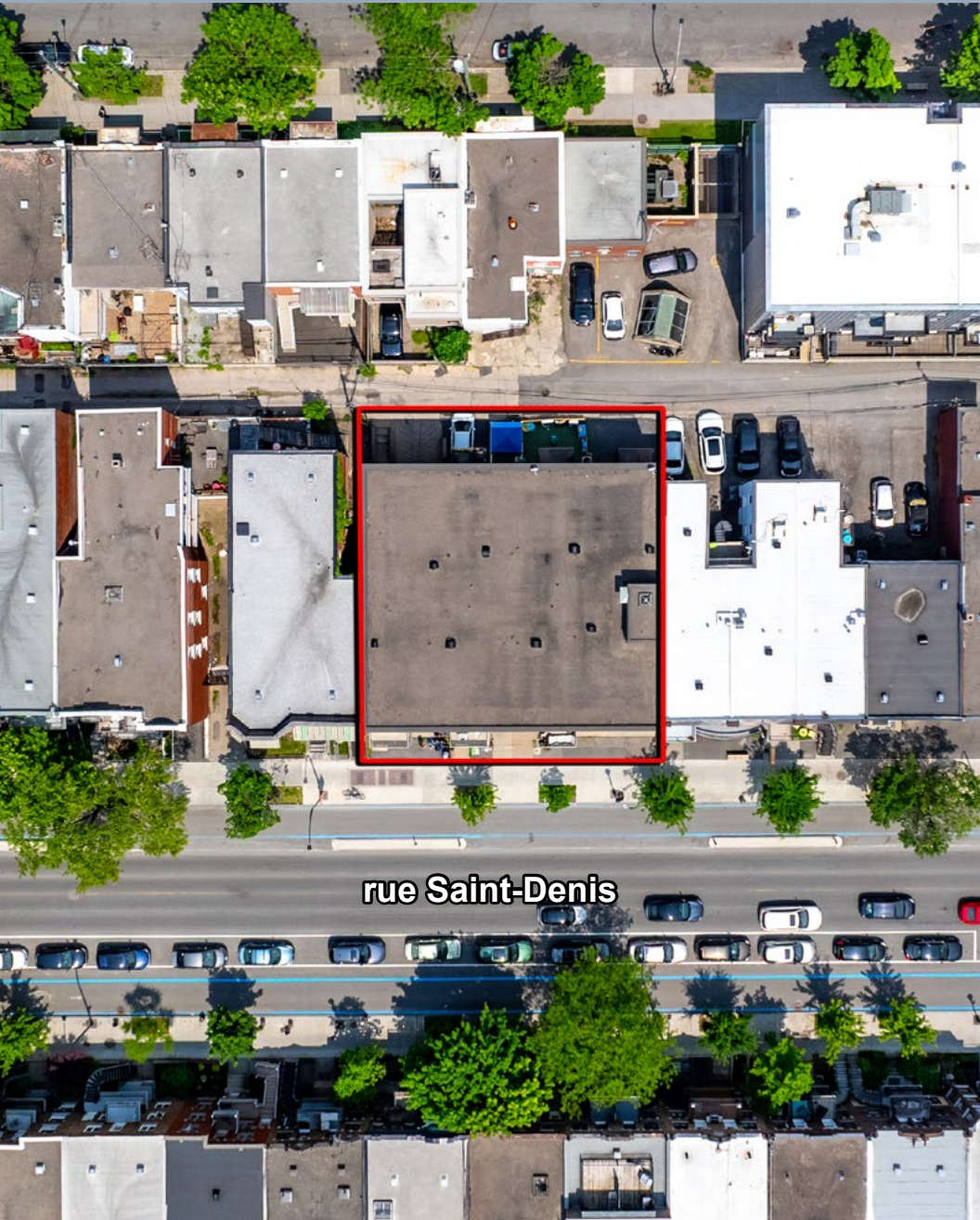


JEAN-TALON

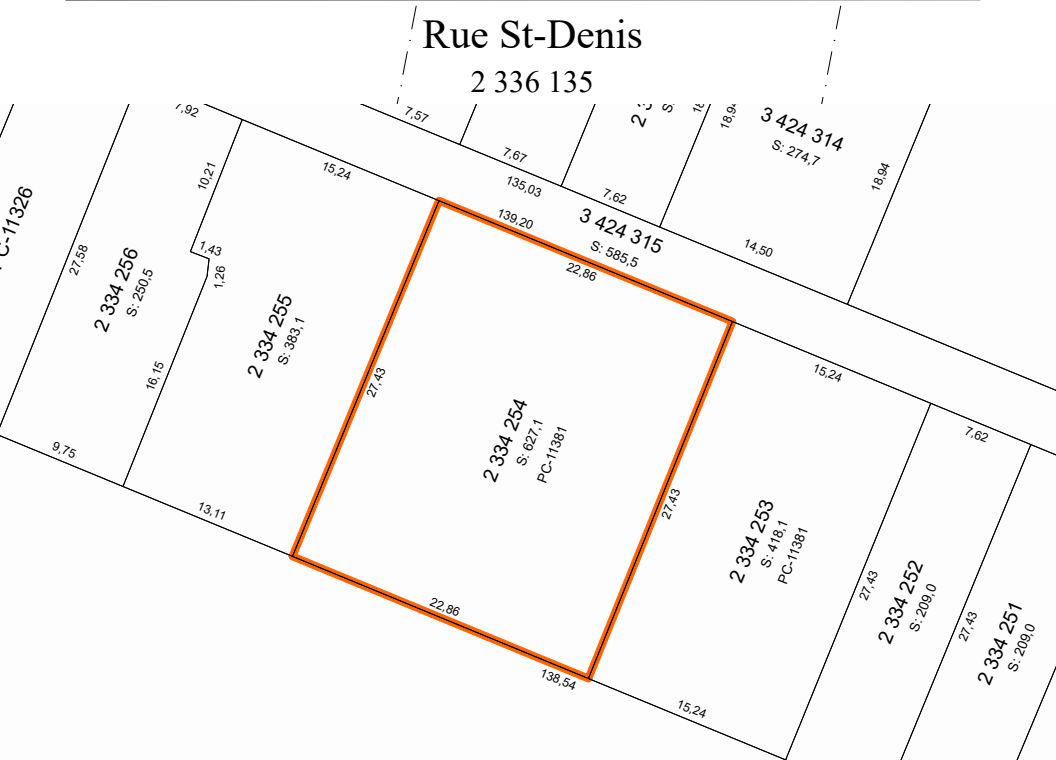
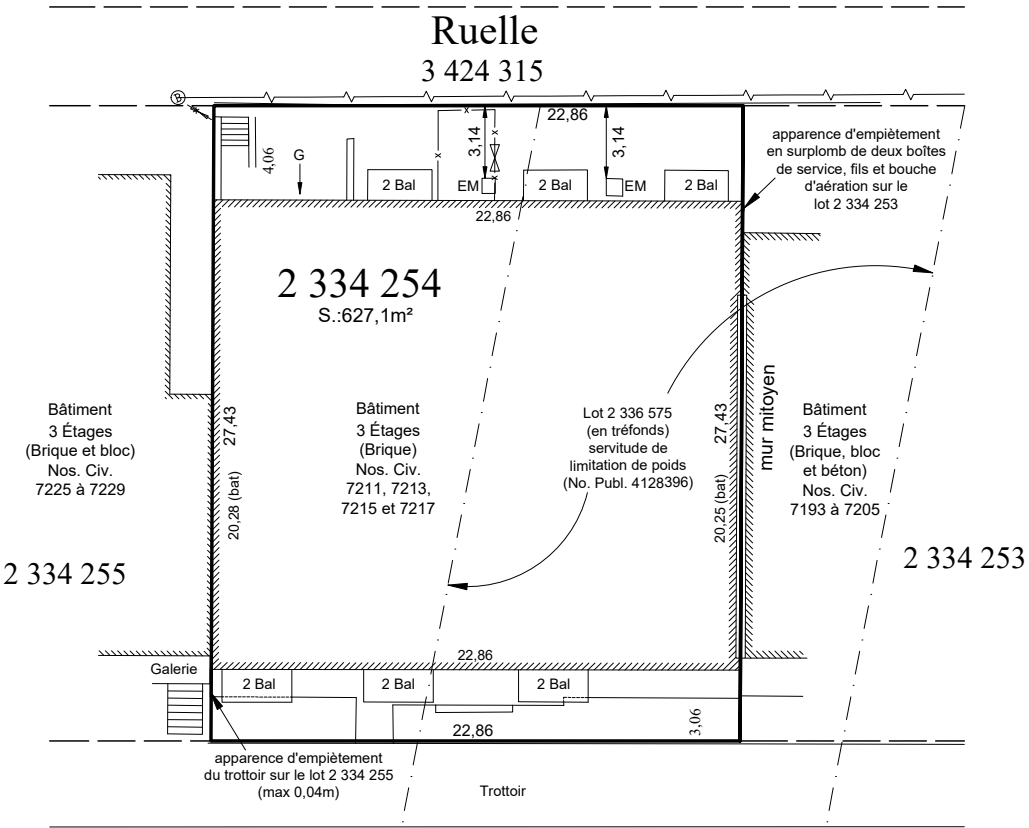
rue Saint-Denis

CERTIFICATE OF LOCATION

7211-7219 ST-DENIS



rue Saint-Denis



ZONING

7211-7219 ST-DENIS



Extrait du rôle d'évaluation foncière

Municipalité de Montréal
En vigueur pour les exercices financiers 2023-2024-2025

1. Identification de l'unité d'évaluation

Adresse :	7211 - 7219 Rue Saint-Denis
Arrondissement :	Arrondissement de Villeray - Saint-Michel - Parc-Extension
Numéro de lot :	2334254
Numéro de matricule :	9544-73-8036-1-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	3324
Numéro de compte foncier :	30 - F68422700

2. Propriétaire

Nom :	9330-2032 QUEBEC INC.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	5139 DE COURTRAI 300, MONTREAL QUEBEC, H3W 0A9
Date d'inscription au rôle :	2016-11-02

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale :	22,86 m	Nombre d'étages :	3
Superficie :	627,1 m ²	Année de construction :	1979
		Aire d'étages :	1 379,6 m ²
		Genre de construction :	
		Lien physique :	
		Nombre de logements :	12
		Nombre de locaux non résidentiels :	3
		Nombre de chambres locatives :	

4. Valeurs au rôle d'évaluation

Rôle courant	Rôle antérieur
Date de référence au marché : 2021-07-01	Date de référence au marché : 2018-07-01
Valeur du terrain : 877 900 \$	Valeur de l'immeuble au rôle antérieur : 2 305 100 \$
Valeur du bâtiment : 2 425 300 \$	
Valeur de l'immeuble : 3 303 200 \$	

5. Répartition fiscale

Catégorie et classe d'immeuble à des fins d'application des taux variés de taxation :	Non résidentielle classe 5, Six logements et plus
Valeur imposable de l'immeuble : 3 303 200 \$	Valeur non imposable de l'immeuble : 0 \$

Grille des usages et des normes

USAGES AUTORISÉS							ZONE : C02-200
Catégories d'usages autorisés		Principal					
Habitation			H.3	H.4	H.4	H.4	
Commerce		C.2					
Industrie							
Équipements collectifs et institutionnels							
Niveaux de bâtiment autorisés							
Rez-de-chaussée (RDC)		X					
Inférieurs au RDC		X					
Immédiatement supérieur au RDC (2 ^e étage)							
Tous sauf le RDC							
Tous les niveaux			X	X	X	X	
Autres exigences particulières							
Usages uniquement autorisés							
Usages exclus							
Nombre de logements maximal				4	6	8	
Superficie des usages spécifiques max (m ²)	200						
Distance entre deux restaurants min (m)	25						
Catégorie de débit de boissons alcooliques (A-B-C-D-E)							
Café-terrasse autorisé	X						

CADRE BÂTI

Hauteur							
En mètre	min/max (m)	0/12,5	0/12,5	0/12,5	0/12,5	0/12,5	
En étage	min/max	3/3	3/3	3/3	3/3	3/3	
Implantation et densité							
Largeur du terrain	min (m)	-	-	-	9	11	
Mode d'implantation (I-J-C)		C	C	C	C	C	
Taux d'implantation au sol	min/max (%)	35/65	35/65	35/65	35/65	35/65	
Densité	min/max	-	-	-	-	-	
Marges							
Avant principale	min/max (m)	3/54	3/4	3/4	3/4	3/4	
Avant secondaire	min/max (m)	-	-	-	-	-	
Latérale	min (m)	1,5	1,5	1,5	1,5	1,5	
Arrière	min (m)	3	3	3	3	3	
Apparence d'un bâtiment							
Pourcentage d'ouvertures	min/max (%)	10/40(i)	10/40(i)	10/40(i)	10/40(i)	10/40(i)	
Pourcentage de maçonnerie	min (%)	80 (i)	80 (i)	80 (i)	80 (i)	80 (i)	
Patrimoine							
Secteur d'intérêt patrimonial	(A, AA, B, F)	AA					

AUTRES DISPOSITIONS

Dispositions particulières	
Articles visés	-
Autres dispositions particulières	
(i) Ces normes peuvent être plus restrictives pour les interventions assujetties au Chapitre VIII du Titre II intitulé « Secteurs et immeubles d'intérêt patrimonial et bâtiments d'intérêt patrimonial et architectural hors secteur de valeur ».	
Enseignes	
Catégorie d'affichage	A-1
Règlements discrétionnaires	
PIIA (secteur)	1
PAE	-

MISES À JOUR

01-283-108 (2021-01-19), 01-283-113 (2022-05-18)
01-283-116 (2023-04-04), 01-283-119 (2024-09-03)

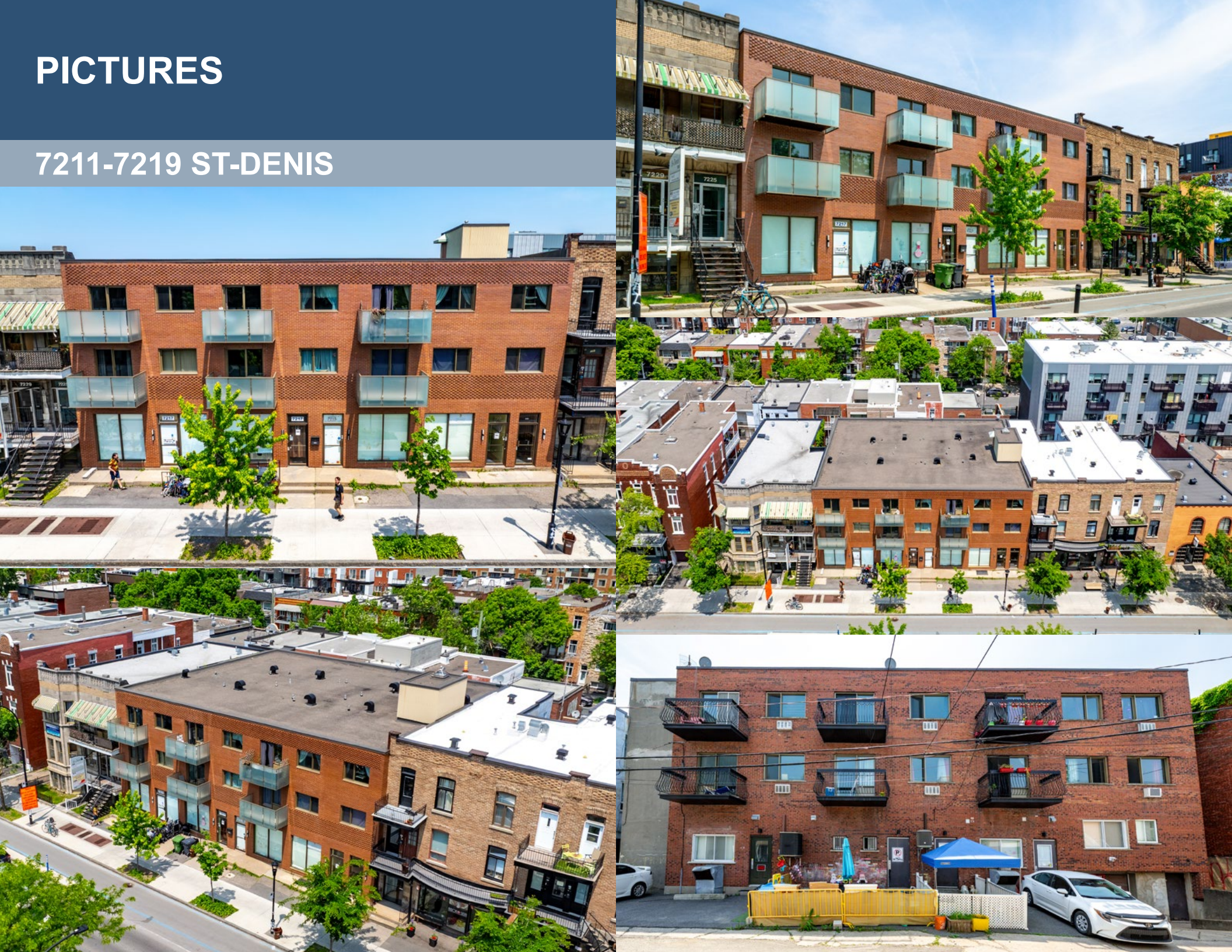
CARTE DE LA ZONE



****Cette grille contient des dispositions applicables à la zone concernée. D'autres dispositions, dont celles générales, se retrouvent dans le texte du règlement.**

PICTURES

7211-7219 ST-DENIS



St-Denis 7211 - 01



St-Denis 7211 - 02



St-Denis 7211 - 03



St-Denis 7211 - 04



St-Denis 7211 - 05



St-Denis 7211 - 06



St-Denis 7211 - 07



St-Denis 7211 - 08



St-Denis 7211 - 09



St-Denis 7211 - 10



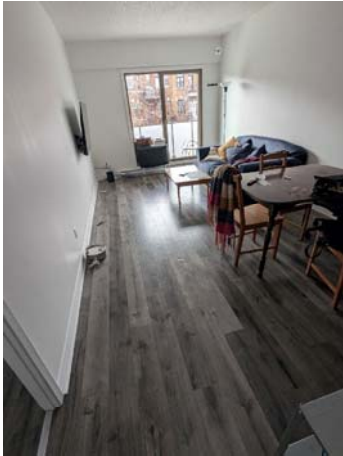
St-Denis 7211 - 11



St-Denis 7211 - 12



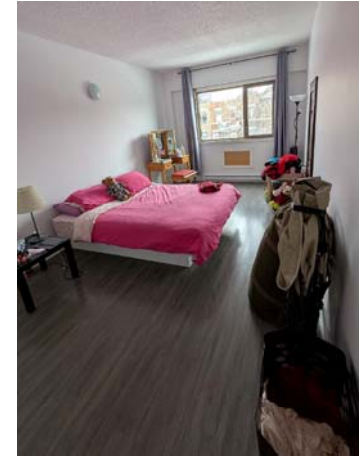
St-Denis 7211 - 13



St-Denis 7211 - 14



St-Denis 7211 - 15



St-Denis 7211 - 16



St-Denis 7211 - 17



St-Denis 7211 - 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 towards 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



Michel Knot
Real Estate Broker AEO
514.683.6666 x101
michel@immeublesgloria.com



IMMEUBLES GLORIA
Real Estate Agency