

FOR SALE

2265 MADISON AVENUE, MONTRÉAL, QC

MULTIFAMILY
INVESTMENT
OPPORTUNITY



Marcus & Millichap
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PROPERTY OVERVIEW

28-unit multi-residential property located in the heart of Côte-des-Neiges, one of Montreal's most established and desirable neighborhoods. The building offers approximately 15,039 square feet of rentable space and is situated in a quiet, well-established residential area with strong tenant demand.

Residents enjoy a wide range of amenities within walking distance, including shops, restaurants, services, and parks. The property is also close to several schools, making it attractive to both families and students. Public transit is conveniently accessible, with bus stops within reasonable walking distance and the Vendôme metro station just a 6-minute drive away. The building also benefits from quick access to Highways 15 and 20, allowing easy connectivity to downtown Montreal and surrounding areas.

In close proximity to major institutions such as Shriners Hospitals for Children, the MUHC Glen site, and Université de Montréal, this property represents a stable and strategic investment with strong rental income and long-term growth potential.



SALIENT DETAILS

Address	2265 Madison Avenue
Building Type	Multi-family
Legal Description	2 605 489
Year Built	1973
Residential Units	28
Total Area	±15,039 SF
Storeys	3
Parking	7 interior stalls

HIGHLIGHTS

-  Excellent Accessibility
-  Strategic Urban Location
-  High Rental Demand in a School-Rich Area
-  Walkable Community Amenities
-  35% of the apartments have been fully renovated, offering strong potential upside

# Units	Unit Type	Renovated Units
4	Studio	1
3	2 1/2	N/A
18	3 1/2	8
3	4 1/2	1



PROPERTY SPECIFICATIONS

Foundation	Poured concrete
Frame	Wood
Exterior walls	Brick
Openings	Fixed thermos-pane and aluminium sliding windows
Windows	Aluminium sliding
Roof	Tar and gravel
Flooring	Lobby: Terrazzo Common areas: Carpeting and ceramic tiles Living areas: Hardwood, floating vinyl and ceramic tile
Ceiling finish	Drywall and stipple ceiling
Lighting	Incandescent and fluorescent
Heating & Air Conditioning	Natural gas fired hot water
Fire Protection	Emergency light fixtures, smoke detectors and fire extinguishers



FINANCIAL OVERVIEW - NORMALIZED ACTUAL REVENUE MODEL

INCOME STATEMENT DATE		2025-05-01	
Rental income		\$353,184	
Parking Income		\$-	
Rent increase		\$-	
Retail Income		\$-	
Commercial Income		\$-	
Storage Income		\$-	
Other		\$-	
Internet		\$-	
Gross Income	\$353,184	Vacancy Ratio	
Vacancy	\$(10,596)	3.00%	
Bad Debt	\$-		
Effective Gross Income	\$342,588		

EXPENSES		EXPENSE RATIOS	CMHC BENCHMARKS
Property Taxes	\$32,482	9.48%	Actual
Insurance	\$14,621	4.27%	Actual
Utilities	\$26,254	7.66%	Actual
Maintenance and Repair	\$17,080	4.99%	610 / Unit
Management	\$17,129	5.00%	5.00%
Salaries	\$10,220	2.98%	365 / Unit
Appliance Reserve	\$6,720	1.96%	60 / Appliance
A/C Reserve	\$-	0.00%	190/Unit
Elevator Reserve	\$-	0.00%	300/Elevator
Other	\$-	0.00%	Actual
Total Operating Expenses	\$124,506		
Op Ex. %		36.34%	

NOI	\$218,082
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NOTES

- Revenue based on current rents in place and vacant units being rented at market value.
- 3% vacancy ratio is applied for stabilized income.
- CMHC expense benchmarks applied for wood frame buildings.

CURRENT LOAN STANDARD CMHC SCENARIO	
Current LTV	83%
Current Loan Balance	\$5,164,644
Equity Investment	\$1,035,357
Base Rate (Based on 5Y CMB)	2.87%
Interest Rate	3.67%
Amortization	50Y
Loan Term	5Y
Year 1 Principal	\$36,443
Yearly 1 Interest	\$188,109
Yearly Debt Payment	\$224,552

FINANCIAL OVERVIEW - FULL POTENTIAL REVENUE MODEL

INCOME STATEMENT DATE		2025-05-01
Rental Income		\$451,668
Parking Income		\$-
Rent Increase		\$-
Retail Income		\$-
Commercial Income		\$-
Storage Income		\$-
Other		\$-
Internet		\$-
Gross Income	\$451,668	Vacancy Ratio
Vacancy	\$(13,550)	3.00%
Bad Debt	\$-	
Effective Gross Income	\$438,118	

EXPENSES		EXPENSE RATIOS	CMHC BENCHMARKS
Taxes	\$32,482	7.41%	Actual
Insurance	\$14,621	3.34%	Actual
Utilities	\$26,254	5.99%	Actual
Maintenance and Repair	\$17,080	3.90%	610 / Unit
Management	\$21,906	5.00%	5.00%
Salaries	\$10,220	2.33%	365 / Unit
Appliance Reserve	\$6,720	1.53%	60 / Appliance
A/C Reserve	\$-	0.00%	190/Unit
Elevator Reserve	\$-	0.00%	300/Elevator
Other	\$-	0.00%	Actual
Total Operating Expenses	\$129,283		
Op Ex. %		29.51%	

NOI	\$308,835
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NOTES

- Revenue is based on fully realized lease potential of the building.
- 3% vacancy ratio is applied for stabilized income.
- CMHC expense benchmarks applied for wood frame buildings.

CURRENT LOAN STANDARD CMHC SCENARIO	
Current LTV	83%
Current Loan Balance	\$5,164,644
Equity Investment	\$1,035,357
Base Rate (Based on 5Y CMB)	2.87%
Interest Rate	3.67%
Amortization	50Y
Loan Term	5Y
Year 1 Principal	\$36,443
Yearly 1 Interest	\$188,109
Yearly Debt Payment	\$224,552
Cash Flow After Debt Service	\$84,283

LOCATION OVERVIEW



DEMOGRAPHICS	2km
Total Population	76,544
2028 Projection	81,926
Annual Growth (2023–28)	1.4%
Daytime Population	69,039
Households (2023)	35,319
Avg. Household Size	2.2

Map



2265 MADISON AVENUE

GALLERY



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