

3375 Géliveau

2,500,000 \$

St-Hubert

8 units



Residential



## Financial Overview

|                         |              |
|-------------------------|--------------|
| GROSS POTENTIAL REVENUE | 151,560 \$   |
| TOTAL EXPENSES          | 29,649 \$    |
| NET REVENUE             | 117,364 \$   |
| GRM                     | 16.50        |
| NRM                     | 21.30        |
| MUNICIPAL EVALUATION    | 1,483,500 \$ |

COST PER UNIT

312,500 \$

CAPITALIZATION RATE

4.69 %

RETURN ON CASH FLOW

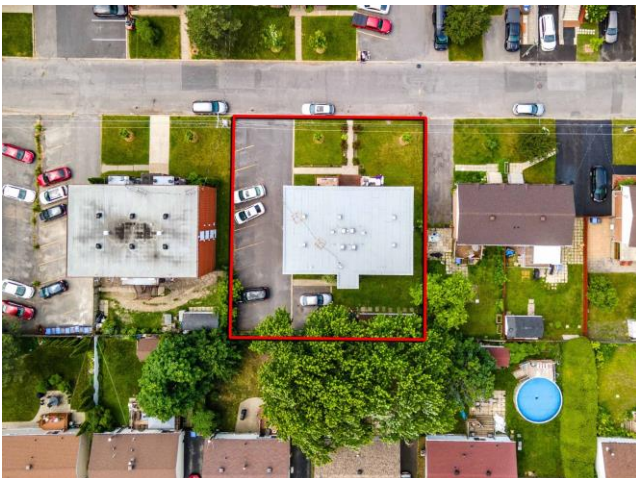
3.01 %

RETURN ON INVESTMENT

8.92 %

## Highlights

- Gorgeous 8-plex located in the heart of St-Hubert
- Good location near all services, transports, parks and amenities
- DIX30 and Promenades St-Bruno are 15 minutes away
- 8 large apartments of over 1,000 sq.ft. each
- Each tenant has a parking space and a storage locker
- Electric heating and hot water paid by the tenants
- Washer/dryer and dishwasher hookups in all the units
- 5 apartments renovated in the last 5 years
- 3 units still have below-market rents, lots of room for optimization
- Possibility of CMHC MLI Select financing
- Possibility to purchase with minimal down payment
- Amazing investment opportunity in a great neighborhood



3375 Gélinau

2,500,000 \$

St-Hubert

8 units



## Residential

|                    |          |   |
|--------------------|----------|---|
| Studio             | 1 ½      | 0 |
| Alcove             | 2 ½      | 0 |
| 1 bdrm             | 3 ½      | 0 |
| 2 bdrm             | 4 ½      | 0 |
| 3 bdrm             | 5 ½      | 8 |
| 4 bdrm +           | 6 ½+     | 0 |
| <b>Total Units</b> | <b>8</b> |   |



## Commercial

|                    |          |
|--------------------|----------|
| Commercial         | 0        |
| <b>Total Units</b> | <b>0</b> |



## Parking

|                     |           |
|---------------------|-----------|
| Parking             | 12        |
| Garage              | 0         |
| Storage             | 8         |
| <b>Total Spaces</b> | <b>20</b> |

## General Information

|                    |               |
|--------------------|---------------|
| Zoning             | Residential   |
| Cadastral          | 2200075       |
| Building Type      | Detached      |
| Floor Nb.          | 3 1/2         |
| Year Built         | 1978          |
| Lot Area           | 761 m2        |
| Building Area      | 193 m2        |
| Stove              | As per leases |
| Refrigerator       | As per leases |
| Washer             | In apartments |
| Dryer              | In apartments |
| Elevator           | None          |
| Wash/Dry Hookups   | In apartments |
| Dishwasher Hookups | In apartments |
| Pool               | None          |
| Furnished          | None          |
| AC units           | None          |
| Basement           | Apartments    |
| Fireplace          | None          |
| Intercom           | Yes           |

## Location

|                 |                          |
|-----------------|--------------------------|
| Main Artery     | boul. Davis              |
| Intersection    | Gélinau & Lapierre       |
| Shopping Center | Promenades St-Bruno      |
| Metro Station   | Longueuil metro          |
| Bus             |                          |
| School          |                          |
| Hospital        | Charles-LeMoyne Hospital |
| Attraction      | Parc de la Cité          |

## 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 (2024   31,000\$)         |
| Windows                 |                                                |
| Balconies               |                                                |
| Exterior Walls          |                                                |
| Electricity             | 100 AMP panels in all the units                |
| Plumbing                | Washer/dryer hookups in all the units          |
| Heating System          | Electric heating paid by the tenants           |
| Hot Water Tanks         | Electric hot water heating paid by the tenants |
| Elevator                | None                                           |
| Garage                  | 12 exterior parking spaces                     |
| Bathrooms               | Renovated apartments : #1, 2, 5, 7, 8          |
| Kitchens                | Renovated apartments : #1, 2, 5, 7, 8          |
| Certificate of Location | Luc Sauve - 2014-01-16                         |
| Environmental Report    | Phase 1 - EnviroServices - 2020-08-01          |

## Notes

- Zoning : Usage H.4 (8 units) | Zone H-407
- Possibility to qualify for CMHC MLI Select 50 points financing with energy efficiency

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

## Revenue &amp; Expenses

3375 Gélneau

2,500,000 \$

St-Hubert

8 units

| 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         | 0        | 0%   | 0 \$            | 0 \$              | 0%   |
| 2 bdrm       | 4 ½         | 0        | 0%   | 0 \$            | 0 \$              | 0%   |
| 3 bdrm       | 5 ½         | 8        | 100% | 1,579 \$        | 151,560 \$        | 100% |
| 4 bdrm +     | 6 ½+        | 0        | 0%   | 0 \$            | 0 \$              | 0%   |
| <b>Total</b> | <b>5.50</b> | <b>8</b> |      | <b>1,579 \$</b> | <b>151,560 \$</b> |      |

| COMMERCIAL       |          |          |           |          |
|------------------|----------|----------|-----------|----------|
| Type             | Size     | Units    | Annual \$ | \$/sq.ft |
| Commercial Space | 0        | 0        |           |          |
| <b>Total</b>     | <b>0</b> | <b>0</b> |           |          |

## REVENUE

|                                |    | \$                | %           | Per Unit  | Notes           |
|--------------------------------|----|-------------------|-------------|-----------|-----------------|
| Revenue - Residential          | 8  | 151,560 \$        | 100%        | 18,945 \$ | July 2025       |
| Revenue - Commercial           | 0  | 0 \$              | 0%          | 0 \$      |                 |
| Revenue - Garage               | 0  | 0 \$              | 0%          | 0 \$      |                 |
| Revenue - Parking              | 12 | 0 \$              | 0%          | 0 \$      |                 |
| Revenue - Laundry              |    | 0 \$              | 0%          | 0 \$      |                 |
| Revenue - Storage              |    | 0 \$              | 0%          | 0 \$      |                 |
| Revenue - Other                |    | 0 \$              | 0%          | 0 \$      |                 |
| Revenue - Other                |    | 0 \$              | 0%          | 0 \$      |                 |
| <b>GROSS POTENTIAL REVENUE</b> |    | <b>151,560 \$</b> | <b>100%</b> |           |                 |
| Vacancies - Residential        |    | 4,547 \$          | 3.0%        | 568 \$    | CMHC normalized |
| Vacancies - Commercial         |    | 0 \$              | 0.0%        | 0 \$      |                 |
| Vacancies - Parking            |    | 0 \$              | 0.0%        | 0 \$      |                 |
| <b>GROSS EFFECTIVE REVENUE</b> |    | <b>147,013 \$</b> |             |           |                 |

## EXPENSES

|                          |                   |              |                 |                                     |
|--------------------------|-------------------|--------------|-----------------|-------------------------------------|
| Taxes - Municipal        | 10,837 \$         | 7.4%         | 1,355 \$        | 2025 invoice                        |
| Taxes - School           | 1,039 \$          | 0.7%         | 130 \$          | 2024-2025 invoice                   |
| Taxes - Water            | 0 \$              | 0.0%         | 0 \$            |                                     |
| Taxes - Garbages         | 0 \$              | 0.0%         | 0 \$            |                                     |
| Taxes - Special          | 0 \$              | 0.0%         | 0 \$            |                                     |
| Natural Gas              | 0 \$              | 0.0%         | 0 \$            |                                     |
| Electricity              | 724 \$            | 0.5%         | 91 \$           |                                     |
| Insurance                | 3,841 \$          | 2.6%         | 480 \$          |                                     |
| Snow Removal             | 0 \$              | 0.0%         | 0 \$            | Included in repairs and maintenance |
| Lawn Care                | 0 \$              | 0.0%         | 0 \$            |                                     |
| Garbage Removal          | 0 \$              | 0.0%         | 0 \$            |                                     |
| Telephone / Intercom     | 0 \$              | 0.0%         | 0 \$            |                                     |
| Internet                 | 360 \$            | 0.2%         | 45 \$           |                                     |
| Contract - Other         | 0 \$              | 0.0%         | 0 \$            |                                     |
| Repairs & Maintenance    | 4,880 \$          | 3.3%         | 610 \$          | CMHC normalized                     |
| Reserve - Appliances     | 0 \$              | 0.0%         | 0 \$            | No appliances                       |
| Superintendent - Janitor | 1,720 \$          | 1.2%         | 215 \$          | CMHC normalized                     |
| Administration           | 6,248 \$          | 4.3%         | 781 \$          | CMHC normalized                     |
| Other Expense            | 0 \$              | 0.0%         | 0 \$            |                                     |
| <b>TOTAL EXPENSES</b>    | <b>29,649 \$</b>  | <b>20.2%</b> | <b>3,706 \$</b> |                                     |
| <b>NET REVENUE</b>       | <b>117,364 \$</b> | <b>79.8%</b> |                 |                                     |

## Investment Analysis

3375 Gélinau

2,500,000 \$

St-Hubert

8 units

## FINANCING

|                  | CMHC MLI<br>Select (50 pts) |        | CMHC (regular)  |        |                      |
|------------------|-----------------------------|--------|-----------------|--------|----------------------|
| LISTED PRICE     | 2,500,000 \$                |        | 2,500,000 \$    |        | 2,500,000 \$         |
| LOAN AMOUNT      | 2,125,000 \$                | 85.0 % | 1,810,000 \$    | 72.4 % |                      |
| Lender           | CMHC MLI Select             |        | CMHC MLI Select |        |                      |
| Rate             | 4.00 %                      |        | 4.00 %          |        |                      |
| Amortization     | 40                          |        | 40              |        |                      |
| Term             | 5                           |        | 5               |        |                      |
| Maturity Date    |                             |        |                 |        |                      |
| Monthly Payment  | 8,838 \$                    |        | 7,528 \$        |        | 0 \$                 |
| Debt Coverage    | 1.11                        |        | 1.30            |        | 0.00                 |
| CASH TO PURCHASE | 375,000 \$                  | 15.0 % | 690,000 \$      | 27.6 % | 2,500,000 \$ 100.0 % |

## RETURN

|                      |            |            |            |
|----------------------|------------|------------|------------|
| Net Revenue          | 117,364 \$ | 117,364 \$ | 117,364 \$ |
| Mortgage Annual Cost | 106,053 \$ | 90,332 \$  | 0 \$       |
| Cash Flow            | 11,312 \$  | 27,032 \$  | 117,364 \$ |
| Return on Cash Flow  | 3.01 %     | 3.91 %     | 4.69 %     |
| Return on Investment | 8.92 %     | 6.65 %     | 4.69 %     |
| G.R.M.               | 16.50      | 16.50      | 16.50      |
| N.R.M.               | 21.30      | 21.30      | 21.30      |
| Cost per Unit        | 312,500 \$ | 312,500 \$ | 312,500 \$ |
| Cap. Rate            | 4.69 %     | 4.69 %     | 4.69 %     |

COST PER UNIT

312,500 \$

RETURN ON  
CASH FLOW

3.01 %

RETURN ON  
INVESTMENT

8.92 %

CAPITALIZATION  
RATE

4.69 %

## Notes

- Option 1: New CMHC MLI Select financing with the energy efficiency criteria (50 pts).
- Option 2: New regular CMHC financing at the prevailing market conditions.

| 3375 G lineau |         |              |         |                |                   |            |       |          |                    |
|---------------|---------|--------------|---------|----------------|-------------------|------------|-------|----------|--------------------|
| St-Hubert     |         |              |         |                |                   |            |       |          | 8 units            |
| Floor         | Address | Apartment #  | Size    | Rent Actual \$ | Potential Rent \$ | Difference | sq.ft | \$/sq.ft | Notes              |
| SS            | 3375    | 01           | 5.5     | 1,750 \$       | 1,850 \$          | 100 \$     | 1,050 | 1.67 \$  | Renovated          |
| SS            | 3375    | 02           | 5.5     | 1,750 \$       | 1,850 \$          | 100 \$     | 1,050 | 1.67 \$  | Renovated          |
| 1             | 3375    | 03           | 5.5     | 1,060 \$       | 1,850 \$          | 790 \$     | 1,050 | 1.01 \$  |                    |
| 1             | 3375    | 04           | 5.5     | 1,020 \$       | 1,850 \$          | 830 \$     | 1,050 | 0.97 \$  |                    |
| 2             | 3375    | 05           | 5.5     | 1,750 \$       | 1,850 \$          | 100 \$     | 1,050 | 1.67 \$  | Renovated          |
| 2             | 3375    | 06           | 5.5     | 1,850 \$       | 1,850 \$          | 0 \$       | 1,050 | 1.76 \$  | (Vacant)           |
| 3             | 3375    | 07           | 5.5     | 1,850 \$       | 1,850 \$          | 0 \$       | 1,050 | 1.76 \$  | Renovated (Vacant) |
| 3             | 3375    | 08           | 5.5     | 1,600 \$       | 1,850 \$          | 250 \$     | 1,050 | 1.52 \$  | Renovated          |
| P             | 3375    | Parking (12) | Parking | 0 \$           | 0 \$              | 0 \$       |       | 0.00 \$  | Included in leases |
| S             | 3375    | Storage (8)  | Storage | 0 \$           | 0 \$              | 0 \$       |       | 0.00 \$  | Included in leases |

|                |         | Rent Actual |            | Potential Rent |            | Diff. Actual VS Potential |           | Average Apartment Size |  |
|----------------|---------|-------------|------------|----------------|------------|---------------------------|-----------|------------------------|--|
|                |         | Monthly \$  | Annual \$  | Monthly \$     | Annual \$  | Monthly \$                | Annual \$ | Average sq.ft          |  |
| RESIDENTIAL    | 8 Units | 12,630 \$   | 151,560 \$ | 14,800 \$      | 177,600 \$ | 2,170 \$                  | 26,040 \$ | 1,050                  |  |
| OTHER REVENUES |         | 0 \$        | 0 \$       | 0 \$           | 0 \$       | 0 \$                      | 0 \$      | 1.50 \$                |  |
| GRAND TOTAL    |         | 12,630 \$   | 151,560 \$ | 14,800 \$      | 177,600 \$ | 2,170 \$                  | 26,040 \$ |                        |  |

# Residential - Rent Roll Statistics

## 3375 Gélinau

St-Hubert

8 units

### 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   | 0     | 0 \$     |          | 0 \$     | 0 \$       | 0 \$       | 0 \$         | 0 \$       | 0 \$       | 0 \$                        | 0 \$       | 0 \$      |
| 2 bdrm   | 4 ½   | 0     | 0 \$     |          | 0 \$     | 0 \$       | 0 \$       | 0 \$         | 0 \$       | 0 \$       | 0 \$                        | 0 \$       | 0 \$      |
| 3 bdrm   | 5 ½   | 8     | 1,579 \$ | 1,020 \$ | 1,850 \$ | 12,630 \$  | 151,560 \$ | 1,850 \$     | 14,800 \$  | 177,600 \$ | 271 \$                      | 2,170 \$   | 26,040 \$ |
| 4 bdrm + | 6 ½ + | 0     | 0 \$     |          | 0 \$     | 0 \$       | 0 \$       | 0 \$         | 0 \$       | 0 \$       | 0 \$                        | 0 \$       | 0 \$      |
| TOTAL    | 5.50  | 8     | 1,579 \$ |          |          | 12,630 \$  | 151,560 \$ | 1,850 \$     | 14,800 \$  | 177,600 \$ | 271 \$                      | 2,170 \$   | 26,040 \$ |

### AMENITIES

| Type    | Size      | Units | Actual  |      |      |            |           | Market Value |            |           | Difference Actual VS Market |            |           |
|---------|-----------|-------|---------|------|------|------------|-----------|--------------|------------|-----------|-----------------------------|------------|-----------|
|         |           |       | Average | Min  | Max  | Monthly \$ | Annual \$ | Average      | Monthly \$ | Annual \$ | Average                     | Monthly \$ | Annual \$ |
| Garage  |           | 0     | 0 \$    |      | 0 \$ | 0 \$       | 0 \$      | 0 \$         | 0 \$       | 0 \$      | 0 \$                        | 0 \$       | 0 \$      |
| Parking |           | 1     | 0 \$    | 0 \$ | 0 \$ | 0 \$       | 0 \$      | 0 \$         | 0 \$       | 0 \$      | 0 \$                        | 0 \$       | 0 \$      |
| Storage |           | 1     | 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   |           |       |         |      |      | 0 \$       | 0 \$      |              | 0 \$       | 0 \$      |                             | 0 \$       | 0 \$      |

### STATISTICS

| STATISTICS PER BUILDING |       |          |            |            |
|-------------------------|-------|----------|------------|------------|
| Address                 | Units | Average  | Monthly \$ | Annual \$  |
| 3375                    | 8     | 1,579 \$ | 12,630 \$  | 151,560 \$ |
| Total                   | 8     | 1,579 \$ | 12,630 \$  | 151,560 \$ |

| STATISTICS PER FLOOR |       |          |            |            |
|----------------------|-------|----------|------------|------------|
| Floor                | Units | Average  | Monthly \$ | Annual \$  |
| 1                    | 2     | 1,040 \$ | 2,080 \$   | 24,960 \$  |
| 2                    | 2     | 1,800 \$ | 3,600 \$   | 43,200 \$  |
| 3                    | 2     | 1,725 \$ | 3,450 \$   | 41,400 \$  |
| SS                   | 2     | 1,750 \$ | 3,500 \$   | 42,000 \$  |
| TOTAL                | 8     | 1,579 \$ | 12,630 \$  | 151,560 \$ |

# Residential - Rent Roll Statistics

## 3375 Gélinau

St-Hubert

8 units

### RESIDENTIAL RENT - \$ PER UNIT

| Type         | Size        | Units    | Avg Size           | Actual   |          |                 | Market          | Upside        |                 |                  |
|--------------|-------------|----------|--------------------|----------|----------|-----------------|-----------------|---------------|-----------------|------------------|
|              |             |          |                    | Min      | Max      | Average         | \$/unit         | \$/unit       | Monthly \$      | Annual \$        |
| Studio       | 1 ½         | 0        | 0 sq.ft            |          | 0 \$     | 0 \$            | 0 \$            | 0 \$          | 0 \$            | 0 \$             |
| Alcove       | 2 ½         | 0        | 0 sq.ft            |          | 0 \$     | 0 \$            | 0 \$            | 0 \$          | 0 \$            | 0 \$             |
| 1 bdrm       | 3 ½         | 0        | 0 sq.ft            |          | 0 \$     | 0 \$            | 0 \$            | 0 \$          | 0 \$            | 0 \$             |
| 2 bdrm       | 4 ½         | 0        | 0 sq.ft            |          | 0 \$     | 0 \$            | 0 \$            | 0 \$          | 0 \$            | 0 \$             |
| 3 bdrm       | 5 ½         | 8        | 1,050 sq.ft        | 1,020 \$ | 1,850 \$ | 1,579 \$        | 1,850 \$        | 271 \$        | 2,170 \$        | 26,040 \$        |
| 4 bdrm +     | 6 ½ +       | 0        | 0 sq.ft            |          | 0 \$     | 0 \$            | 0 \$            | 0 \$          | 0 \$            | 0 \$             |
| <b>TOTAL</b> | <b>5.50</b> | <b>8</b> | <b>1,050 sq.ft</b> |          |          | <b>1,579 \$</b> | <b>1,850 \$</b> | <b>271 \$</b> | <b>2,170 \$</b> | <b>26,040 \$</b> |

### RESIDENTIAL RENT - \$ PER SQUARE FOOT

| Type         | Size        | Units    | Avg Size           | Actual  |         |                | Market         | Upside         |
|--------------|-------------|----------|--------------------|---------|---------|----------------|----------------|----------------|
|              |             |          |                    | Min     | Max     | Average        | \$/sq.ft       | \$/sq.ft       |
| Studio       | 1 ½         | 0        | 0 sq.ft            |         |         | 0.00 \$        | 0.00 \$        | 0.00 \$        |
| Alcove       | 2 ½         | 0        | 0 sq.ft            |         |         | 0.00 \$        | 0.00 \$        | 0.00 \$        |
| 1 bdrm       | 3 ½         | 0        | 0 sq.ft            |         |         | 0.00 \$        | 0.00 \$        | 0.00 \$        |
| 2 bdrm       | 4 ½         | 0        | 0 sq.ft            |         |         | 0.00 \$        | 0.00 \$        | 0.00 \$        |
| 3 bdrm       | 5 ½         | 8        | 1,050 sq.ft        | 0.97 \$ | 1.76 \$ | 1.50 \$        | 1.76 \$        | 0.26 \$        |
| 4 bdrm +     | 6 ½ +       | 0        | 0 sq.ft            |         |         | 0.00 \$        | 0.00 \$        | 0.00 \$        |
| <b>TOTAL</b> | <b>5.50</b> | <b>8</b> | <b>1,050 sq.ft</b> |         |         | <b>1.50 \$</b> | <b>1.76 \$</b> | <b>0.26 \$</b> |

# THE LOCATION

3375 GÉLINEAU



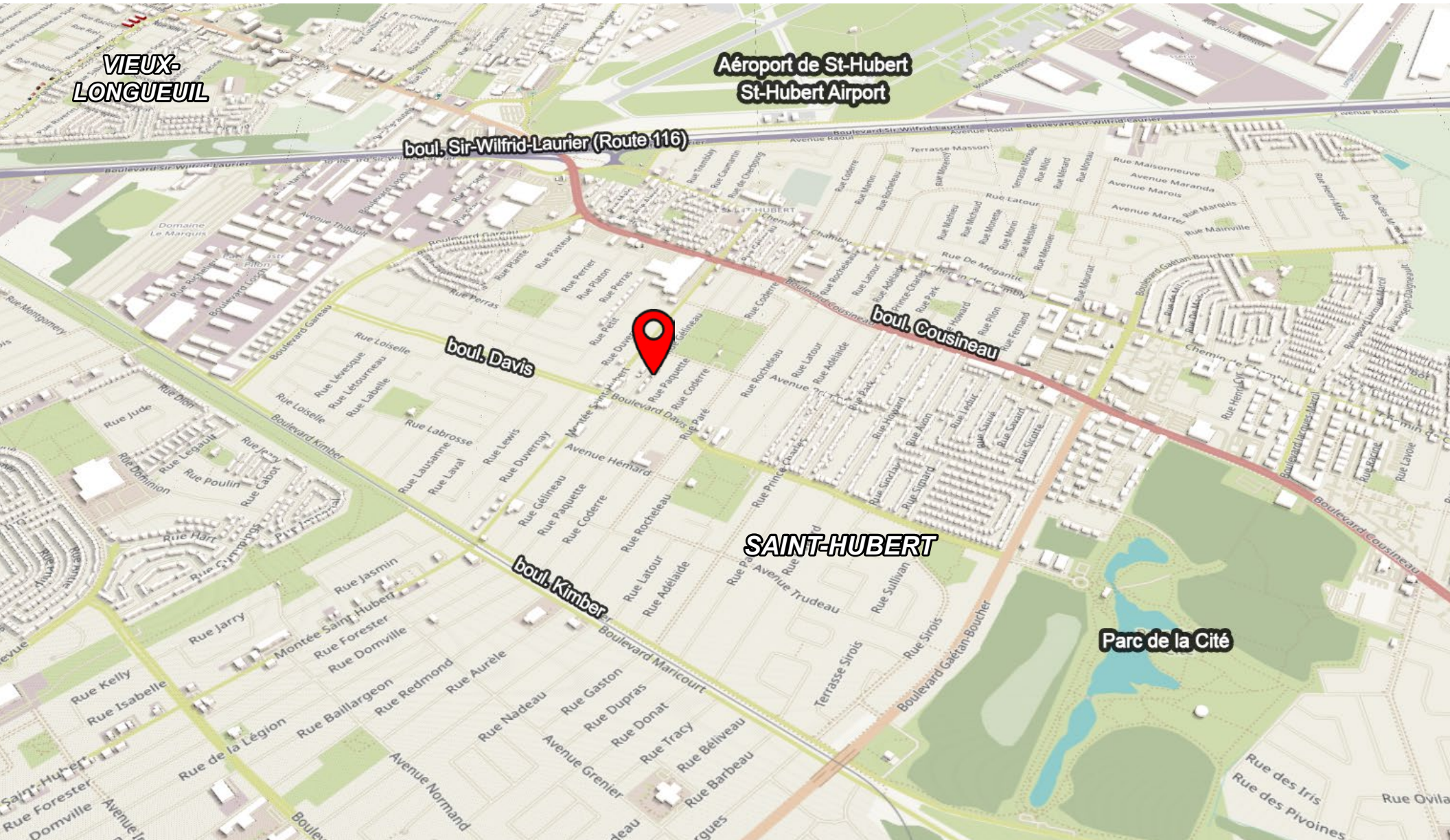
REM Panama  
7 km  
(~10 min.)



Longueuil  
Metro  
12 km  
(~15 min.)



DIX30  
9 km  
(~15 min.)



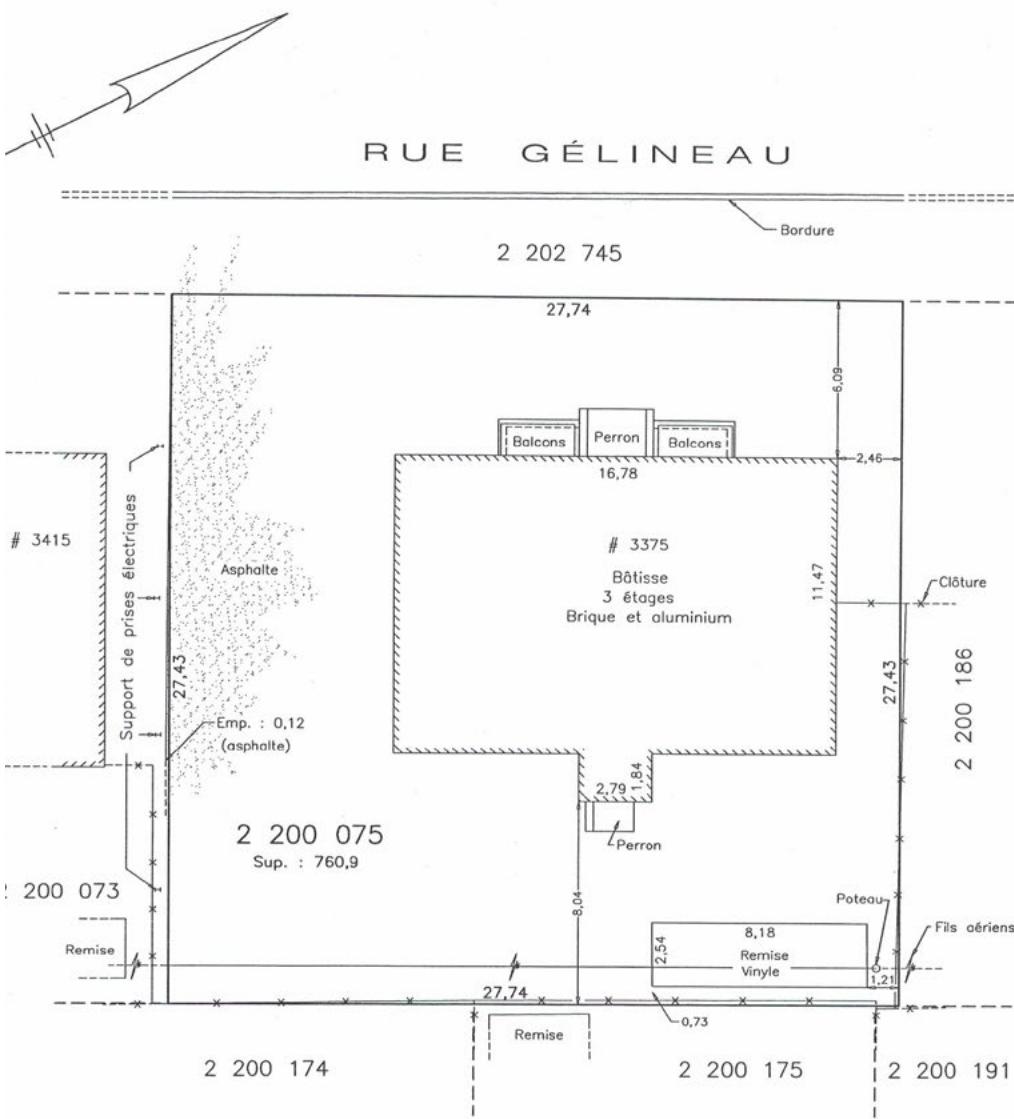
# THE LOCATION

3375 GÉLINEAU



# CERTIFICATE OF LOCATION

3375 GÉLINEAU



# ZONING

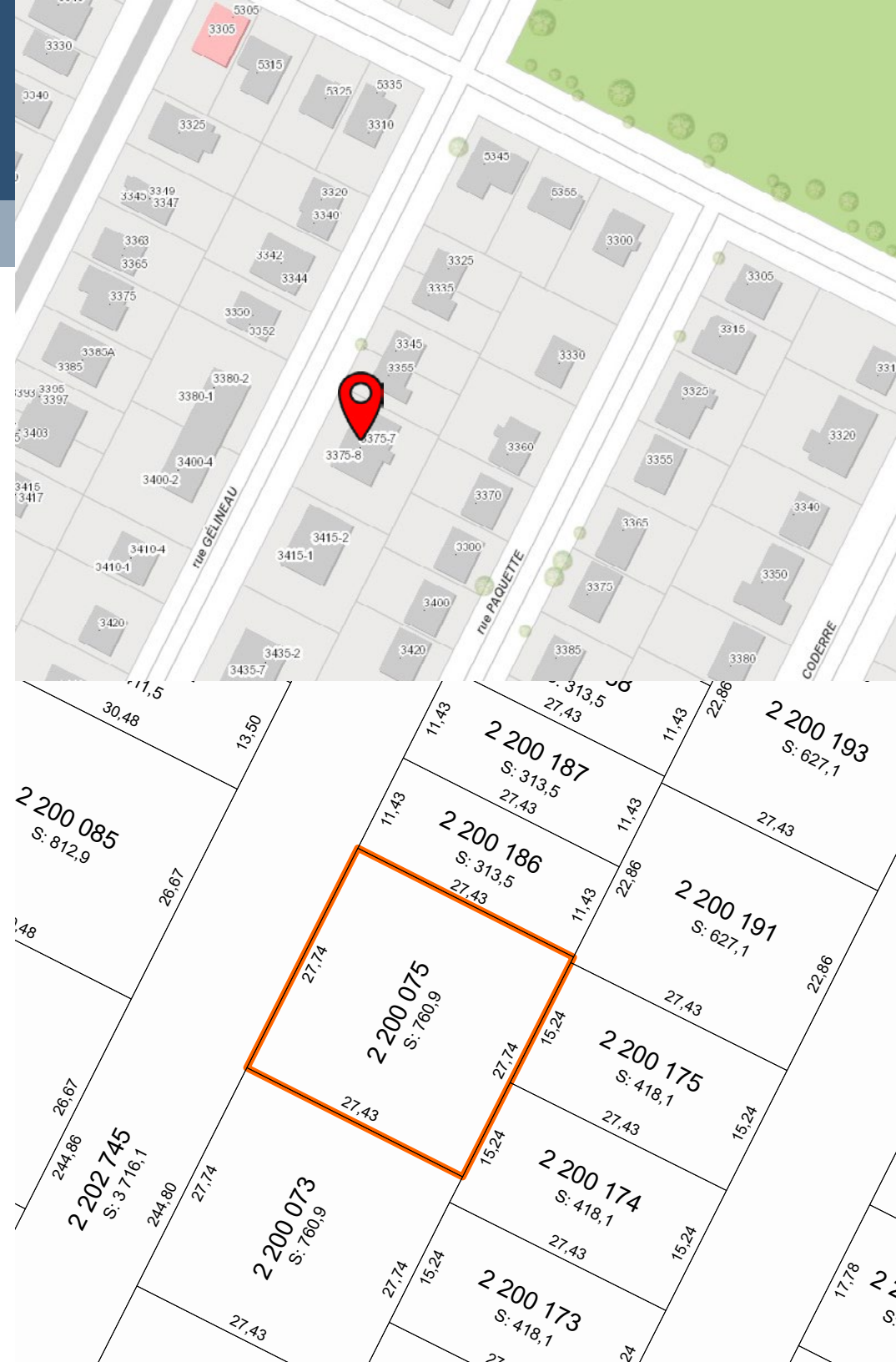
## 3375 GÉLINEAU



Grille des usages, des normes et des dimensions de terrain  
Annexe "A" du règlement de zonage

### Zone H-407

| Usages permis                   |                                                    |       |       |  |  |
|---------------------------------|----------------------------------------------------|-------|-------|--|--|
| <b>Habitation</b>               | 1: Unifamiliale                                    |       |       |  |  |
|                                 | 2: Bifamiliale                                     |       |       |  |  |
|                                 | 3: Trifamiliale                                    |       |       |  |  |
|                                 | 4: Multifamiliale                                  | *     | *     |  |  |
|                                 | 5: Maison mobile                                   |       |       |  |  |
| <b>Commerce</b>                 | 1: Commerce local                                  |       |       |  |  |
|                                 | 2: Commerce régional                               |       |       |  |  |
|                                 | 3: Commerce de grande surface                      |       |       |  |  |
|                                 | 4: Service professionnel et spécialisé             |       |       |  |  |
|                                 | 5: Service profess. compatible avec l'industrie    |       |       |  |  |
|                                 | 6: Entrepreneur de faible nuisance                 |       |       |  |  |
|                                 | 7: Entrepreneur de forte nuisance                  |       |       |  |  |
|                                 | 8: Commerce de divertissement                      |       |       |  |  |
|                                 | 9: Commerce de divertissement à nuisance           |       |       |  |  |
|                                 | 10: Service relié à l'automobile, catégorie A      |       |       |  |  |
|                                 | 11: Service relié à l'automobile, catégorie B      |       |       |  |  |
|                                 | 12: Commerce de nuisance                           |       |       |  |  |
|                                 | 13: Commerce de forte nuisance                     |       |       |  |  |
| <b>Industrie</b>                | 1: Industrie de recherche et de développement      |       |       |  |  |
|                                 | 2: Industrie de prestige et de haute technologie   |       |       |  |  |
|                                 | 3: Industrie légère                                |       |       |  |  |
|                                 | 4: Industrie lourde                                |       |       |  |  |
|                                 | 5: Indust. des déchets et des matières recyclables |       |       |  |  |
|                                 | 6: Industrie et services aéroportuaires            |       |       |  |  |
| <b>Public</b>                   | 1: Parc, terrain de jeux et espace naturel         | *     | *     |  |  |
|                                 | 2: Service public                                  |       |       |  |  |
|                                 | 3: Infrastructure et équipement                    |       |       |  |  |
| <b>Agricole</b>                 | 1: Culture                                         |       |       |  |  |
|                                 | 2: Élevage                                         |       |       |  |  |
|                                 | 3: Élevage en réclusion                            |       |       |  |  |
| <b>Usages spécifiques</b>       | Permis                                             |       |       |  |  |
|                                 | Exclus                                             |       |       |  |  |
| Normes spécifiques              |                                                    |       |       |  |  |
| <b>Implantation du bâtiment</b> | Isolée                                             | *     |       |  |  |
|                                 | Jumelée                                            |       | *     |  |  |
|                                 | Contiguë                                           |       |       |  |  |
| <b>Dimensions du bâtiment</b>   | Largeur minimale (mètres)                          | 9     | 9     |  |  |
|                                 | Superficie de plancher minimale (m <sup>2</sup> )  |       |       |  |  |
|                                 | Hauteur en étages minimale/maximale                | 2/3   | 2/3   |  |  |
|                                 | Hauteur en mètres minimale/maximale                |       |       |  |  |
| <b>Densité d'occupation</b>     | Nombre de logements min./max. par bâtiment         | 4/8   | 4/8   |  |  |
|                                 | Rapport plancher/terrain minimal/maximal           | /1.50 | /1.50 |  |  |
|                                 | Rapport espace bâti/terrain minimal/maximal        | /0.50 | /0.50 |  |  |



01



02



03



04



05



06



07



08



09



10



11



12



13



14



15



16



# 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](mailto:marc.andre@immeublesgloria.com)



**Michel Knot**  
Real Estate Broker AEO  
514.683.6666 x101  
[michel@immeublesgloria.com](mailto:michel@immeublesgloria.com)



**IMMEUBLES GLORIA**  
Real Estate Agency