



# 2750 VAN HORNE

8-plex with development potential

## FOR SALE

**Marc-André Knot, CPA**

Commercial Real Estate Broker AEO  
514.683.6666 x102  
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**IMMEUBLES GLORIA**  
Real Estate Agency

# THE OFFERING

## 2750 VAN HORNE

Immeubles Gloria Commercial Inc. (the “Agency”) is pleased to represent La Fiducie Familiale Fedida (the “Seller”) in offering for sale, on an exclusive basis, the property located at 2750 Van Horne Avenue, Montreal (the “Property”), an 8-unit multifamily building situated on a 7,700 SF lot with development potential.

The existing building includes one 3 ½, one 4 ½, and six 5 ½ units, as well as a large 6-door garage with potential to be redeveloped into four new two-level units, each with 4 bedrooms and approximately 1,500 SF of living space. The Property stands out for its excellent overall condition, strong development upside, and long-term value appreciation potential.

This memorandum presents a unique opportunity to acquire a quality asset in the highly sought-after neighborhood of Côte-des-Neiges.

**± 7,700 SF**

Lot Size

**4**

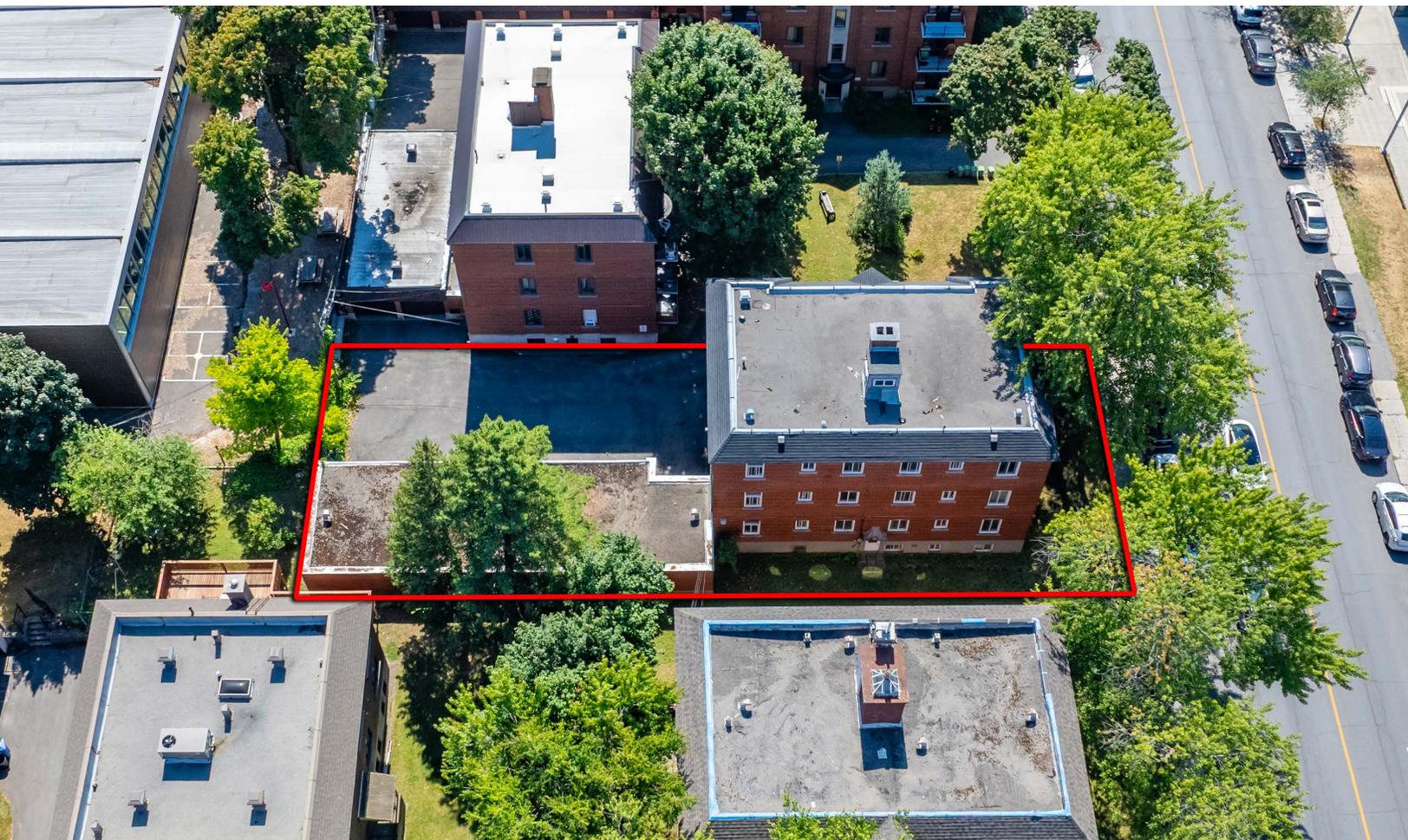
Additional Units  
(on 3 floors + basement)

**± 1,946 SF**

Building footprint of  
the extension

**± 7,867 SF**

Buildable Area



# IDENTIFICATION

## 2750 VAN HORNE

**Address** 2750 Ave Van Horne, Montreal, QC, H3S 1P9

**Legal Description** Lot 2 173 462 Cadastre du Québec

**Lot Size** ± 7,700 SF

**Zoning** Zone 0506 | Usage H.4-5 (4 to 12 units)

**Development Potential** Possibility to build a building extension of 7,867 SF (on 3 levels + basement) comprising 4 new two-level units, each with 4 bedrooms and approximately 1,500 SF of living space

**Floors** Existing Building: 3 floors + basement  
Projected Construction: 3 floors + basement

**Number of Units** Existing Building: 8 units  
Projected Construction: 4 additional units

**Unit Breakdown**

1 bedroom :	1 unit
2 bedrooms :	1 unit
3 bedrooms :	6 units
4 bedrooms :	4 units of 1500 SF (projected construction)
<b>TOTAL :</b>	<b>8 units + 4 projected units</b>

**Plans and Permit** Full architect plans are available upon request. A construction permit was approved by the City in May 2022, but the permit was never paid and the permit request was cancelled. Possibility to re-submit the same permit request.



**2750 Van Horne**

**3,100,000 \$**

**Côte-des-Neiges**

**8 units with development potential**



**Residential**



**Financial Overview**

<b>GROSS POTENTIAL REVENUE</b>	182,494 \$
<b>TOTAL EXPENSES</b>	45,187 \$
<b>NET REVENUE</b>	131,992 \$
<b>GRM</b>	16.99
<b>NRM</b>	23.49
<b>MUNICIPAL EVALUATION</b>	2,387,700 \$

**COST PER UNIT**

**387,500 \$**

**CAPITALIZATION RATE**

**4.25 %**

**RETURN ON CASH FLOW**

**1.93 %**

**RETURN ON INVESTMENT**

**6.26 %**

**Highlights**

- Incredible development opportunity in the heart of Côte-des-Neiges
- An amazing location just minutes from UdeM and Outremont
- Directly across from Wilderton Mall
- Close to Jewish General Hospital, Ste-Justine, and St. Mary's
- Large 7,700 SF lot with building extension possibility
- Potential to build 4 additional large two-storey apartments
- Construction permit approved at the City but not paid for yet
- Architect plans available upon request
- Electric heating and hot water paid by the tenants
- Qualifies for CMHC MLI Select financing (energy efficiency)
- Excellent investment and development opportunity!



2750 Van Horne

3,100,000 \$

Côte-des-Neiges

8 units with development potential



## Residential

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



## Commercial

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



## Parking

Parking	0
Garage	6
Storage	6
<b>Total Spaces</b>	<b>12</b>

## General Information

Zoning	Residential
Cadastral	2173462
Building Type	Detached
Floor Nb.	3 1/2
Year Built	1943
Lot Area	715 m2
Building Area	181 m2
Stove	As per leases
Refrigerator	As per leases
Washer	Owner
Dryer	Owner
Elevator	None
Wash/Dry Hookups	Laundry room
Dishwasher Hookups	None
Pool	None
Furnished	Fridge and stove
AC units	
Basement	Apartments
Fireplace	None
Intercom	Yes

## Location

Main Artery	Darlington
Intersection	Darlington / Van Horne
Shopping Center	Wilderton Mall
Metro Station	Université-de-Montréal metro
Bus	
School	UdeM, HEC, Polytechnic
Hospital	Jewish General, Ste-Justine
Attraction	Oratoire St-Joseph

## Heating

Energy Source	Electricity
Heating Type	Electric Baseboards
Responsibility	Tenants

## Heating Hot Water

Energy Source	Electricity
Responsibility	Tenants
Water Tank	Basement

## Building Overview

Roof	
Windows	
Balconies	
Exterior Walls	
Electricity	Each apartment has its own Hydro-Quebec meter
Plumbing	
Heating System	Electrical heating paid by the tenants
Hot Water Tanks	Electrical hot water paid by the tenants
Elevator	None
Garage	Independent garage with 6 spaces   A permit has been approved to convert the garage into 4 additional apartments
Bathrooms	Many renovations done in the last 10 years
Kitchens	Many renovations done in the last 10 years
Certificate of Location	Luc Leblanc - 2017-10-25
Environmental Report	Phase 1 - 2018-02

## Notes

- Zoning: H.4-5 (4 to 12 units) | Zone 0506
- Possibility to build 4 additional apartments on the lot
- A construction permit was approved by the City in May 2022 to build a 4-unit building extension (the permit was never paid)
- Architect plans available upon request showing 4 new two-level units of approximately 1,500 SF each.

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

2750 Van Horne

3,100,000 \$

Côte-des-Neiges

8 units with development potential

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	1	12%	1,208 \$	14,490 \$	8%
2 bdrm	4 ½	1	12%	1,875 \$	22,500 \$	13%
3 bdrm	5 ½	6	75%	1,947 \$	140,160 \$	79%
4 bdrm +	6 ½+	0	0%	0 \$	0 \$	0%
<b>Total</b>	<b>5.12</b>	<b>8</b>		<b>1,845 \$</b>	<b>177,150 \$</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	177,150 \$	97%	22,144 \$	
Revenue - Commercial	0	0 \$	0%	0 \$	
Revenue - Garage	6	0 \$	0%	0 \$	
Revenue - Parking	0	0 \$	0%	0 \$	
Revenue - Laundry		1,344 \$	1%	168 \$	Estimated
Revenue - Storage		0 \$	0%	0 \$	
Revenue - Other		0 \$	0%	0 \$	
Revenue - Potential Increases		4,000 \$	2%	500 \$	July 2026 estimated increases (3.1%)
<b>GROSS POTENTIAL REVENUE</b>		<b>182,494 \$</b>	<b>100%</b>		
Vacancies - Residential		5,315 \$	3.0%	664 \$	CMHC normalized
Vacancies - Commercial		0 \$	0.0%	0 \$	
Vacancies - Parking		0 \$	0.0%	0 \$	
<b>GROSS EFFECTIVE REVENUE</b>		<b>177,180 \$</b>			
<b>EXPENSES</b>					
Taxes - Municipal		14,918 \$	8.4%	1,865 \$	2025 invoice
Taxes - School		1,950 \$	1.1%	244 \$	2025-2026 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		3,379 \$	1.9%	422 \$	
Insurance		9,850 \$	5.6%	1,231 \$	
Lawn Care / Snow Removal		0 \$	0.0%	0 \$	
Garbage Removal		0 \$	0.0%	0 \$	
Elevator		0 \$	0.0%	0 \$	
Alarm		0 \$	0.0%	0 \$	
Telephone / Intercom		0 \$	0.0%	0 \$	
Contract - Extermination		0 \$	0.0%	0 \$	
Repairs & Maintenance		4,880 \$	2.8%	610 \$	CMHC normalized
Reserve - Appliances		960 \$	0.5%	120 \$	CMHC normalized
Superintendent - Janitor		1,720 \$	1.0%	215 \$	CMHC normalized
Administration		7,530 \$	4.3%	941 \$	CMHC normalized
Other Expense		0 \$	0.0%	0 \$	
<b>TOTAL EXPENSES</b>		<b>45,187 \$</b>	<b>25.5%</b>	<b>5,648 \$</b>	
<b>NET REVENUE</b>		<b>131,992 \$</b>	<b>74.5%</b>		

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## FINANCING

	CMHC MLI Select (50 pts)		CMHC (regular)		
LISTED PRICE	3,100,000 \$		3,100,000 \$		3,100,000 \$
LOAN AMOUNT	2,475,000 \$	79.8 %	2,100,000 \$	67.7 %	
Lender	CMHC MLI Select		CMHC (regular)		
Rate	3.80 %		3.80 %		
Amortization	40		40		
Term	5		5		
Maturity Date					
Monthly Payment	9,993 \$		8,479 \$		0 \$
Debt Coverage	1.10		1.30		0.00
CASH TO PURCHASE	625,000 \$	20.2%	1,000,000 \$	32.3%	3,100,000 \$ 100.0%

## RETURN

Net Revenue	131,992 \$	131,992 \$	131,992 \$
Mortgage Annual Cost	119,918 \$	101,749 \$	0 \$
Cash Flow	12,074 \$	30,244 \$	131,992 \$
Return on Cash Flow	1.93 %	3.02 %	4.25 %
Return on Investment	6.26 %	5.32 %	4.25 %
G.R.M.	16.99	16.99	16.99
N.R.M.	23.49	23.49	23.49
Cost per Unit	387,500 \$	387,500 \$	387,500 \$
Cap. Rate	4.25 %	4.25 %	4.25 %

COST PER UNIT

387,500 \$

RETURN ON  
CASH FLOW

1.93 %

RETURN ON  
INVESTMENT

6.26 %

CAPITALIZATION  
RATE

4.25 %

## Notes

- Option 1: New CMHC MLI Select 50 points financing BEFORE any construction project.
- Option 2: New regular CMHC financing BEFORE any construction project.



## 2750 Van Horne

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#	Floor	Address	Apartment #	Size	Rent Actual \$	Potential Rent \$	Difference	Notes
1	SS	2750	01	5.5	1,900 \$	2,100 \$	200 \$	
2	SS	2750	02	3.5	1,208 \$	1,500 \$	293 \$	
3	1	2750	03	5.5	1,910 \$	2,100 \$	190 \$	
4	1	2750	04	5.5	2,100 \$	2,100 \$	0 \$	Vacant (Estimated)
5	2	2750	05	5.5	1,775 \$	2,100 \$	325 \$	
6	2	2750	06	4.5	1,875 \$	1,950 \$	75 \$	
7	3	2750	07	5.5	1,895 \$	2,100 \$	205 \$	
8	3	2750	08	5.5	2,100 \$	2,100 \$	0 \$	Vacant (Estimated)
9	P	2750	Garage (6)	Garage	0 \$	0 \$		To be converted
10	L	2750	Laundry	Laundry	112 \$	112 \$	0 \$	Estimated
11	S	2750	Storage (6)	Storage	0 \$	300 \$	300 \$	2 rented

		Rent Actual		Potential Rent		Diff. Actual VS Potential		Average Apartment Size
		Monthly \$	Annual \$	Monthly \$	Annual \$	Monthly \$	Annual \$	
RESIDENTIAL	8 Units	14,763 \$	177,150 \$	16,050 \$	192,600 \$	1,288 \$	15,450 \$	5.12
OTHER REVENUES		112 \$	1,344 \$	412 \$	4,944 \$	300 \$	3,600 \$	
<b>GRAND TOTAL</b>		<b>14,875 \$</b>	<b>178,494 \$</b>	<b>16,462 \$</b>	<b>197,544 \$</b>	<b>1,588 \$</b>	<b>19,050 \$</b>	

# Residential - Rent Roll Statistics

## 2750 Van Horne

Côte-des-Neiges

8 units with development potential

### 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 \$	0 \$	0 \$
Alcove	2 ½	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
1 bdrm	3 ½	1	1,208 \$	1,208 \$	1,208 \$	1,208 \$	14,490 \$	1,500 \$	1,500 \$	18,000 \$	293 \$	293 \$	3,510 \$		
2 bdrm	4 ½	1	1,875 \$	1,875 \$	1,875 \$	1,875 \$	22,500 \$	1,950 \$	1,950 \$	23,400 \$	75 \$	75 \$	900 \$		
3 bdrm	5 ½	6	1,947 \$	1,775 \$	2,100 \$	11,680 \$	140,160 \$	2,100 \$	12,600 \$	151,200 \$	153 \$	920 \$	11,040 \$		
4 bdrm +	6 ½ +	0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
<b>TOTAL</b>	<b>5.12</b>	<b>8</b>	<b>1,845 \$</b>				<b>14,763 \$</b>	<b>177,150 \$</b>	<b>2,006 \$</b>	<b>16,050 \$</b>	<b>192,600 \$</b>	<b>161 \$</b>	<b>1,288 \$</b>	<b>15,450 \$</b>	

### AMENITIES

Type	Size	Units	Actual					Market Value			Difference Actual VS Market				
			Average	Min	Max	Monthly \$	Annual \$	Average	Monthly \$	Annual \$	Average	Monthly \$	Annual \$		
Garage		1	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Parking		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Storage		1	0 \$	0 \$	0 \$	0 \$	0 \$	300 \$	300 \$	3,600 \$	300 \$	300 \$	3,600 \$		
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Other		0	0 \$		0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$
Laundry	W: 1 D: 1						112 \$	1,344 \$		112 \$	1,344 \$		0 \$	0 \$	0 \$
<b>TOTAL</b>							<b>112 \$</b>	<b>1,344 \$</b>	<b>412 \$</b>	<b>4,944 \$</b>	<b>300 \$</b>	<b>3,600 \$</b>			

### STATISTICS

STATISTICS PER BUILDING				
Address	Units	Average	Monthly \$	Annual \$
2750	8	1,845 \$	14,763 \$	177,156 \$
<b>Total</b>	<b>8</b>	<b>1,845 \$</b>	<b>14,763 \$</b>	<b>177,156 \$</b>

STATISTICS PER FLOOR				
Floor	Units	Average	Monthly \$	Annual \$
1	2	2,005 \$	4,010 \$	48,120 \$
2	2	1,825 \$	3,650 \$	43,800 \$
3	2	1,998 \$	3,995 \$	47,940 \$
SS	2	1,554 \$	3,108 \$	37,296 \$
<b>TOTAL</b>	<b>8</b>	<b>1,845 \$</b>	<b>14,763 \$</b>	<b>177,156 \$</b>

# THE LOCATION

## 2750 VAN HORNE



Université-de-Montréal metro  
1100 m  
(~11 min.)



REM  
Canora  
1100 m  
(~11 min.)



UdeM, HEC,  
Polytechnic,  
Collège Brébeuf  
1000 m



# THE LOCATION

2750 VAN HORNE



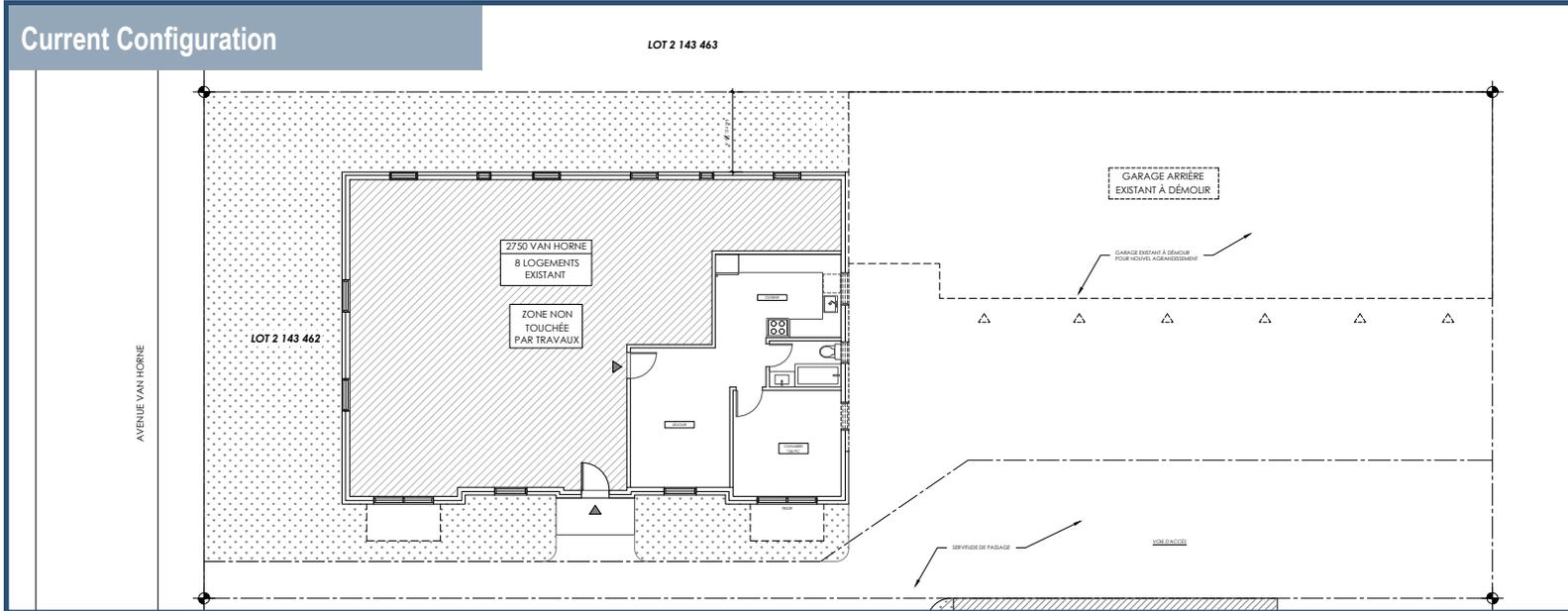


# DEVELOPMENT POTENTIAL

## 2750 VAN HORNE

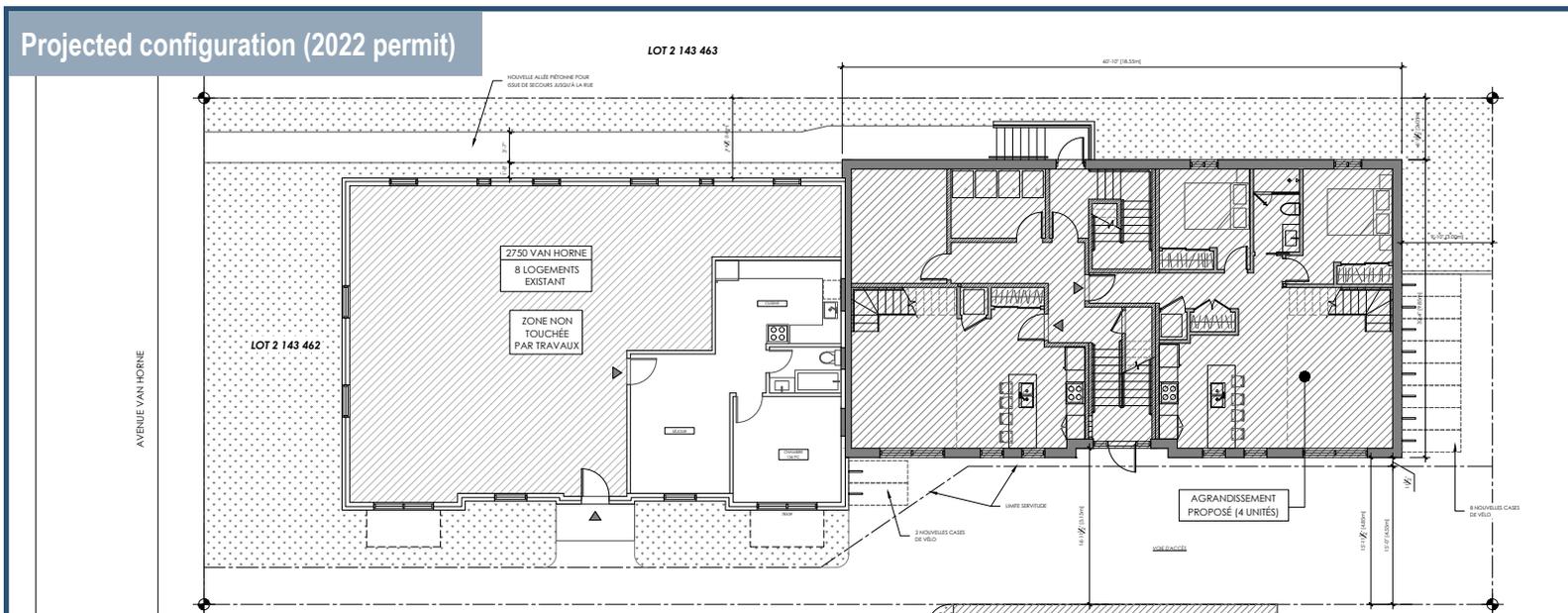


### Current Configuration



**CURRENT CONFIGURATION**  
The existing building has a footprint of 1,949 SF and a total building area of ± 7,900 SF (including the basement).

### Projected configuration (2022 permit)



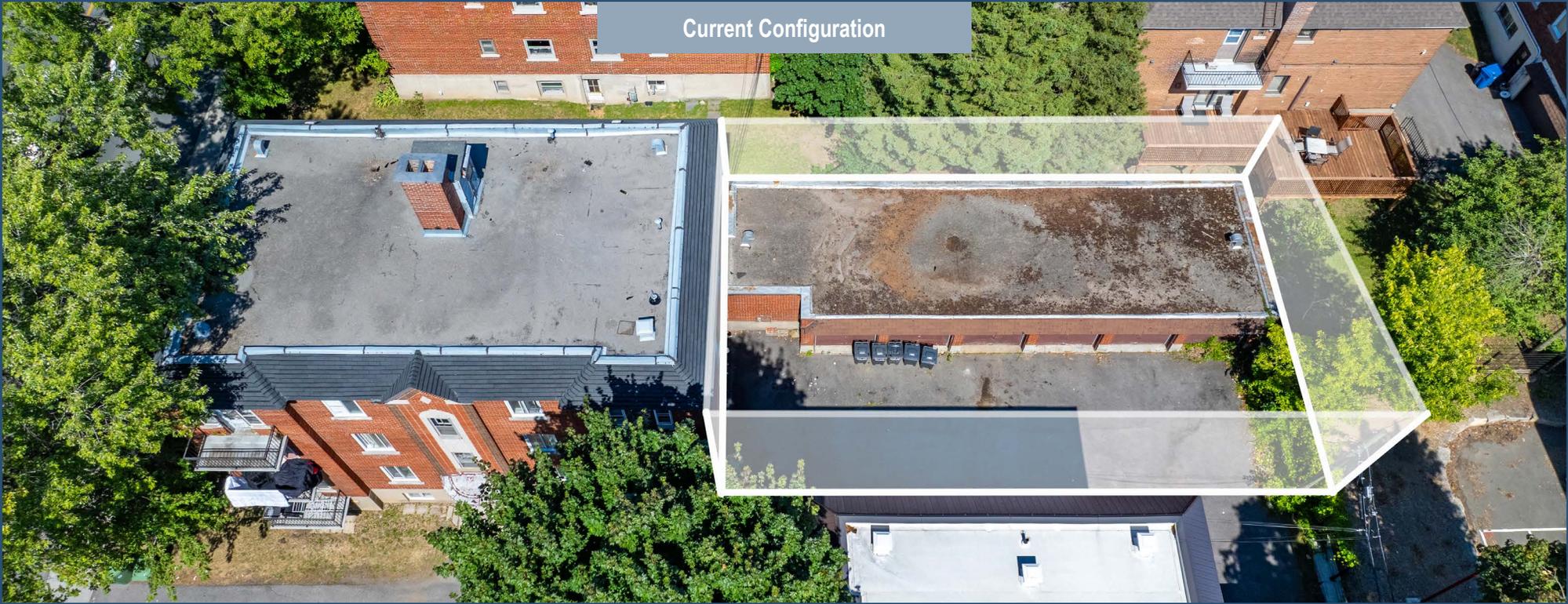
### CONSTRUCTION PERMIT (May 2022)

A construction permit was approved by the City in May 2022 to build a building extension comprising 4 two-level apartments. However, the permit was never paid and the permit request was cancelled. Possibility to re-submit the same permit.

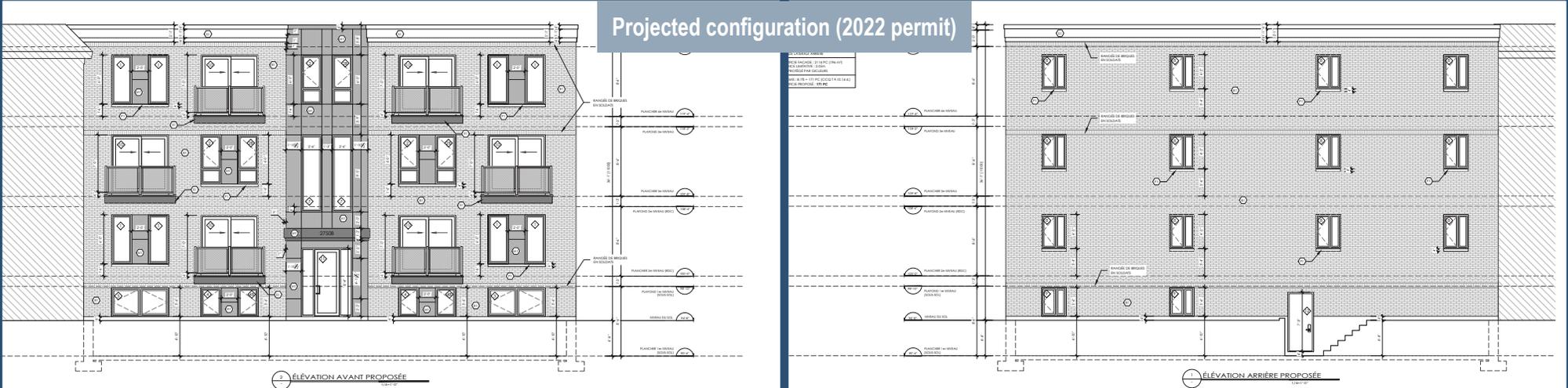
# DEVELOPMENT POTENTIAL

## 2750 VAN HORNE

Current Configuration



Projected configuration (2022 permit)



### 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 :	2750 Avenue Van Horne
Arrondissement :	Arrondissement de Côte-des-Neiges - Notre-Dame-de-Grâce
Numéro de lot :	2173462
Numéro de matricule :	9540-09-8279-9-000-0000
Utilisation prédominante :	Logement
Numéro d'unité de voisinage :	4147
Numéro de compte foncier :	30 - F48084300

#### 2. Propriétaire

Nom :	LA FIDUCIE FAMILIALE FEDIDA
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	34 FALLBROOK , HAMPSTEAD QUEBEC, H3X 3X4

Date d'inscription au rôle : 2017-12-07

#### 3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale :	16,76 m	Nombre d'étages :	3
Superficie :	715,4 m <sup>2</sup>	Année de construction :	1943
		Aire d'étages :	550,2 m <sup>2</sup>
		Genre de construction :	
		Lien physique :	Détaché
		Nombre de logements :	8
		Nombre de locaux non résidentiels :	
		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 :	815 600 \$	Valeur de l'immeuble au rôle antérieur :	1 530 000 \$
Valeur du bâtiment :	1 525 300 \$		
Valeur de l'immeuble :	2 340 900 \$		

#### 5. Répartition fiscale

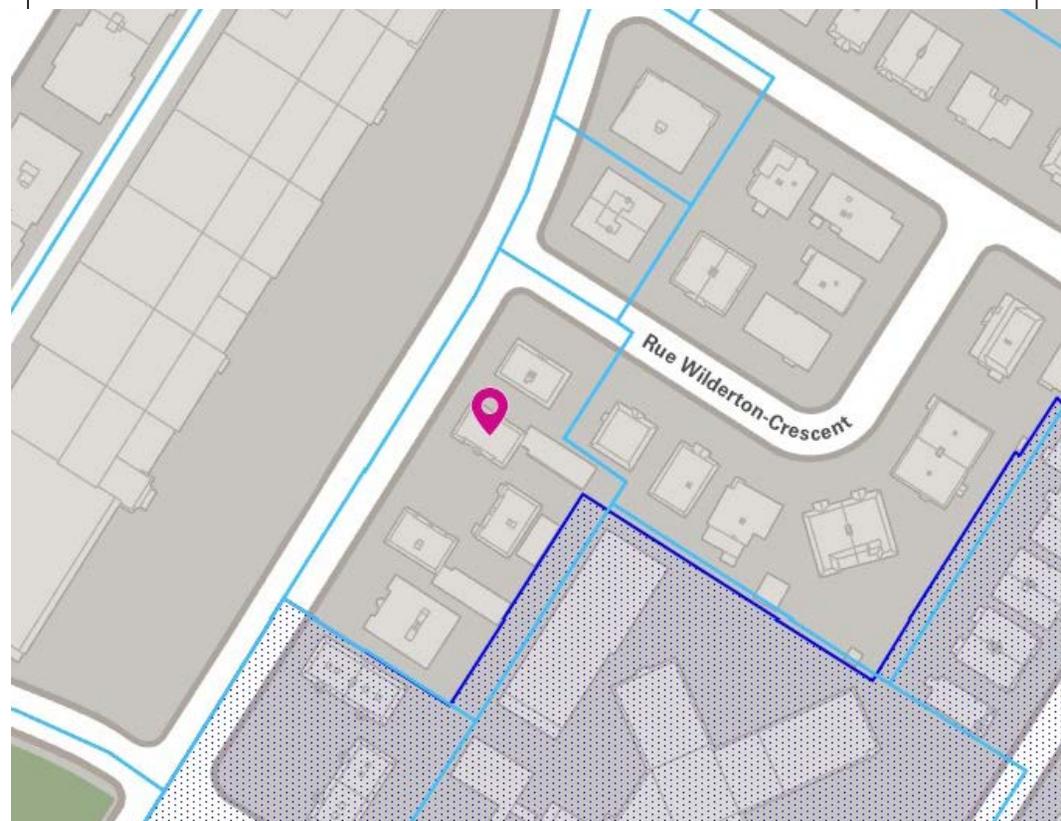
Catégorie et classe d'immeuble à des fins d'application des Six logements et plus

CATÉGORIES D'USAGES		
CATÉGORIE D'USAGES PRINCIPALE		Classe d'occupation
H.4-5	4 à 12 logements	-
AUTRE(S) CATÉGORIE(S) D'USAGES		
-	-	-
-	-	-
-	-	-
-	-	-

NORMES PRESCRITES		
DENSITÉ	Min	Max
Densité / ISP	-	-
IMPLANTATION		
Mode(s) d'implantation	Isolé, jumelé	
Taux d'implantation (%)	35	70
Marge avant (m)	-	-
Marge latérale (m)	1,5	-
Marge arrière (m)	3	-
HAUTEUR		
Hauteur (étage)	3	3
Hauteur (m)	-	12,5

#### DISPOSITIONS PARTICULIÈRES

- La superficie maximale d'une enseigne autorisée est de 1 m<sup>2</sup> par établissement.
- La superficie maximale d'une enseigne autorisée pour un établissement dérogatoire protégé par droits acquis est de 2 m<sup>2</sup> par établissement.
- La hauteur d'une enseigne apposée sur un bâtiment ayant une hauteur supérieure à un étage ne doit pas dépasser une élévation supérieure à 1 m au-dessus du plancher de l'étage situé immédiatement au-dessus du rez-de-chaussée, sauf devant la façade d'un établissement.
- La hauteur d'une enseigne apposée sur un bâtiment ayant une hauteur supérieure à 2 étages ne doit pas dépasser une élévation supérieure à 1 m au-dessus du plancher du deuxième étage situé au-dessus du rez-de-chaussée, sauf devant la façade d'un établissement.
- Pour l'application de l'article 560, la présente zone constitue une zone éloignée d'un équipement de transport collectif structurant.



# PICTURES

2750 VAN HORNE



01



02



03



04



05



06



07



08



09



# 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 for 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)

## THE AGENCY

Immeubles Gloria is a leading real estate agency in the Greater Montreal area with over 30 years of experience specializing in investment properties (multi-residential, semi-commercial, and commercial). Known for our expertise in marketing and transaction management, we deliver transparent, professional service and strong financial guidance to help clients buy and sell with confidence.

IMMEUBLES

**GLORIA**

**IMMEUBLES GLORIA**  
Real Estate Agency