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Centris No. 20955603 **(Active)**



\$4,960,000

5274 Boul. Lévesque E.
Laval (Saint-Vincent-de-Paul)
H7C 1N1

Region Laval
Neighbourhood
Near Rte 125
Body of Water

Property Type	9plex	Year Built	2025
Property Use	Residential only	Lot Assessment	\$288,200
Building Type	Detached	Building Assessment	
Total Number of Floors	3	Total Assessment	\$288,200 (1,721.03%)
Building Size	141.1 X 30.9 ft irr	Expected Delivery Date	2025-10-01
Living Area	11,985 sqft	Reposess./Judicial auth.	No
Building Area	3,995 sqft	Trade possible	
Lot Size	244.9 X 57 ft irr	Certificate of Location	Yes (2021)
Lot Area	15,239.54 sqft	File Number	
Cadastre	1628855	Occupancy	30 days PP Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 9 unit(s)

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
3 1/2	1	1	\$1,800	0	
4 1/2	5	5	\$14,292	0	
5 1/2	3	3	\$9,200	0	

Annual Potential Gross Revenue \$303,504 (2025-07-23)

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing	Elastomeric membrane, Rooftop	Pool	
Siding	Brick	Parkg (total)	Driveway (7), Garage (2)
Dividing Floor		Driveway	Asphalt
Windows	PVC	Garage	Attached, Built-in, Heated
Window Type	Casement, Sliding	Carport	
Energy/Heating	Electricity	Lot	
Heating System		Topography	Flat
Floor Covering		Distinctive Features	
Basement		Water (access)	

Bathroom	Ensuite bathroom, Ensuite powder room, Separate shower, Bathtub	View	Panoramic
Washer/Dryer (installation)	Bathroom (Other)	Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University, Snowmobile trail, ATV trail
Fireplace-Stove Kitchen Cabinets Property/Unit Amenity	Melamine, Granit Counters Wall-mounted air conditioning, Fire detector (not connected), Air exchange system, Alarm system, Wall-mounted heat pump	Environmental Study Energy efficiency Occupancy	LEED
Building Amenity Mobility impaired accessible	Adapted kitchen, Adapted entrance,		

Inclusions

Exclusions

Remarks

Partner with an established builder to deliver a turnkey, revenue generating asset: A brandnew, threelevel multifamily building with CMHCApproved financing. This 9 unit development offers a thoughtful mix of 5½, 4½ and 3½ layouts. Amenities include a rooftop terrace, heated two-car garage, 7 parking spaces and much more. Ideally located rental building near public transportation, convenient stores, highways and waterfront. With fully approved architectural plans, an experienced builder and preleased units under favorable, negotiated terms ensuring immediate cash flow from day one.

Addendum

Turnkey 9 Unit Multifamily Investment

Partner with a seasoned builder to launch a brandnew, revenue generating asset in Laval—an exceptional opportunity for passive income and longterm appreciation.

WHY THIS PROPERTY?

+Proven Cash Flow:

9 custom designed units (5½, 4½ and 3½) pre-leased under strong terms, income starts Day1.

+CMHC Backed Financing:

Access competitive mortgage rates with full Canada Mortgage and Housing Corporation approval.

+Low Maintenance:

Three levels of durable brick and premium finishes, backed by new-construction warranties to minimize upkeep.

+Premium Amenities:

2 indoor heated garage spaces, 7 exterior driveways and a shared rooftop terrace, features tenants happily pay for.

+Prime Location:

Just steps from the water, highway and public transportation, ensuring year round demand from professionals and families.

+Fully Approved Plans:

Municipal sign-off is complete, no delays or costly redesigns.

INVESTMENT HIGHLIGHTS

+Immediate Revenue:

Pre-signed leases lock in cash flow before ground is even broken.

+Scalable Model:

Efficient 3 level footprint for 9 units easily replicated across Laval's growth corridors.

+BuiltIn Upside:

A tightening rental market drives rising rents and high occupancy .

+Tax Efficient Structure:

Benefit from newbuild depreciation and CMHC incentives to lower carrying costs.

NEXT STEPS

Contact us today for a detailed proforma, construction timeline and to reserve your spot in this turnkey project.

Act now this unique blend of instant yield and longterm growth won't last!

ARCHITECTURAL CONCEPT & MATERIALITY

+Timeless Brick Façade:

Rich red brick delivers classic curb appeal, durability, and thermal efficiency, accented by charcoal toned metal trim.

+Clean Lines & Symmetry:

Rectilinear volumes and recessed balconies.

+Open Concept Interiors:

Expansive great rooms with floor to ceiling windows flood the space with natural light.

+Natural Wood Accents:

Engineered floors, large islands, custom cabinetry add warmth and tactile elegance.

+Premium Finishes:

Quartz countertops for an elevated the luxury feel.

+Thoughtful Details:

Recessed LED lighting, high performance windows, integrated air-exchange, and seamless storage for comfort and efficiency.

*****DECLARATIONS*****

+A qualified tax expert, jointly appointed by both parties, will determine in writing whether any sales tax applies, its rate and amount; the Buyer will bear and pay the full amount.

+The choice of property inspector must be mutually agreed upon by both parties before any inspection.

+All promises to purchase from cooperating brokers must be sent by email to the listing broker.

+Any acquisition by the Buyer of all or substantially all shares in the Owner Corporation will be treated as a sale of the Property, with full remuneration due as if legal title had been directly transferred.

Sale with legal warranty of quality

Seller's Declaration

No

If any Sales Tax is found to apply to the transaction , it shall be calculated in writing by a tax expert and be borne and paid by the BUYER in accordance with that determination.

Source

RE/MAX ACTION, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.

Financial Summary

5274 Boul. Lévesque E. Laval (Saint-Vincent-de-Paul) H7C 1N1

Potential Gross Revenue (2025-10-01)		Residential	
Residential	\$263,988	Type	Number
Commercial		3 ½	1
Parking/Garages		4 ½	5
Other		5 ½	3
Total	\$263,988	Total	9
Vacancy Rate and Bad Debt		Commercial	
Residential (2.00%)	\$5,280	Type	Number
Commercial			
Parking/Garages			
Other			
Total	\$5,280	Others	Number
Effective Gross Revenue		Type	
\$258,708		Gross Income Multiplier	18.79 ²
		Price per door	\$551 111
		Price per room	\$130 526
		Coefficient comparison of number of rooms	4.22
		Total number of rooms	38
Operating Expenses			
Municipal Tax (2025)	\$3,007		
School Tax (2025)	\$169		
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$3,176		
Net Operating Revenue	\$255,532		



Frontage



Back facade



Frontage



Kitchen



Living room



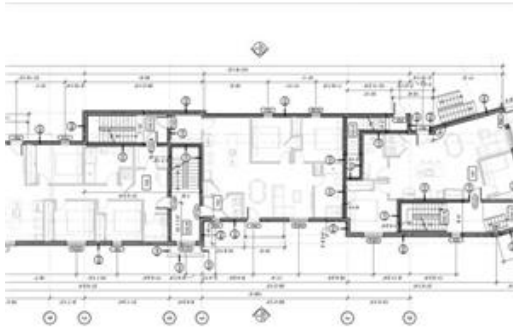
Bedroom



Bathroom

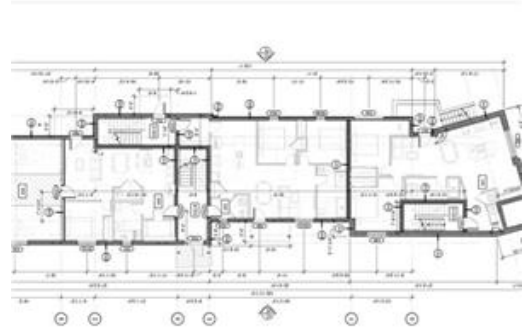


Drawing (sketch)



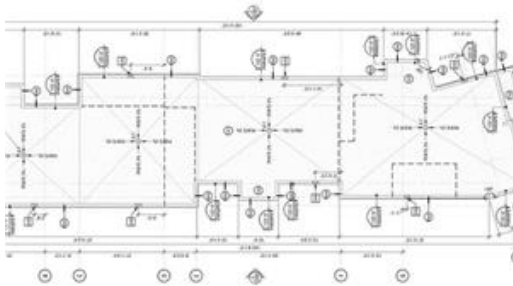
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