

8040 Av. Bloomfield , (Villeray/Saint-Michel/Parc-Extension) ,Montreal, H3N 2H6

Asking Price \$1,249,000 | 4 Units | Centris No. 19784456

EN ▾

Asking Price

\$1,249,000

Property Description

Well-located quadruplex in Parc-Extension, a high-demand rental sector driven by proximity to Université de Montréal's MIL Campus and Parc metro. The property offers stable income with significant upside through a permitted densification project allowing conversion from 4 to 8 units.

HIGHLIGHTS

- ✓ 4-unit residential building (detached)
- ✓ Strong rental demand and stable tenants
- ✓ Walking distance to Parc metro & MIL Campus
- ✓ Expansion potential: 4 → 8 units (permit obtained)
- ✓ Easy access to Highway 40 & downtown
- ✓ Low operating expenses (~13%)

CAPITAL SPENDINGS IN RECENT YEARS

- ✓ Roof replaced: 2014
- ✓ Expansion permit obtained (major valueadd)
- ✓ No other major renovations disclosed

OTHER INFORMATION

- ✓ Sale without legal warranty of quality
- ✓ Certificate of location available (2013)
- ✓ Occupancy: 30 days after accepted promise to purchase
- ✓ Current leases extend up to June 2026

BUILDING DESCRIPTION

General Information

Cadastral number 2248438

Municipal Assessment

Municipal Assessment \$866,500
Municipal Land Assessment \$377,900
Municipal Building Assessment \$488,600

Construction

Number of Storeys 3
Type of Building Detached building
Type of Construction Wood-frame and brick
Year of Construction 1957

Electromechanical System

Heating system Electric baseboard
Hot water Independent water heaters
Water supply Municipal
Sewage system Municipal
Electrical system No issues reported / standard system (circuit breakers implied)

Parking

Type of Parking None
Number of Parking Spaces 0

Area

Land Surface Area 3,129 sq.ft.

Building type

Laundry None
Washer/Dryer Inlet -
Appliance Locataires
Responsibility Heating Locataires
Water Responsibility Locataires

Features

Plumbing -
Condition of Roof Replaced in 2014
Condition of Doors -
Condition of Balconies -
Conclerge Agreement -
Intercom and Doorbell -
Heating system Electric baseboard
Hot Water System Independent tanks
Condition of Windows -
Condition of Kitchens -
Electrical Panels -
Exterior Siding Brick
Condition of Bathrooms -
Environmental Report -
Floor Covering -

INCOME & EXPENSES

Revenue

	Yearly	% /GR	RPU (m)
Residential	\$84,000	100%	\$1,750
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Other Revenues			
Total Revenues	\$84,000	100%	\$1,750
Vac. / Bad debt	\$2,520	3%	\$52.50
EGR	\$81,48	97%	\$1,697

Expenses

	Yearly	% OF EGR	CPU (Y)
Administration			
Municipal Taxes	\$5,698	7.0%	\$1,424
School Taxes	\$694	0.9%	\$174
Insurance	\$2,000	2.5%	\$500
Electricity	\$2,111	2.6%	\$528
Heating			
Snow Removal			
Elevator			
Lawn			
Structural Reserve			
Janitor	\$780	1.0%	\$195
Maintenance	\$2,440	3.0%	\$610
Appliances			
WiFi			
Heat Pump			
Internet	\$3,259	4.0%	\$815
Total Expenses	\$16,982	20.8%	\$4,246
Net Revenue	\$64,498	79.2%	\$16,125

Financing

	Current
Maximum loan amount	
Financing CAP	
Debt coverage ratio	
Debt coverage ratio	
Amortization	
Term	

Treasury

	Current
Net Revenue	\$64,498
Annual Mortgage Cost	
Net cash after mortgage	\$64,498

Return on Investment

Down Payment	
Cash on cash return	
Return on liquidity + capitalization	

Key Indicators

CPU \$312,250	GIM 14.87	NIM 19.36	CAP 5.16%
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PROPERTY PHOTOS



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