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 Real Estate Agency
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Centris® No. 10702207 (Active)



\$5,500,000

923 Rue Ontario E.
Ville-Marie (Montréal)
H2L 3P6

Region Montréal

Neighbourhood Central

Near

Body of Water

Property Type	Multiplex	Year Built	1993
Property Use	Residential and commercial	Lot Assessment	\$2,057,333
Building Type	Detached	Building Assessment	
Total Number of Floors	3	Total Assessment	\$2,057,333 (2017)
Building Size	62.5 X 62.5 m	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	70.18 X 85.3 m irr	Certificate of Location	Yes (1993)
Lot Area	505.8 sqm	File Number	
Cadastre	2161700-2338509a2338537	Occupancy	According to the leases
Zoning	Residential, Commercial	Deed of Sale Signature	90 days PP Accepted

Monthly Revenues (residential) - 18 unit(s)

Apt. No.	1	End of Lease	2018-06-30
No. of Rooms	3	Monthly Rent	\$830
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.	2	End of Lease	2018-06-30
No. of Rooms	3	Monthly Rent	\$830
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.	3	End of Lease	2018-06-30
No. of Rooms	3	Monthly Rent	\$830
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.	4	End of Lease	2018-06-30
No. of Rooms	3	Monthly Rent	\$830
No. of Bedrooms	1	Rental Value	

No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
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Apt. No.	5	End of Lease	2018-06-30
No. of Rooms	3	Monthly Rent	\$830
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
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Apt. No.	6	End of Lease	2018-06-30
No. of Rooms	3	Monthly Rent	\$865
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
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Apt. No.	7	End of Lease	2018-06-30
No. of Rooms	2	Monthly Rent	\$630
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
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Apt. No.	8	End of Lease	2018-06-30
No. of Rooms	2	Monthly Rent	\$630
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
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Apt. No.	9	End of Lease	2018-06-30
No. of Rooms	2	Monthly Rent	\$630
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
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Apt. No.	10	End of Lease	2018-06-30
No. of Rooms	2	Monthly Rent	\$630
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
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Apt. No.	11	End of Lease	2018-06-30
No. of Rooms	2	Monthly Rent	\$625
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
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Apt. No.	12	End of Lease	2018-06-30
No. of Rooms	2	Monthly Rent	\$625
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	
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Apt. No.	13	End of Lease	2018-06-30

No. of Rooms	2	Monthly Rent	\$630
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.	14	End of Lease	2018-06-30
No. of Rooms	2	Monthly Rent	\$630
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.	15	End of Lease	2018-06-30
No. of Rooms	2	Monthly Rent	\$630
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.	16	End of Lease	2018-06-30
No. of Rooms	2	Monthly Rent	\$625
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.	17	End of Lease	2018-06-30
No. of Rooms	2	Monthly Rent	\$625
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Apt. No.	18	End of Lease	2018-06-30
No. of Rooms	2	Monthly Rent	\$645
No. of Bedrooms	1	Rental Value	
No. Bath/PR	1+0	Features	
Washer/Dryer (inst.)		No. of Parking Spaces	

Annual Potential Gross Revenue			\$150,840 (2017-12-02)

Monthly revenues (commercial, industrial and office) - 1 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
Commercial	1	1	\$8,224		
Annual Potential Gross Revenue			\$98,688 (2017-12-04)		

Features

Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool
Siding		Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating		Lot

Heating System Floor Covering Basement Bathroom Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Equipment/Services	Topography Distinctive Features Water (access) View Proximity Environmental Study Energy efficiency Occupancy
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Inclusions

Exclusions

Broker - Remarks
Semi-commercial property, this multiplex offers rental income of the most interesting. The property is located in an area of choice, 7 minutes from Sherbrooke metro, 10 minutes from Berri-UQAM metro, near the bus station, the Great Library, St. Luc Hospital.

Addendum
Near UQAM, ITHQ and Cégep du Vieux-Montréal, which welcomes around 50,000 students in total. Built in 1993, the building is in very good condition. This property is very easy to rent and administer.

Sale without legal warranty of quality, at the buyer's risk

Seller's Declaration No

Source **Notice of disclosure** Yes
IMMO PRESTIGE INTERNATIONAL INC., 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

923 Rue Ontario E. Ville-Marie (Montréal) H2L 3P6

Potential Gross Revenue (2017-12-04)		Residential	Number
Residential	\$90,720	Type	
Commercial	\$98,688	2 ½	12
Parking/Garages		3 ½	6
Other		Total	18
Total	\$189,408	Commercial	
Vacancy Rate and Bad Debt		Type	Number
Residential		Commercial	1
Commercial		Total	1
Parking/Garages		Others	
Other		Type	Number
Total			
Effective Gross Revenue	\$189,408		
Operating Expenses			
Municipal Taxes (2017)	\$39,225		
School Taxes (2017)	\$3,669		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity	\$2,156		
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance	\$6,589		
Cable (TV)	\$386		
Superintendent	\$5,013		
Sanitary Container			
Snow Removal			
Maintenance	\$11,518		
Equipment (Rental)	\$569		
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$69,125		
Net Operating Revenue	\$120,283		



Frontage



Terrasse



Hall



Waiting room



Kitchen



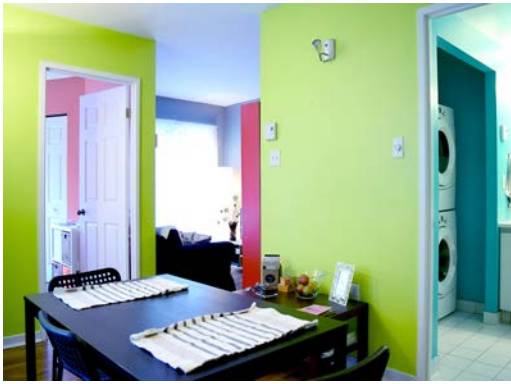
Waiting room



Office



Office



Living room



Living room



Living room



bedroom



Kitchen



Kitchen



Bathroom



Bathroom