

# FOR SALE

6201-6215 CHRISTOPHE-COLOMB AVENUE, MONTRÉAL, QC

EXTENSIVELY RENOVATED PROPERTY

Marcus & Millichap  
GROUPE MARIANI - DI GENNARO



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## PROPERTY DETAILS

Ideally positioned in the heart of Rosemont-La Petite-Patrie, one of Montreal's most vibrant and walkable neighborhoods, the property is just steps from Beaubien and Rosemont metro stations (Orange Line), and only an 8-minute drive to Jean-Talon station (Blue Line).

The area is highly desirable, known for its lively community, cafés, restaurants, and essential services. The property is also just minutes from the famous Jean-Talon market and in close proximity to Montréal Olympic Park. With strong rental demand and a central location, this asset represents a reliable income-producing investment in one of Montréal's most established communities.

**This well located mixed-use property offers approximately 12,670 square feet and includes 9 residential units and 3 commercial units.**

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## PROPERTY SPECIFICATIONS AND HIGHLIGHTS



6201-6215 Christophe-Colomb Avenue



Building type: Mixed-use



Legal description : 3 794 667



Year built/Renovated : 1925/2025



Total area : ±12,671 SF



9 Residential units; 3 Commercial units; 3 Storeys

- Located in Rosemont -La Petite-Patrie, a vibrant central Montreal neighborhood
- Walking distance to Rosemont and Beaubien metro stations (Orange Line), and only 8 minutes by car to Jean-Talon station (Blue Line)
- Close to Jean-Talon Market, cafés, restaurants, and essential services
- Several parks and green spaces nearby
- In close proximity to Montréal Olympic Park, home to major attractions such as the Olympic Stadium, Biodome, Planetarium, Saputo Stadium, and more.
- High rental demand area with strong tenant appeal
- Stable income-generating property with long-term value potential



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## PROPERTY FINANCING STRATEGIES

### STRATÉGIES DE FINANCEMENT POTENTIELLES

#### MONTANT NET DU PRÊT – SCHL STANDARD

|                             |                    |
|-----------------------------|--------------------|
| Montant net du prêt à terme | 4 100 000 \$       |
| Paielement annuel           | 192 765 \$         |
| Amortissement / Terme       | 40 ans 5 ou 10 ans |

#### MONTANT NET DU PRÊT – SCHL APH Select (50 points EE)

|                             |                    |
|-----------------------------|--------------------|
| Montant net du prêt à terme | 4 700 000 \$       |
| Paielement annuel           | 220 975 \$         |
| Amortissement / Terme       | 40 ans 5 ou 10 ans |

### POTENTIAL FINANCING STRATEGIES

#### CMHC STANDARD – NET LOAN AMOUNT

|                      |                        |
|----------------------|------------------------|
| Net Term Loan Amount | \$4,100,000            |
| Annual Payment       | \$192,765              |
| Amortization / Term  | 40 Years 5 or 10 Years |

#### CMHC MLI Select (50 Points EE) – NET LOAN AMOUNT

|                      |                        |
|----------------------|------------------------|
| Net Term Loan Amount | \$4,700,000            |
| Annual Payment       | \$220,975              |
| Amortization / Term  | 40 Years 5 or 10 Years |



FOR MORE INFORMATION, PLEASE CONTACT:

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## SUMMARY INCOME STATEMENT & VALUATION

| Income                 |    | Income Statement Date 6/1/2025 | Expenses                 |    | Expense Ratios | CMHC Benchmarks    |
|------------------------|----|--------------------------------|--------------------------|----|----------------|--------------------|
| Rental income          | \$ | 312,569                        | Taxes                    | \$ | 21,092         | 6.85% Actual       |
| Parking Income         | \$ | -                              | Utilities                | \$ | 600            | 0.19% Actual       |
| Expense Recovery       | \$ | 8,656                          | Insurance                | \$ | 17,000         | 5.52% Estimate     |
| Storage Income         | \$ | -                              | Maintenance & Repair     | \$ | 9,150          | 2.97% 610/Unit     |
| Other                  | \$ | -                              | Management               | \$ | 15,402         | 5.00% 5.00%        |
| Internet               | \$ | -                              | Salaries                 | \$ | 5,475          | 1.78% 365/Unit     |
| Gross Income           | \$ | 328,342                        | Appliance Reserve        | \$ | 1,500          | 0.49% 60/Appliance |
| Vacancy                | \$ | (13,134)                       | A/C Reserve              | \$ | -              | 0.00% 190/Unit     |
| Bad debt               | \$ | -                              | Elevator Reserve         | \$ | -              | 0.00% 300/Elevator |
| Effective Gross Income | \$ | 315,208                        | Other                    | \$ | -              | 0.00% Actual       |
|                        |    |                                | Total Operating Expenses | \$ | 70,220         | 0.00%              |
|                        |    |                                | Op Ex. %                 |    | 22.80%         |                    |
| Valuation              |    |                                |                          |    |                |                    |
| N.O.I                  | \$ | 244,988                        |                          |    |                |                    |
| Listing Price          | \$ | 5,500,000                      |                          |    |                |                    |

### NOTES

Expenses normalized according to CMHC guidelines for woodframe properties of 12+ units.

Base rate is derived from the 5 year CMB rate

| Source of Funds Scenario 1 |    |             | Source of Funds Scenario 2 |    |             |
|----------------------------|----|-------------|----------------------------|----|-------------|
| Acquisition price          | \$ | 5,500,000   | Acquisition price          | \$ | 5,500,000   |
| Loan Amount                | \$ | \$4,100,000 | Loan Amount                | \$ | \$4,700,000 |
| LTV Ratio                  | \$ | 75%         | LTV Ratio                  | \$ | 85%         |
| Base rate                  | \$ | 3.07%       | Base rate                  | \$ | 3.07%       |
| Interest Rate              | \$ | 3.60%       | Interest Rate              | \$ | 3.60%       |
| Amortization               | \$ | 40Y         | Amortization               | \$ | 40Y         |
| Year 1 Debt Coverage       |    |             | Year 1 Debt Coverage       |    |             |
| Yearly Principal           | \$ | 46,260      | Yearly Principal           | \$ | 53,030      |
| Yearly Interest            | \$ | 146,505     | Yearly Interest            | \$ | 167,945     |
| Yearly Debt Payment        | \$ | 192,765     | Yearly Debt Payment        | \$ | 220,975     |
| Debt Coverage Ratio        | \$ | 1.23X       | Debt Coverage Ratio        | \$ | 1.08X       |

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PROPERTY SPECIFICATIONS

|                                  |                                                                                               |
|----------------------------------|-----------------------------------------------------------------------------------------------|
| Foundation                       | Type: Crawl space; Basement<br>Material: Stone                                                |
| Structural System                | Type: Timber frame<br>Material: Wood/Timber                                                   |
| Exterior Walls                   | Cladding/Finish: Brick veneer; Metal panels<br>Wall construction: Timber frame with sheathing |
| Windows and Doors                | Window frame material: Composite<br>Glazing: Double-pane; Low-E coating<br>Door types: Steel  |
| Roofing                          | Roofing structure: Rafters<br>Roofing material: TPO/EPDM                                      |
| Fire Resistance                  | Fire-rated walls/floors                                                                       |
| Insulation and Energy Efficiency | Wall insulation: Fiberglass; Rigid foam<br>Roof/Attic insulation: Batt; Air barrier installed |
| Interior Materials               | Wall finish: Drywall<br>Flooring: Tile, Laminate<br>Ceiling: Drywall                          |



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## LOCATION OVERVIEW



|       | <br>Total<br>Population | <br>2028<br>Projection | <br>Annual Growth<br>(2023-2028) | <br>Daytime<br>Population | <br>Households<br>(2023) | <br>Average<br>Household Size |
|-------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 2 km  | 76,544                                                                                                     | 81,926                                                                                                    | 1.4%                                                                                                                | 69,039                                                                                                         | 35,319                                                                                                        | 2.2                                                                                                                |
| 5 km  | 468,580                                                                                                    | 500,994                                                                                                   | 1.4%                                                                                                                | 477,144                                                                                                        | 215,809                                                                                                       | 2.2                                                                                                                |
| 10 km | 1,195,478                                                                                                  | 1,283,309                                                                                                 | 1.5%                                                                                                                | 1,653,136                                                                                                      | 559,344                                                                                                       | 2.1                                                                                                                |

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