

FOR SALE

6201-6215 CHRISTOPHE-COLOMB AVENUE, MONTRÉAL, QC

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 demand from professionals, young families, students and healthcare workers creates strong occupancy and rental growth prospects.
- Stable income-generating property with long-term value potential



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SUMMARY INCOME STATEMENT & VALUATION

Income Statement Date 5/1/2026

Revenue	Residential	Commercial	Total	Revenue Ratios	
Gross Potential Rental Income	\$257,400	\$81,437	\$338,837	98.1%	
Additional Commercial Income		\$6,551	\$6,551	1.9%	
Gross Income	\$257,400	\$87,987	\$345,387	100.0%	
Residential Vacancy	\$(7,722)		\$(7,722)	3.0%	
Commercial Vacancy		\$(4,399)	\$(4,399)	5.0%	
Effective Gross Income	\$249,678	\$83,588	\$333,266	96.5%	
Expenses	Residential	Commercial	Total	Expense Ratios	CMHC Benchmarks
Municipal Taxes	\$(10,468)	\$(10,580)	\$(21,048)	6.3%	Actual
School Taxes	\$(1,128)	\$(428)	\$(1,556)	0.5%	Actual
Insurance	\$(13,771)	\$(5,219)	\$(18,990)	5.7%	Actual
Utilities	\$(1,225)	\$(464)	\$(1,690)	0.5%	Actual
Maintenance and Repair	\$(5,490)	\$-	\$(5,490)	1.6%	610 / Unit
Residential Management	\$(10,611)		\$(10,611)	4.3%	4.25%
Commercial Management		\$(2,926)	\$(2,926)	3.5%	
Salaries	\$(1,935)	\$-	\$(1,935)	0.6%	215 / Unit
Appliance Reserve	\$(2,700)		\$(2,700)	0.8%	60 / Appliance
A/C Reserve	\$(1,710)		\$(1,710)	0.5%	190/Unit
Elevator Reserve	\$-		\$-	0.0%	300/Elevator
Other	\$-	\$-	\$-	0.0%	Actual
Total Operating Expenses	\$(49,039)	\$(19,617)	\$(68,656)	20.6%	
NOI	\$200,639	\$63,971	\$264,610	79.4%	

Valuation	Residential	Commercial	Total
Cap Rate	4.25%	6.25%	
Total Value	\$4,720,913	\$1,023,539	\$5,744,452
Value per Unit	\$524,546		
Value PSF			\$448

Comm. Cap / Resi. Cap	4.25%	4.50%	4.75%	5.00%
6.25%	\$5,744,452	\$5,482,179	\$5,247,514	\$5,036,315
6.50%	\$5,705,085	\$5,442,812	\$5,208,147	\$4,996,948
6.75%	\$5,668,634	\$5,406,361	\$5,171,696	\$4,960,497
7.00%	\$5,634,787	\$5,372,514	\$5,137,849	\$4,926,650

NOTES

Commercial Rent Recoveries:

- 6201 Christophe-Colomb: Taxes & Utilities

- 1111 Bellechasse: Taxes & Utilities

- 1121 Bellechasse: Taxes Only

2 vacant residential units represent approximately \$5,200/month in potential gross revenue once leased at market rates

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PROPERTY SPECIFICATIONS

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



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LOCATION OVERVIEW



	 Total Population	 2028 Projection	 Annual Growth (2023-2028)	 Daytime Population	 Households (2023)	 Average 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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