



Mario Conte
Delivering the Impossible
P : 514 894 9400
E : mario@marioconte.com

**Montréal (Villeray/Saint-Michel/Parc-Extension)-7514-7518,
Rue Chabot**

\$995,000



7514-7518, Rue Chabot, Montréal (Villeray/Saint-Michel/Parc-Extension), H2E2L1

VISITE DE LA PROPRIÉTÉ

Fully rented triplex located in the heart of Villeray, one of Montreal's most sought-after neighborhoods. All units are currently occupied with leases renewed through 2025, providing excellent rental stability. Well maintained, the property is within walking distance of Fabre and D'Iberville metro stations, Nicolas-Tillemont Park, as well as numerous cafés, restaurants, and local shops. Quick access to the highway. Ideal opportunity for an investor looking for a turnkey property in a vibrant, high-demand area.

INFORMATIONS DÉTAILS**PROPRIÉTÉ EN VEDETTE**

Chambre en vedette	3
Salle de bain en vedette	1
Garage en vedette	2

Financiers**Évaluation municipale**

Évaluation du terrain	\$306,000.00
Évaluation du bâtiment	\$589,600.00
Évaluation municipale	\$895,600.00

Taxes

Municipale	\$5,889.00
École	\$729.00
Total	\$6,618.00

ADDENDA

Fully Rented Triplex in the Sought-After Villeray Neighborhood -- 7514-7518 Rue Chabot
Discover the perfect balance between urban living and residential tranquility with this triplex, ideally located in the heart of Villeray--one of Montreal's most vibrant and desirable neighborhoods.
All units are currently rented, with leases renewed through 2025, ensuring ideal rental stability for investors.

Key Features:

Prime Location

Just steps from Fabre and D'Iberville metro stations, 5 minutes from the highway, and walking distance to Nicolas-Tillemont Park. This triplex offers easy access to public transit, green spaces, and all essential urban conveniences.

Unmatched Neighborhood Lifestyle

Enjoy the friendly community vibe of Villeray, surrounded by trendy cafés, renowned restaurants, local shops, schools, and more. A highly desirable living environment for young professionals, families, and long-term tenants.

Turnkey Investment

With full occupancy and active leases, this property generates stable rental income--an ideal acquisition for any investor seeking a hassle-free asset.

A rare opportunity to own a profitable triplex in one of Montreal's liveliest and most in-demand neighborhoods.

Contact us today for more information or to schedule a visit.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1963
Number of Rooms	5
Superficie Habitable	3,462 PC
Nombre d'étages	3
Revêtement	Brick
Toiture	Asphalt and gravel
Garage	Fitted , Single width

Caractéristiques du terrain et extérieur

Superficie du terrain 2,744.82 SF

Stat. (total)	Garage , 1
Proximité	Highway , Cegep , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	11.3x15.3 ft	Ceramic tiles	
Bathroom	1st level/Ground floor	9.3x5.0 ft	Ceramic tiles	
Master bedroom	1st level/Ground floor	9.2x13.8 ft	Wood	
Bedroom	1st level/Ground floor	8.3x10.9 ft	Wood	
Kitchen	1st level/Ground floor	9.9x19.9 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	9.7x14.9 ft	Wood	
Playroom	Basement	17.8x10.9 ft	Tiles	
Bathroom	1st level/Ground floor	5.1x5.3 ft	Ceramic tiles	
Room not finished	1st level/Ground floor	13.8x17.4 ft	Concrete	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Allée	Asphalt
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions

3 Hot Water Tanks (possibly 1 rented)

