



Mario Conte
Delivering the Impossible
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Montréal (Le Plateau-Mont-Royal)-1123, Boul. St-Joseph E.

\$1,785,000



**1123, Boul. St-Joseph E., Montréal (Le Plateau-Mont-Royal),
H2J1L3**

ULS : 13381230

VISITE DE LA PROPRIÉTÉ

Re construction in VAC APT , Also roof + 20 Years .Income property located in the heart of Plateau Mont-Royal. Prime location near Mont-Royal Avenue with its shops, cafés, and restaurants, as well as Laurier Park (pool, green spaces, friendly atmosphere). Easy access to transportation: Laurier metro just a 6-minute walk away, buses, Bixi station, and bike paths. Well-maintained building by the same owner for many years, offering 2 garages. Unit #3 is currently vacant, ideal for an owner-occupant or revenue optimization. Approximate gross income of \$95,000/year (to be verified).

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Garage en vedette	1
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Financiers

Évaluation municipale

Évaluation du terrain	\$812,000.00
Évaluation du bâtiment	\$1,003,600.00
Évaluation municipale	\$1,815,600.00

Taxes

Municipale	\$11,802.00
École	\$1,508.00
Total	\$13,310.00

Énergie

Électricité	\$642.00
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ADDENDUM

WORK to be expected.

Exceptional opportunity to acquire a building in the heart of Plateau Mont-Royal, one of Montreal's most sought-after neighborhoods.

Prime Location

Just steps from Mont-Royal Avenue and its many shops, cafés, and restaurants.

Easy access to transportation: buses, Bixi station, bike paths, and Laurier metro only a 6-minute walk away.

Laurier Park with swimming pool, green spaces, and a friendly atmosphere less than 2 minutes on foot.

Building Features

Two garages (with rooftop terrace above the garage).

Building well maintained by the same owner for many years.

Unit #3 currently vacant (ideal for investor with income optimization potential).

Approximate gross income of \$95,000/year (to be verified).

A secure investment.

A building offering excellent growth potential and stable value in a consistently high-demand area.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Revenue property
Taille	
Année de construction	1931
Nombre d'étages	3
Revêtement	Brick
Garage	Attached

Caractéristiques du terrain et extérieur

Dimensions du terrain	10.36 ft x 104.99 ft
Superficie du terrain	3,568.27 SF
Topographie	Flat
Stat. (total)	Garage , 2
Proximité	Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Caractéristiques				
Système de chauffage				Electric baseboard units
Énergie de chauffage				Electricity
Approvisionnement en eau				Municipality
Système d'égout				Municipal sewer
Appareils de location				Other , Coin A Matic
Zonage				Residential
Fondation				Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions	Some refrigerators and stoves.
Exclusions	Personal belongings of the tenants