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Delivering the Impossible
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Montréal (Saint-Léonard)-9060-9062, Rue Chambellé

\$969,000



**9060-9062, Rue Chambellé, Montréal (Saint-Léonard),
H1P2M3**

ULS : 17593869

[VISITE DE LA PROPRIÉTÉ](#)

Beautiful Triplex in Saint-Léonard! Located in a quiet and sought-after area, close to all services, amenities, public transportation, schools, and parks. The property features: Two large and bright 5 ½ units One 3 ½ unit with a wood-burning fireplace Well maintained over the years with several renovations completed. Lovely backyard, garage, and outdoor parking. An excellent investment opportunity with attractive annual revenues!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

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

Financiers

Évaluation municipale

Évaluation du terrain	\$287,200.00
Évaluation du bâtiment	\$483,300.00
Évaluation municipale	\$770,500.00

Taxes

Municipale	\$5,288.00
École	\$625.00
Total	\$5,913.00

ADDENDA

Ground Floor
Flexible occupancy to be discussed
High-end wood kitchen with granite countertops
Spacious open-concept living room and dining area (RARE)
Three comfortable bedrooms
Full bathroom
Garage

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1966
Number of Rooms	5
Nombre d'étages	2
Revêtement	Brick , Stone
Toiture	Elastomer membrane
Garage	Fitted

Caractéristiques du terrain et extérieur

Superficie du terrain	3,911.26 SF
Stat. (total)	Outdoor , 1 , Garage , 1
Proximité	Highway , Cegep , Daycare centre , Golf , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Caractéristiques				
Systeme de chauffage		Electric baseboard units		
Énergie de chauffage		Electricity		
Équipements / services		Wall-mounted heat pump		
Approvisionnement en eau		Municipality		
Systeme d'égout		Municipal sewer		
Toiture		Elastomer membrane		
Zonage		Residential		
Sous-sol		6 feet and over , Separate entrance , Finished basement		

Allée Plain paving stone

Aménagement paysager	Fenced
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Fondation	Poured concrete
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INCLUSIONS & EXCLUSIONS

Inclusions	Light fixtures, 2nd floor mounted wall thermopump. 2 elect hot water tanks (1 for the main AND Bachelor , other is for 2nd floor) .
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Exclusions	Personal items of tenants, Curtains, blings and rods,
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