Mario Conte
Delivering the Impossible
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Montréal (Saint-Léonard)-8460-8462A, Rue Choquette

$985,000

8460-8462A, Rue Choquette, Montréal (Saint-Léonard), H1R2Z6

ULS : 13370911

VISITE DE LA PROPRIÉTÉ

Well-maintained, good-sized triplex (32 ft x 43 ft) located in the heart of Saint-Léonard, one of Montreal's most sought-after neighborhoods. The building comprises two large, bright 5 1/2 apartments and one 2 1/2 apartment, all fully rented. Its location is ideal, close to all services, public transportation, schools, parks, shops, and major highways. This is a perfect opportunity for an investor looking to acquire a profitable property in a high-demand area.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Garage en vedette	3
Foyer en vedette	Wood fireplace

Financiers

Évaluation municipale	
Évaluation du terrain	$332,400.00
Évaluation du bâtiment	$565,400.00
Évaluation municipale	$897,800.00
Taxes	
Municipale	$5,379.00
École	$660.00
Total	$6,039.00
Énergie	
Électricité	$4,439.00

ADDENDA

Immaculate main floor featuring modern ceramic flooring, a wood kitchen with granite countertops, and a bathroom vanity in wood topped with granite. The bedrooms are exceptionally spacious, and two large rear terraces allow you to fully enjoy the outdoors.
+ Flexible occupancy.
+ A new certificate of location has been ordered.
We can visit the main floor with a min 24 hour visit request. The other units can be viewed with an accepted offer.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1967
Number of Rooms	5
Nombre d'étages	2
Toiture	Asphalt and gravel
Garage	Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Dimensions du terrain	42 ft x 85 ft
Superficie du terrain	3,588.72 SF
Stat. (total)	Outdoor , 2 , Garage , 1
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description

Caractéristiques

Énergie de chauffage	Electricity
Cheminée-Poêle	Wood fireplace

Équipements / services	Wall-mounted heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Asphalt , Double width or more
Fondation	Poured concrete
Foyer	Wood fireplace

INCLUSIONS & EXCLUSIONS

Inclusions	8462A: Fridge and stove
Exclusions	8460 and 8462: Household appliances, all furniture and personal belongings of the tenants 8462A: Wahser and Dryer, personal belongings of the tenants. Dishwasher on the main floor.

MARIO CONTE
REAL ESTATE BROKER