



Mario Conte
Delivering the Impossible
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**Montréal (Villeray/Saint-Michel/Parc-Extension)-1050-1052,
Rue Mistral**

\$799,000



**1050-1052, Rue Mistral, Montréal (Villeray/Saint-
Michel/Parc-Extension), H2P1S3**

ULS : 28138215

[VISITE DE LA PROPRIÉTÉ](#)

Exceptional investment opportunity in the heart of Villeray! This well-maintained triplex offers spacious units with abundant natural light and strong rental potential. Located on a quiet residential street, each unit features functional layouts and modern comforts. Ideal for investors or owners looking to live in one unit while generating income from the others. Excellent access to public transit, local shops, and essential services. Don't miss this rare opportunity in a sought-after Montreal neighborhood!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

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

Financiers

Évaluation municipale

Évaluation du terrain	\$174,800.00
Évaluation du bâtiment	\$700,000.00
Évaluation municipale	\$874,800.00

Taxes

Municipale	\$5,659.00
École	\$695.00
Total	\$6,354.00

ADDENDA

Parks & Recreation: Steps away from Parc Jarry and Parc Villeray, perfect for outdoor activities, jogging, and family fun.

Schools & Daycares: Nearby elementary and secondary schools including École Saint-André, École Saint-Germain, and several daycare options.

Shopping & Services: Close to Jean-Talon Market, local grocery stores, restaurants, cafés, and pharmacies.

Public Transit & Walkability: Excellent access to buses and the Villeray Metro Station; highly walkable neighborhood with bike paths.

Community & Lifestyle: Safe and vibrant community with cultural events, local shops, and green spaces.

REVENUE

1050 A 4 1/2 1100\$ NOT heated

1050 4 1/2 950\$ NOT heated

1052 4 1/2 1100\$ NOT heated

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1978
Number of Rooms	4
Nombre d'étages	3
les fenêtres	Aluminum
Type de Windows	Sliding
Revêtement	Brick
Garage	Fitted

Caractéristiques du terrain et extérieur

Dimensions du terrain	21.50 ft x 70 ft
Superficie du terrain	1,616 SF
Stat. (total)	Outdoor , 1 , 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
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Caractéristiques

Systeme de chauffage			Electric baseboard units	
Approvisionnement en eau			Municipality	
Systeme d'égout			Municipal sewer	
Zonage			Residential	
Sous-sol			6 feet and over , Finished basement	
Allée			Asphalt	
Aménagement paysager			Fenced	

INCLUSIONS & EXCLUSIONS

Inclusions	3 elect hotwater tanks
Exclusions	All items belonging to tenants