

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

$729,999



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 (3 x 4 1/2) 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! 1050 a vacant 01 juil. 1050 RENT 1005$ ET 1052 RENT 1155$ ALL UNITS ARE 4,5

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

Caractéristiques

Système de chauffage	Electric baseboard units
Approvisionnement en eau	Municipality
Système 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

MARIO CONTE
REAL ESTATE BROKER