



Mario Conte  
Delivering the Impossible  
P : 514 894 9400  
E : mario@marioconte.com

**Montréal (Rosemont/La Petite-Patrie)-6920-6924, Boul. de l'Assomption**

**\$995,000**



**6920-6924, Boul. de l'Assomption, Montréal (Rosemont/La Petite-Patrie), H1T2N3**

ULS : 11768924

[VISITE DE LA PROPRIÉTÉ](#)

Triplex located in the highly sought-after Rosemont / Nouveau-Rosemont area, in a peaceful, family-friendly neighborhood close to all amenities. The building features a 6 ? unit on the main floor as well as two 3 ? units, all fully rented--ideal for investors. This desirable area offers schools, daycares, parks, and bike paths within close proximity. Strategically located near the Montreal Botanical Garden, the Pie-IX rapid bus service, shops, grocery stores, and hospitals. An excellent opportunity in a high-demand neighborhood.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	1

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$483,700.00
Évaluation du bâtiment	\$480,300.00
Évaluation municipale	\$964,000.00

#### Taxes

Municipale	\$5,899.00
École	\$704.00
Total	\$6,603.00

### ADDENDA

Located in the highly sought-after Rosemont / Nouveau-Rosemont area, this triplex benefits from a prime location in the heart of a peaceful, green residential neighborhood known for its exceptional quality of life. Close to all amenities, it represents a smart choice for both families and investors.

The building consists of a spacious 6 ? unit on the main floor, as well as two 3 ? units, all fully rented, offering a stable and attractive investment opportunity.

The area stands out for its family-friendly environment, with several elementary schools, a nearby high school, numerous daycares, and easy access to a variety of parks, bike paths, and green spaces.

You will also enjoy a strategic location just minutes from the Montreal Botanical Garden, the Pie-IX rapid bus service, as well as many shops, grocery stores, pharmacies, and essential services. Several hospitals are also accessible within less than a 10-minute drive.

An opportunity not to be missed in a high-demand area.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1956
Number of Rooms	6
Nombre d'étages	2
Toiture	Asphalt and gravel

## Caractéristiques du terrain et extérieur

Dimensions du terrain	11.86 ft x 111.62 ft
Superficie du terrain	4,338.97 SF
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
------	-------	------------	----------	-------------

## Caractéristiques

Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Water heater , 1
Toiture	Asphalt and gravel
Zonage	Residential
Fondation	Poured concrete

## INCLUSIONS & EXCLUSIONS

Inclusions	Wall-mounted A/C
Exclusions	All personal items of the tenants, Tempo shared with neighbor.