



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

**Montréal (Mercier/Hochelaga-Maisonneuve)-2501, Rue  
Monsabr?**

**\$2,089,000**



**2501, Rue Monsabr?, Montréal (Mercier/Hochelaga-Maisonneuve), H1N2K7**

ULS : 18046911

[VISITE DE LA PROPRIÉTÉ](#)

**\*\*INVESTMENT OPPORTUNITY\*\*** Superb 8-unit building comprised of very spacious open-concept 4 ? apartments, offering a modern and sought-after design. Originally built with a structure designed for condo-style units, the property benefits from concrete floors, ensuring superior soundproofing and durability. Each unit offers bright and well-configured living spaces. Four parking spaces are available at the rear, a considerable asset in this area. Located in a strategic location, this building enjoys a convenient, family-friendly, and vibrant environment.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

#### Financiers

##### Évaluation municipale

Évaluation du terrain	\$426,900.00
Évaluation du bâtiment	\$1,233,200.00
Évaluation municipale	\$1,660,100.00

##### Taxes

Municipale	\$10,992.00
École	\$1,336.00
Total	\$12,328.00

#### ADDENDA

## BUILDING:

- + Washer and dryer hookups in all units
- + 8 units of size 4.5
- + Rear parking (4 spaces), asphalt resurfaced in 2021
- + Very well-maintained building
- + Roof replaced in 2020
- + Window replacement in 2023
- + All balconies and front and rear railings replaced in 2020
- + Several other renovations completed over the years

\*\* Rental income \$117,176.00 is based on the next leases effective July 1, 2026\*\*

Located in a prime area of Mercier--Hochelaga-Maisonneuve, this building benefits from a convenient, family-friendly, and vibrant neighborhood.

\* Approximately an 8-minute walk from Sherbrooke Street and all its amenities: grocery stores, pharmacies, financial institutions, restaurants, and local shops

\* Walking distance to schools, including Notre-Dame-des-Victoires School

\* Minutes from several parks, including Jean-Amyot Park, Olivier-Guimond Park, and Thibodeau Park

\* In close proximity to essential everyday businesses

You will also enjoy quick access to the major attractions of the Hochelaga-Maisonneuve area: the Botanical Garden, Maisonneuve Park, the Olympic Park, Saputo Stadium, and movie theaters, all easily accessible by car, bicycle, or public transit.

## TRANSPORTATION

An ideal location for car-free living!

\* Approximately a 6-minute walk from L'Assomption metro station (Green Line)

\* Approximately a 10--12-minute walk from Cadillac metro station (Green Line)

\* Several bus lines nearby, making all your travels easy

\* Quick access to downtown in under 30 minutes by public transit

\* Approximately 20 minutes by car via Notre-Dame Street  
Easy access to major highways, including Highway 25 and the Louis-Hippolyte-La Fontaine Tunnel, as well as the area's bike paths.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Revenue property
Taille	
Année de construction	1987
Nombre d'étages	3
Toiture	Asphalt and gravel

## Caractéristiques du terrain et extérieur

Dimensions du terrain	14.71 ft x 84.68 ft
Superficie du terrain	4,084.94 SF
Stat. (total)	Outdoor , 4
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
Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Allée	Asphalt , Other , In the back of the building
Fondation	Poured concrete

## INCLUSIONS & EXCLUSIONS

Inclusions	8 hot water tank
Exclusions	All personal belongings of the tenants

