

Mario Conte
Delivering the Impossible
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Montréal (Mercier/Hochelaga-Maisonneuve)-2501, Rue Monsabré

$1,920,000



2501, Rue Monsabré, Montréal (Mercier/Hochelaga-Maisonneuve), H1N2K7

ULS : 18046911

VISITE DE LA PROPRIÉTÉ

INVESTMENT OPPORTUNITY Superb 8-unit building comprised of very spacious open-concept 4 ½ 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.
NB Please note there is an OPEN file at the TAL for APT 5 .

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

MARIO CONTE

REAL ESTATE BROKER