



Mario Conte
Delivering the Impossible
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Montréal (Saint-Léonard)-4620-4626A, Boul. Robert

\$1,598,000



**4620-4626A, Boul. Robert, Montréal (Saint-Léonard),
H1R1P4**

ULS : 22511541

[VISITE DE LA PROPRIÉTÉ](#)

Spacious 5-unit building located in Saint-Léonard, on a corner lot in a sought-after area. Fully rented property featuring 1 x 7½, 1 x 5½, and 3 x 4½ units, generating annual revenues of \$88,200 as of July 1, 2025, and \$90,000 starting July 1, 2026. Prime location close to schools, daycares, parks, public transportation, hospitals, grocery stores, and restaurants. Just steps from Pierre-de-Coubertin Elementary School and Parc Coubertin. Ideal opportunity for investors or owner-occupants.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Garage en vedette	3

Financiers

Évaluation municipale

Évaluation du terrain	\$561,800.00
Évaluation du bâtiment	\$651,300.00
Évaluation municipale	\$1,213,100.00

Taxes

Municipale	\$7,962.00
École	\$943.00
Total	\$8,905.00

ADDENDA

Spacious 5-unit building located in Saint-Léonard, in a highly sought-after area offering strong rental income potential!

This fully rented property is ideally situated on a corner lot and features a great unit mix: 1 x 7½, 1 x 5½, and 3 x 4½. It generates annual revenues of \$88,200 as of July 1st, 2025, increasing to \$90,000 starting July 1st, 2026.

Perfect opportunity for investors or owner-occupants looking to benefit from stable income in a growing neighborhood.

Ideally located close to all essential services, including public transportation, schools, daycares, parks, hospitals, grocery stores, and restaurants. Just steps from Pierre-de-Coubertin Elementary School and Parc Coubertin, offering a convenient and family-friendly environment.

A great investment opportunity in a high-demand area!

Rents 2026-2027

4620 : 1550\$ 07/01/2026-06/30/2027

4620A : 1320\$ 07/01/2026-06/30/2027

4624 : 1600\$ 12/10/2025-11/30/2026

4622 : 1600\$ 09/01/2025-08/31/2026

4626 : 1430\$ 07/01/2026-06/30/2027

Total: 90 000\$

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1972
Number of Rooms	7
Nombre d'étages	2
Revêtement	Brick
Toiture	Asphalt and gravel
Garage	Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Dimensions du terrain	18.69 ft x 82.48 ft
Superficie du terrain	6,047.22 SF
Stat. (total)	Outdoor , 2 , Garage , 1

Proximité	Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport
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DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
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Caractéristiques

Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Exclusions all personal items of the tenants