

Mario Conte
Delivering the Impossible
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Montréal (Saint-Léonard)-6193-6199, Rue Bélanger

$1,800,000



6193-6199, Rue Bélanger, Montréal (Saint-Léonard), H1T3T4

ULS : 28462890

VISITE DE LA PROPRIÉTÉ

EXCELLENT INVESTMENT close to everything! Semi-commercial building with 6 parkings (Corner lot) . A commercial space, currently a convenience store, is located on the ground floor. 2 x 6 1/2 apartments are located on the 2nd and 3rd floors. Near Garibaldi Park. Several street parking spaces are available.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

Financiers

Évaluation municipale	
Évaluation du terrain	$309,500.00
Évaluation du bâtiment	$442,100.00
Évaluation municipale	$751,600.00
Taxes	
Municipale	$7,587.00
École	$544.00
Total	$8,131.00

ADDENDA

EXCELLENT INVESTMENT close to everything! Semi-commercial building with 6 parking spots (corner lot) at a new price. A commercial space, currently a convenience store, is located on the ground floor. 2 x 6 1/2 apartments are located on the 2nd and 3rd floors. Near Garibaldi Park. Several street parking spaces are available.
Prime location very close to the Galeries et Halles d'Anjou shopping centre, 10 minutes from the Radisson metro station and numerous amenities.
KEY BUILDING DETAILS
* One of the units is currently vacant and will be available to the buyer.
* Another has been completely renovated.
* Commercial space 6199 is currently used as a convenience store.
* The living areas of the two commercial units are approximate; the buyer will need to verify the areas during visits.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Année de construction	1975
Number of Rooms	6
Nombre d'étages	3

Caractéristiques du terrain et extérieur

Superficie du terrain	5,124.74 SF
Stat. (total)	Outdoor , 6
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

Appareils de location	Water heater , 3
Zonage	Residential
Allée	Asphalt

INCLUSIONS & EXCLUSIONS

Exclusions	All personal belongings of the tenants

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REAL ESTATE BROKER