



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

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

\$2,195,000



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

ULS : 28462890

[VISITE DE LA PROPRIÉTÉ](#)

EXCELLENT INVESTMENT close to everything! Semi-commercial building offered 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.

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 offered 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

