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Delivering the Impossible
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Montréal (Saint-Léonard)-9125-9129, Rue Massé

$1,169,000

9125-9129, Rue Massé, Montréal (Saint-Léonard), H1R3A7

ULS : 22829950

VISITE DE LA PROPRIÉTÉ

Rare opportunity! Spacious, renovated 40' x 45' fourplex located on a corner lot in a sought-after area, with immediate occupancy available. Ideal for an investor or owner-occupant, it features a large 8½ main-floor unit with a family room, double garage and cold room. Upstairs are two 4½ units, while the basement offers a 3½ unit, providing excellent rental income potential. A versatile property combining space, comfort and investment potential!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	3
Foyer en vedette	Wood fireplace

Financiers

Évaluation municipale	
Évaluation du terrain	$402,600.00
Évaluation du bâtiment	$729,200.00
Évaluation municipale	$1,131,800.00
Taxes	
Municipale	$7,168.00
École	$836.00
Total	$8,004.00

ADDENDA

Ideally located in the heart of Saint-Léonard, this property offers excellent access to a wide range of services and amenities, making it an attractive location for both owner-occupants and investors. The neighbourhood is surrounded by numerous schools and educational facilities, including École Pierre-de-Coubertin, École Alphonse-Pesant, École Pie-XII, École Victor-Lavigne and the well-known Laurier Macdonald High School, subject to school-board eligibility and designated school boundaries. Outdoor enthusiasts and families will appreciate the abundance of nearby green spaces and recreational facilities, including Parc Wilfrid-Bastien, Parc Delorme, Parc Ferland, Parc Coubertin and Parc Pie-XII, offering playgrounds, sports facilities, walking areas and seasonal recreational activities.
The location also benefits from convenient public transportation, with numerous STM bus routes serving the surrounding streets and providing connections throughout Saint-Léonard and to Montréal's metro network. The Saint-Léonard--Montréal-Nord commuter train station, serving the Mascouche line, is also located nearby, providing an additional transportation option for commuters. Easy access to major roadways, including Autoroute 40 and Boulevard Lacordaire, further enhances the property's accessibility to Montréal and surrounding areas. A highly practical location combining residential tranquility with convenient access to schools, parks, public transportation, commuter rail, major roadways and everyday services.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1971
Number of Rooms	16
Nombre d'étages	2
les fenêtres	Aluminum
Type de Windows	Sliding
Revêtement	Brick
Toiture	Asphalt and gravel
Garage	Heated , Double width or more , Fitted

Caractéristiques du terrain et extérieur

Dimensions du terrain	15.24 ft x 86.82 ft
Superficie du terrain	3,600.02 SF
Stat. (total)	Outdoor , 4 , Garage , 2
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
Hallway	1st level/Ground floor	16.8x21.1 ft	Marble	
Living room	1st level/Ground floor	10.10x19.7 ft	Parquetry	
Dining room	1st level/Ground floor	15.1x13.3 ft	Parquetry	
Kitchen	1st level/Ground floor	12x13.8 ft	Ceramic tiles	
Dinette	1st level/Ground floor	13.7x7.6 ft	Ceramic tiles	
Master bedroom	1st level/Ground floor	10.6x17 ft	Wood	
Bathroom	1st level/Ground floor	5.11x6.9 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	10.5x16.8 ft	Wood	
Bedroom	1st level/Ground floor	8.10x13.2 ft	Wood	
Bathroom	1st level/Ground floor	10.5x5.7 ft	Ceramic tiles	
Family room	Basement	23.1x25.9 ft	Parquetry	
Storage	Basement	14x7.6 ft	Concrete	
Cellar / Cold room	Basement	10.4x6.11 ft	Concrete	

Caractéristiques

Système de chauffage	Hot water
Énergie de chauffage	Electricity
Cheminée-Poêle	Wood fireplace

Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Asphalt , Double width or more
Aménagement paysager	Fenced
Fondation	Poured concrete
Foyer	Wood fireplace
Caractéristiques distinctives	Street corner

INCLUSIONS & EXCLUSIONS

Inclusions	9125 A - washer/dryer combo & microwave oven fan in 3 1/2

MARIO CONTE
REAL ESTATE BROKER