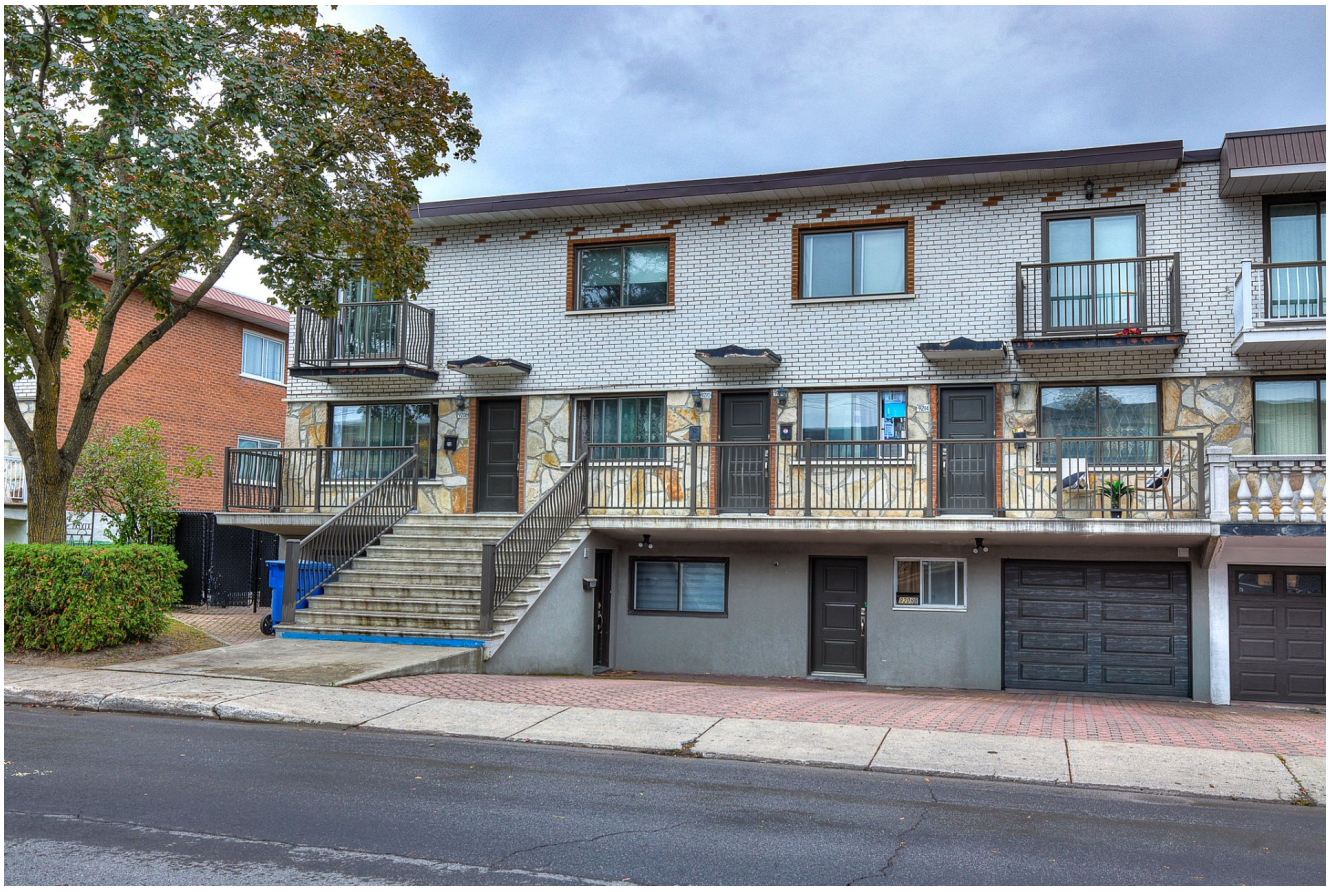


Mario Conte
Delivering the Impossible
P : 514 894 9400
E : mario@marioconte.com

Montréal (Saint-Léonard)-9208-9214, Rue du Saguenay

$1,648,000



9208-9214, Rue du Saguenay, Montréal (Saint-Léonard), H1R2M6

ULS : 27961430

VISITE DE LA PROPRIÉTÉ

Spacious 5-plex located on Rue du Saguenay, in a peaceful and well-established residential neighbourhood. Situated on an exceptional 8,563 sq. ft. lot, the property enjoys a convenient location near Pie-XII Park, schools, grocery stores, restaurants, and a variety of essential services. Saint-Léonard and Saint-Michel train stations, as well as quick access to Highways 40 and 25, make commuting easy. A great opportunity in a sought-after and accessible area.

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	$795,600.00
Évaluation du bâtiment	$508,100.00
Évaluation municipale	$1,303,700.00
Taxes	
Municipale	$8,354.00
École	$947.00
Total	$9,301.00

ADDENDA

PLease note the owners have blocked off the interior stairs
in the main floor and have made a 6th apt with that speace
in the basement .
rent details 2026
9208 5 1/2 1450$
9210 5 1/2 1200$
9212 4 1/2 1270$
9214 4 1/2 1600$
9208A 4 1/2 1550$
9208B Loft 1000$ Gross annual revenues 96,840$.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Année de construction	1973
Number of Rooms	5
Nombre d'étages	2
les fenêtres	Aluminum
Type de Windows	Sliding
Revêtement	Brick , Stone
Toiture	Asphalt and gravel
Garage	Attached , Fitted , Single width

Caractéristiques du terrain et extérieur

Superficie du terrain	8,563.84 SF
Topographie	Flat
Stat. (total)	Outdoor , 3 , Garage , 1
Proximité	Highway , Cegep , Daycare centre , Golf , 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
Appareils de location	Water heater , 5
Toiture	Asphalt and gravel

Zonage	Residential
Sous-sol	6 feet and over , Separate entrance , Finished basement
Allée	Plain paving stone
Aménagement paysager	Fenced
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Exclusions	All the tenants' personal belongings

MARIO CONTE
REAL ESTATE BROKER