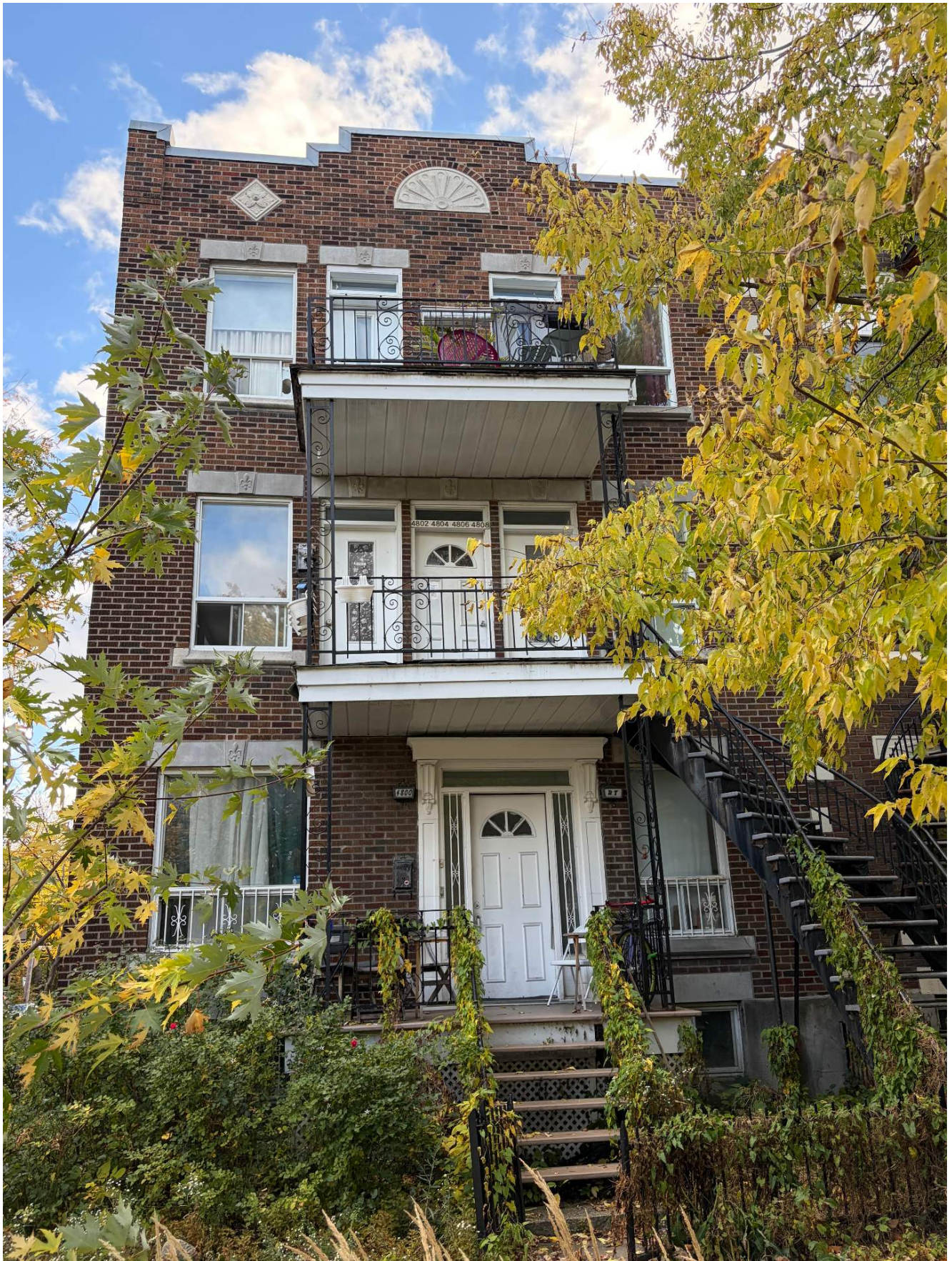




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Delivering the Impossible
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**Montréal (Le Plateau-Mont-Royal)-4800-4808, Rue
Parthenais**

\$1,720,000



4800-4808, Rue Parthenais, Montréal (Le Plateau-Mont-Royal), H2H2G9

ULS : 17724377

[VISITE DE LA PROPRIÉTÉ](#)

Rare 5-unit corner building in the heart of the Plateau-Mont-Royal! Ideal for investors or owner-occupants, with the option to vacate the spacious 9 ½ ground floor with basement. Also includes four 3 ½ apartments. Nearly \$500,000 invested in renovations, windows on three sides, and excellent natural light. Potential income of \$121,296 and up to approximately \$133,056 after optimization. Potential for adding more units, subject to verification. Sought-after location near Mont-Royal Avenue, shops, restaurants, parks, and public transportation.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2

Financiers

Évaluation municipale

Évaluation du terrain	\$485,000.00
Évaluation du bâtiment	\$669,400.00
Évaluation municipale	\$1,154,400.00

Taxes

Municipale	\$7,277.00
École	\$863.00
Total	\$8,140.00

ADDENDA

Rare 5-unit building located on a corner lot in the heart of the Plateau-Mont-Royal! A sought-after opportunity for investors or owner-occupants looking to combine quality of life, income, and optimization potential.

The building includes a spacious 9 ½ with 3 bedrooms plus an additional room, as well as four 3 ½ one-bedroom apartments. The ground-floor unit, with access to the basement, could be made available to the buyer, allowing them to enjoy a large living space while benefiting from the income generated by the other units.

Nearly \$500,000 has been invested in renovations and improvements. Its corner lot configuration provides windows on three sides and exceptional natural light.

The building generates potential annual gross income of \$121,296, with a fully optimized potential rental value of approximately \$133,056.

Several optimization possibilities complement the existing potential: the potential to add large private terraces above the garages, rent storage lockers, optimize Wi-Fi costs, and add more units. Zoning H.2-4 would allow for 2 to 8 units, subject to verification with the relevant authorities.

Exceptional location near Mont-Royal Avenue, its cafes, restaurants, shops, and services, as well as parks, bike paths, and public transportation.

A quality asset in one of Montreal's most sought-after areas, already enhanced by significant investments and offering further optimization opportunities.

The property will be sold without any express or implied warranty as to its condition, and the legal warranty against hidden defects, and more specifically the provisions of Articles 1726 et seq. of the Civil Code of Québec, will not apply. Furthermore, this sale will be made in accordance with Article 1731 of the Civil Code of Québec and at the purchaser's own risk.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1932
Number of Rooms	9
Nombre d'étages	3
Revêtement	Brick

Caractéristiques du terrain et extérieur

Dimensions du terrain	25 ft x 85 ft
Superficie du terrain	2,175 SF
Stat. (total)	Garage , 2
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Caractéristiques				
Approvisionnement en eau			Municipality	
Système d'égout			Municipal sewer	
Zonage			Residential	

INCLUSIONS & EXCLUSIONS

Inclusions	Any device enabling the proper functioning of the BUILDING and any furniture or household appliances included in the leases.
Exclusions	The tenants' personal belongings, tools belonging to the owner or the concierge.

