



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

Montréal (Saint-Léonard)-7090-7094, Rue de Lisieux

\$1,250,000



**7090-7094, Rue de Lisieux, Montréal (Saint-Léonard),
H1S2G2**

ULS : 19964251

[VISITE DE LA PROPRIÉTÉ](#)

Rare income property in the heart of Saint-Léonard! Well maintained and ideally located near Ladauversière Park and the future Lacordaire metro station. The spacious main unit offers 3 bedrooms, a dining room and basement access, plus one 4½ and one 3½ unit. Brickwork on the side and rear walls has been replaced, and the property features two large concrete terraces. Close to parks, schools, shops, public transit and major highways. Excellent opportunity for an investor or owner-occupant!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Garage en vedette	2

Financiers

Évaluation municipale

Évaluation du terrain	\$377,000.00
Évaluation du bâtiment	\$595,100.00
Évaluation municipale	\$972,100.00

Taxes

Municipale	\$6,087.00
École	\$697.00
Total	\$6,784.00

ADDENDA

Rare Investment Opportunity in the Heart of Saint-Léonard!
Well-maintained income property located in a sought-after residential area, near Ladauversière Park and the future Blue Line extension. Offering excellent rental potential as well as the possibility of owner occupancy, this property is an attractive opportunity for both investors and owner-occupants.

The spacious and functional main unit features 3 bedrooms, a dining room, and access to the basement. The property also includes one 4½ unit and one 3½ unit, providing an appealing configuration to maximize rental income.

Several improvements have been made to the property, including the replacement of the brickwork on the side and rear walls. Outside, there are also two large concrete terraces at the rear, providing additional outdoor living space.

A Strategic Location in Saint-Léonard

Just steps from the future Lacordaire metro station, currently under construction near Jean-Talon, the property will benefit from even greater access to public transportation once the extension is completed.

The neighbourhood also provides convenient access to Ladauversière and Joseph-Paré parks, shops, healthcare and recreational services, as well as several nearby schools, including École Ladauversière, École Notre-Dame-du-Foyer, Vincent Massey Collegiate, and École Alphonse-Desjardins. Less than a 5-minute drive from Le Boulevard shopping centre and close to several bus routes, bike paths, and major highways, including Highways 40, 25, and 15.

A versatile income property in a well-established Saint-Léonard neighbourhood, with a location that will become even more accessible with the arrival of the future metro station.

NOTE to BUYER : The drain of the washing machine in basement NON Fonctional. It will be the entire responsibility of the buyer to repair it at his costs .

ALso fireplace NON- CONFORM.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Année de construction	1961
Number of Rooms	5
Nombre d'étages	2
Toiture	Asphalt and gravel
Garage	Fitted , Single width

Caractéristiques du terrain et extérieur

Dimensions du terrain	46 ft x 85 ft
Superficie du terrain	4,058 SF
Stat. (total)	Outdoor , 1 , Garage , 1
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
Living room	1st level/Ground floor	11x19 ft	Other	
Kitchen	1st level/Ground floor	17x12.6 ft	Ceramic tiles	
Dining room	1st level/Ground floor	9.6x11.2 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	13.6x10 ft	Other	
Bedroom	1st level/Ground floor	10.8x17 ft	Other	
Bathroom	1st level/Ground floor	11x5 ft	Ceramic tiles	Skylight
Master bedroom	1st level/Ground floor	13x12 ft	Other	with ensuite
Playroom	Basement	24x23 ft	Ceramic tiles	
Kitchen	Basement	17x10 ft	Ceramic tiles	
Bedroom	Basement	18x11 ft	Ceramic tiles	
Laundry room	Basement	15x13 ft	Ceramic tiles	
Bathroom	Basement	4x6 ft	Ceramic tiles	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Wall-mounted air conditioning
Approvisionnement en eau	Municipality

Système d'égout	Municipal sewer
Appareils de location	Water heater , 3
Toiture	Asphalt and gravel
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Asphalt
Aménagement paysager	Fenced , Landscape
Armoire	Other , Oak
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions	Electric lights, timers, blinds, curtain rods, vertical blinds
Exclusions	Wall-mounted a/c non fontional

