

Mario Conte
Delivering the Impossible
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Montréal (Saint-Léonard)-5070-5074, Rue des Galets

$1,379,000



5070-5074, Rue des Galets, Montréal (Saint-Léonard), H1R1S9

ULS : 11576296

VISITE DE LA PROPRIÉTÉ

RARE detached corner lot QUADRUPLEX offering an excellent opportunity in a prime location! Ideally situated just steps from the Leonardo da Vinci Centre and directly across from a beautiful greenspace, this building benefits from a sought-after area and a highly convenient location. The property includes a large 7 ½ apartment on the ground floor with 3 bedrooms and a basement, which will be vacant upon the buyer's occupancy, as well as two 4 ½ apartments and a bachelor apartment in the basement. A rare opportunity offering both occupancy for the buyer and income potential in an exceptional location!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

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

Financiers

Évaluation municipale	
Évaluation du terrain	$449,400.00
Évaluation du bâtiment	$634,100.00
Évaluation municipale	$1,083,500.00
Taxes	
Municipale	$6,902.00
École	$780.00
Total	$7,682.00

ADDENDA

Potential Annual Income : Total = $75,000.
6 1/2 $3,350 (rental value) vacant
4 1/2 $975, unheated until June 30, 2026.
4 1/2 $925, unheated until June 30, 2026.
Bachelor $1000 (rental value), vacant

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1968
Number of Rooms	7
Nombre d'étages	2
les fenêtres	Aluminum
Type de Windows	Sliding
Revêtement	Brick , Stone
Toiture	Asphalt and gravel
Garage	Heated , Double width or more , Fitted
Salle de bain / salle d'eau	Adjoining to the master bedroom , Whirlpool bath-tub

Caractéristiques du terrain et extérieur

Superficie du terrain	4,837.34 SF
Topographie	Flat
Stat. (total)	Outdoor , 2 , 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
Living room	1st level/Ground floor	3.14x5.8 M	Other	
Dining room	1st level/Ground floor	3.18x3.30 M	Other	
Kitchen	1st level/Ground floor	3.30x5.70 M	Ceramic tiles	
Bedroom	1st level/Ground floor	2.6x5.5 M	Other	
Master bedroom	1st level/Ground floor	3.7x6.32 M	Other	

Bathroom	1st level/Ground floor	2.15x1.5 M	Ceramic tiles	Ensuite
Bedroom	1st level/Ground floor	3.2x4.7 M	Other	
Bathroom	1st level/Ground floor	3.8x2.6 M	Ceramic tiles	Seperate Shower
Playroom	Basement	5.67x6.3 M	Ceramic tiles	
Laundry room	Basement	2x5 M	Concrete	Not finishe
Cellar / Cold room	1st level/Ground floor	1.8x4.3 M	Concrete	

Caractéristiques

Système de chauffage	Hot water , Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Wall-mounted heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Sous-sol	6 feet and over , Separate entrance , Finished basement
Allée	Double width or more , Plain paving stone
Aménagement paysager	Land / Yard lined with hedges
Armoire	Wood
Fondation	Poured concrete
Caractéristiques distinctives	Street corner

INCLUSIONS & EXCLUSIONS

Inclusions	Light fixtures, built-in oven, microwave, main floor refrigerator, curtains, blinds, stove + refrigerator in the bachelor apartment, 1 garage door opener, wall-mounted heat pump (All donated)
Exclusions	Dishwasher, stove, washer and dryer

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REAL ESTATE BROKER