

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

Montréal (Rosemont/La Petite-Patrie)-5640, 7e Avenue

$2,100,000



5640, 7e Avenue, Montréal (Rosemont/La Petite-Patrie), H1Y2N7

ULS : 26062640

VISITE DE LA PROPRIÉTÉ

EXCELLENT INVESTMENT OPPORTUNITY IN THE HEART OF OLD ROSEMONT! Well-maintained 8-unit building (8 x 4½) in excellent condition, benefiting from consistent upkeep over the years. Ideally located in a highly sought-after neighbourhood, just steps from Promenade Masson, its shops, restaurants, and numerous amenities. A prime location that attracts strong rental demand and makes leasing units easy. **Annual rental income of $98,400.** An outstanding opportunity for investors looking to acquire a well-maintained income property in one of Montréal's most desirable neighbourhoods!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1

Financiers

Évaluation municipale	
Évaluation du terrain	$652,100.00
Évaluation du bâtiment	$1,112,500.00
Évaluation municipale	$1,764,600.00
Taxes	
Municipale	$10,619.00
École	$1,253.00
Total	$11,872.00
Énergie	
Électricité	$658.00

ADDENDA

Discover this 8plex ideally located in the heart of Old Rosemont, one of Montréal's most sought-after neighbourhoods. Just steps from the vibrant Promenade Masson and its many shops, cafés, and restaurants, this property enjoys a prime location that combines neighbourhood charm with everyday convenience.
Close to public transportation, bike paths, several green spaces, including the Montréal Botanical Garden, and all essential amenities. Known for its welcoming atmosphere, lively character, and strong rental demand, the area offers an exceptional quality of life.
A great investment opportunity in a desirable neighbourhood, where quality of life meets income potential.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Revenue property
Année de construction	1986
Number of Rooms	4
Nombre d'étages	3
Toiture	Asphalt shingles

Caractéristiques du terrain et extérieur

Dimensions du terrain	50 ft x 75 ft
Superficie du terrain	3,900 SF
Stat. (total)	Outdoor , 8
Proximité	Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description

Caractéristiques

Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer

Toiture	Asphalt shingles
Zonage	Residential
Allée	Asphalt

INCLUSIONS & EXCLUSIONS

Inclusions	8 hot water tank
Exclusions	All personal items of the tenants

MARIO CONTE
REAL ESTATE BROKER