

Mario Conte
Delivering the Impossible
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Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)-12508-12512, 26e Avenue (R.-d.-P.)

$799,000



12508-12512, 26e Avenue (R.-d.-P.), Montréal (Rivière-des-Prairies/Pointe-aux-Trembles), H1E1Y9

ULS : 14265680

VISITE DE LA PROPRIÉTÉ

Excellent investment opportunity in Montreal! Located at 12508-12512, 26th Avenue, this well-maintained triplex comprises three fully rented units, ensuring rental income from the moment of purchase. Having benefited from several improvements over the years, the building offers functional units, balconies, and a backyard. Nestled in a peaceful residential area, close to parks, schools, shops, and public transportation, it represents a wise choice for any investor looking to expand their real estate portfolio.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

Financiers

Évaluation municipale	
Évaluation du terrain	$152,200.00
Évaluation du bâtiment	$581,400.00
Évaluation municipale	$733,600.00
Taxes	
Municipale	$4,536.00
École	$485.00
Total	$5,021.00
Énergie	
Électricité	$376.00

ADDENDA

A prime investment opportunity at 12508-12512, 26th Avenue, Montreal!
Discover this triplex offering a great combination of rental income, meticulous maintenance, and a desirable location. An attractive property for investors looking to acquire a residential building in an established Montreal neighborhood.
An investment that generates income from day one!
Comprising three currently rented units, this building provides rental income from the moment of purchase. The units offer functional and well-designed living spaces, meeting the needs of the occupants.
Carefully maintained over the years, the property has benefited from various renovations and improvements. Each unit has a balcony, while the backyard provides a pleasant outdoor space.
A convenient and accessible location
Located in a quiet residential area, the building benefits from its proximity to numerous services and amenities. Schools, parks, shops, public transportation, and major highways all contribute to the residents' quality of life and the area's rental appeal.
Whether you're looking for your first investment or want to add a property to your portfolio, this triplex offers several desirable features: three rented units, a well-maintained building, and a prime location.
A great opportunity to invest in Montreal residential real estate and benefit from an income-generating asset!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1957
Number of Rooms	5
Nombre d'étages	2
Revêtement	Brick
Toiture	Asphalt shingles

Caractéristiques du terrain et extérieur

Dimensions du terrain	11.89 ft x 70.02 ft
Superficie du terrain	2,729.75 SF

Stat. (total)	Outdoor , 1
Proximité	Highway , Cegep , Daycare centre , 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
Appareils de location	Water heater , 2
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Asphalt
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Exclusions	All personal items of the tenants

MARIO CONTE

REAL ESTATE BROKER