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Delivering the Impossible
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Montréal (Anjou)-6966-6970, Av. Lévesque

\$879,000



6966-6970, Av. Lévesque, Montréal (Anjou), H1K2P7

ULS : 13497306

[VISITE DE LA PROPRIÉTÉ](#)

6966-6970 Av. Lévesque, Anjou Fantastic investment opportunity! This semi-detached triplex is located in a sought-after area of Anjou, offering great potential to increase rental income. Key Features: Prime Location -- Easy access to Highways 40 & 25, making commuting a breeze. Convenient Amenities -- Close to shopping centers, schools, parks, public transit, and more. Spacious Interior -- Well-maintained units with excellent layout. Interior Garage -- Plus additional driveway parking. Great Investment -- Stable tenants with room for rent optimization. Please see addendum

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

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

Financiers

Taxes

Municipale	\$4,725.00
École	\$518.00
Total	\$5,243.00

ADDENDA

This charming, perfectly maintained triplex is ideally located in the sought-after Anjou district, within easy reach of all shops and amenities. Its strategic location, just a 5-minute drive from Galeries d'Anjou, close to the motorway and within easy reach of several bus routes, makes it easy to access the city and an attractive opportunity on the real estate market.

Each residential unit offers generous space, abundant light and a warm ambience. The triplex has been meticulously maintained over the years: a new heat pump installed in 2024, a well-maintained roof and recently renovated rear staircases ensure comfort and energy efficiency.

The exterior includes a driveway and secure garage for parking, as well as a spacious, fenced backyard, ideal for enjoying fine summer days.

(Ground floor):

6966- Lease on hand to 30 JUNE 2026 at 1800\$ per month at (Hydro utlities paid by the owner)

This spacious five-and-a-half room dwelling comprises three good-sized bedrooms, a full bathroom, a kitchen with open-plan dining area, and a bright living room. Ideal for an owner-occupier, it also offers direct access to a spacious, enclosed courtyard, perfect for relaxing outdoors. This home has undergone a real facelift. The unit includes STRICTLY the 5 1/2 on the main floor and NO section of the basement.

6970 A (Basement):

Lease on hand to 30 June 2026 for 700\$ per month .

The basement unit is a cozy with 1 bedroom, a spacious living room and a full bathroom. Ideal for a tenant wanting an intimate space while enjoying the convenience of the neighbourhood.

(Second floor):

6968- Lease on Hand to 30 June 2026 for 1115\$ per month .

The unit located on the second floor is another spacious 5 and a half. It features three bedrooms, a cozy living room, a dining room, a functional kitchen and a full bathroom.

This bright, well-appointed space is sure to attract tenants looking for spacious accommodation in a quiet environment.

A do not miss .

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	5
Nombre d'étages	3

Garage	Heated , Fitted , Single width
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Caractéristiques du terrain et extérieur

Dimensions du terrain	10.97 ft x 70.02 ft
Superficie du terrain	2,518.78 SF
Stat. (total)	Garage , 1

DÉTAILS DES PIÈCES

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

INCLUSIONS & EXCLUSIONS

Inclusions	Dishwasher, Light fixtures, Central with furnace and wall-mounted heat pump, 3 water heaters (2x 60L & 1x 40L), 2nd floor electric fireplace, 2nd floor dishwasher and dishwasher in the 2 1/2, Stove, fridge, washer and dryer in the 2 1/2.
Exclusions	Tempo

