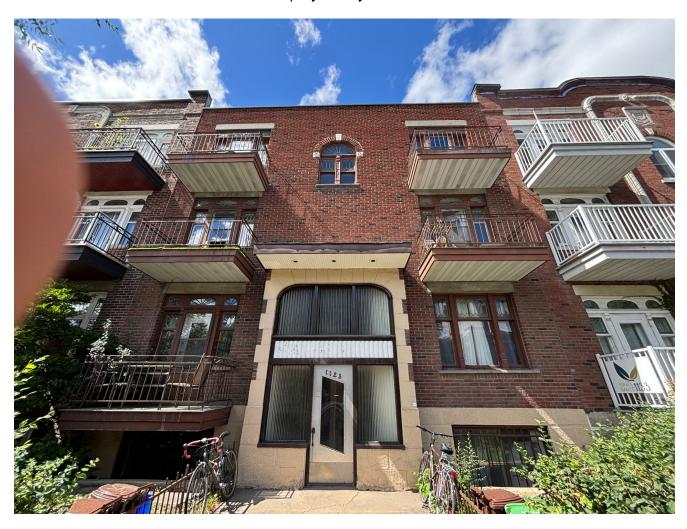


Mario Conte Delivering the Impossible P: 514 894 9400

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Montréal (Le Plateau-Mont-Royal)-1123, Boul. St-Joseph E. \$1,785,000



1123, Boul. St-Joseph E., Montréal (Le Plateau-Mont-Royal), H2J1L3

ULS: 13381230

VISITE DE LA PROPRIÉTÉ

Re construction in VAC APT, Also roof + 20 Years. Income property located in the heart of Plateau Mont-Royal. Prime location near Mont-Royal Avenue with its shops, cafés, and restaurants, as well as Laurier Park (pool, green spaces, friendly atmosphere). Easy access to transportation: Laurier metro just a 6-minute walk away, buses, Bixi station, and bike paths. Well-maintained building by the same owner for many years, offering 2 garages. Unit #3 is currently vacant, ideal for an owner-occupant or revenue optimization. Approximate gross income of \$95,000/year (to be verified).

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Garage en vedette

Financiers

Évaluation municipale

| Évaluation du terrain | \$812,000.00 |
|------------------------|----------------|
| Évaluation du bâtiment | \$1,003,600.00 |
| Évaluation municipale | \$1,815,600.00 |
| Taxes | |
| Municipale | \$11,802.00 |
| École | \$1,508.00 |
| Total | \$13,310.00 |
| Énergie | |
| Électricité | \$642.00 |

ADDENDA

WORK to be expected.

Exceptional opportunity to acquire a building in the heart of Plateau Mont-Royal, one of Montreal's most sought-after neighborhoods.

Prime Location

Just steps from Mont-Royal Avenue and its many shops, cafés, and restaurants.

Easy access to transportation: buses, Bixi station, bike paths, and Laurier metro only a 6-minute walk away. Laurier Park with swimming pool, green spaces, and a friendly atmosphere less than 2 minutes on foot.

Building Features

Two garages (with rooftop terrace above the garage). Building well maintained by the same owner for many years. Unit #3 currently vacant (ideal for investor with income optimization potential).

Approximate gross income of \$95,000/year (to be verified). A secure investment.

A building offering excellent growth potential and stable value in a consistently high-demand area.

Détails du bâtiment et intérieur de la propriété

| Catégorie de propriété | Revenue property |
|------------------------|------------------|
| Taille | |
| Année de construction | 1931 |
| Nombre d'étages | 3 |
| Revêtement | Brick |
| Garage | Attached |

Caractéristiques du terrain et extérieur

| Dimensions du terrain | 10.36 ft x 104.99 ft |
|-----------------------|--|
| Superficie du terrain | 3,568.27 SF |
| Topographie | Flat |
| Stat. (total) | Garage , 2 |
| Proximité | Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University |

DÉTAILS DES PIÈCES

| Room | Level | Dimensions | Flooring | Description |
|------------------|---------------|------------|--------------------------|-------------|
| Caractéristiques | | | | |
| Système de d | chauffage | | Electric baseboard units | |
| Énergie de c | hauffage | | Electricity | |
| Approvision | nement en eau | | Municipality | |
| Système d'ég | gout | | Municipal sewer | |
| Appareils de | location | | Other , Coin A Matic | |
| Zonage | | | Residential | |
| Fondation | | | Poured concrete | |

INCLUSIONS & EXCLUSIONS

| Inclusions | Some refrigerators and stoves. |
|------------|------------------------------------|
| Exclusions | Personal belongings of the tenants |

