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Delivering the Impossible  
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**Montréal (Le Plateau-Mont-Royal)-1648-1658, Av. du Mont-Royal E.**

**\$3,900,000**



**1648-1658, Av. du Mont-Royal E., Montréal (Le Plateau-Mont-Royal), H2J3X9**

ULS : 13960559

[VISITE DE LA PROPRIÉTÉ](#)

Discover a Rare Opportunity on the Market: A Semi-Commercial Building on a Street Corner, in the Heart of the Plateau. Strategically located at 1648-1658 Avenue du Mont Royal, this exceptional property combines 3 commercial premises and 6 residential dwellings, offering an impressive gross income potential of approximately \$313,000 per year. The robustness and reliability of this construction make it an investment not to be missed, ideally positioned in one of the most dynamic and popular areas. A unique chance to own valuable real estate in a prime location. Please see Addenda

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

#### Financiers

##### Évaluation municipale

|                        |                |
|------------------------|----------------|
| Évaluation du terrain  | \$1,305,600.00 |
| Évaluation du bâtiment | \$2,194,400.00 |
| Évaluation municipale  | \$3,500,000.00 |

##### Taxes

|            |             |
|------------|-------------|
| Municipale | \$49,890.00 |
| École      | \$2,135.00  |
| Total      | \$52,025.00 |

##### Énergie

|             |            |
|-------------|------------|
| Électricité | \$8,694.00 |
|-------------|------------|

### ADDENDA

Located in a prime location, on the corner of the famous Avenue du Mont Royal, this semi-commercial building is a rare gem not to be missed.

Unique characteristics :

+ 3 commercial premises & 6 residential housing ( 1 residential unit must be renovated completely - actually vacant )

+ Impressive Annual Gross Income

+ Robust and Well Maintained Building

Details of the Commercial Premises:

+ 1648 Mont Royal Les Brûlerie St-Denis\$7 187.25/month - 1522 P/C

+ 1658 Mignon: Spacious premises of 1670 sf - \$6,108.71/month

+ 4475 Marquette: Intimate premises of 625 sf - \$3 100.87/Month

Management Advantages:

+ Gas heating by Énergir: For room 1658 (Mignon Inc.) and 2 residential units, with a total annual cost of approximately \$7, 100. Mignon Inc. contributes xxx, and the owner xxx.

+ Electric Heating: All other units benefit from electric heating, the costs being the responsibility of the tenants.

Strategic Location: In the heart of the Plateau, the building benefits from exceptional visibility and accessibility, ideal for businesses and residents.

Don't miss this investment opportunity in one of the most dynamic and popular neighborhoods. Contact us for more information and to arrange a visit!

1648 Mont Royal Les Brûlesrie St-Denie: \$7,187.25/month :1522 P/C

4475 Marquette (commercial) \$3,100.87/month - 625P/C

4473 Marquette (residential)/675/month - 625P/C

1-1654 Mont Royal VACANTE - 1450P/C

2-1654 Mont Royal \$2 093/month - 1450P/C

3-1654 Mont Royal \$1 520/month - 1450P/C

4-1654 Mont Royal \$920/ month - 1450P/C

1658 Mont Royal \$6 108.71/month - 1670P/C

1653 Simard \$1 735/month - 1250P/C

## Détails du bâtiment et intérieur de la propriété

|                        |                    |
|------------------------|--------------------|
| Catégorie de propriété | Commercial         |
| Année de construction  | 1926               |
| Nombre d'étages        | 3                  |
| Revêtement             | Brick              |
| Toiture                | Elastomer membrane |

Caractéristiques du terrain et extérieur

|                       |                  |
|-----------------------|------------------|
| Superficie du terrain | 5,200.09 SF      |
| Proximité             | Public transport |

DÉTAILS DES PIÈCES

| Room                          | Level | Dimensions | Flooring                  | Description |
|-------------------------------|-------|------------|---------------------------|-------------|
| Caractéristiques              |       |            |                           |             |
| Énergie de chauffage          |       |            | Electricity , Natural gas |             |
| Approvisionnement en eau      |       |            | Municipality              |             |
| Système d'égout               |       |            | Municipal sewer           |             |
| Appareils de location         |       |            | Water heater , 1          |             |
| Toiture                       |       |            | Elastomer membrane        |             |
| Zonage                        |       |            | Commercial , Residential  |             |
| Type d'entreprise / industrie |       |            | Retail , Service          |             |

INCLUSIONS & EXCLUSIONS

|            |                                              |
|------------|----------------------------------------------|
| Inclusions | Nil                                          |
| Exclusions | Items personnels des occupants et locataires |

