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Delivering the Impossible  
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**Montréal (Villeray/Saint-Michel/Parc-Extension)-3601-3605,  
Rue Fénelon**

**\$479,000**



**3601-3605, Rue Fénelon, Montréal (Villeray/Saint-  
Michel/Parc-Extension), H2A1M9**

ULS : 28871386

[VISITE DE LA PROPRIÉTÉ](#)

This property offers 2 x 3.5 units, with commercial space on the first floor and a full basement. Its prime location near St-Michel metro, Octagonal Park, François Perreault and JFK High School adds considerable value and convenience. Whether you're looking for a dynamic commercial space or a versatile residential development, this property promises versatility and accessibility. Don't miss out on this well-located property.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

|                          |   |
|--------------------------|---|
| Chambre en vedette       | 1 |
| Salle de bain en vedette | 1 |

### Financiers

#### Évaluation municipale

|                        |              |
|------------------------|--------------|
| Évaluation du terrain  | \$172,600.00 |
| Évaluation du bâtiment | \$242,000.00 |
| Évaluation municipale  | \$414,600.00 |

#### Taxes

|            |            |
|------------|------------|
| Municipale | \$5,604.00 |
| École      | \$299.00   |
| Total      | \$5,903.00 |

### ADDENDA

Rent amounts are as of July 1, 2024.

Current rent:

3603: 840\$

3605: 565\$

Property must be purchased with 3607-3611 Fenelon

NB please see encroachments and clearly read clause 12 in the Certificate of location .

Détails du bâtiment et intérieur de la propriété

|                        |                             |
|------------------------|-----------------------------|
| Catégorie de propriété | Multi-family (2 to 5 units) |
| Taille                 |                             |
| Année de construction  | 1960                        |
| Number of Rooms        | 3                           |
| Nombre d'étages        | 3                           |

Caractéristiques du terrain et extérieur

|                       |                                                                                                                                                                         |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dimensions du terrain | 8.53 ft x 83.99 ft                                                                                                                                                      |
| Superficie du terrain | 2,351.93 SF                                                                                                                                                             |
| Stat. (total)         | Outdoor , 2                                                                                                                                                             |
| Proximité             | Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport , University |

DÉTAILS DES PIÈCES

| Room                     | Level | Dimensions | Flooring                 | Description |
|--------------------------|-------|------------|--------------------------|-------------|
| Caractéristiques         |       |            |                          |             |
| Énergie de chauffage     |       |            | Electricity              |             |
| Équipements / services   |       |            | Wall-mounted heat pump   |             |
| Approvisionnement en eau |       |            | Municipality             |             |
| Système d'égout          |       |            | Municipal sewer          |             |
| Zonage                   |       |            | Commercial , Residential |             |
| Allée                    |       |            | Asphalt                  |             |

INCLUSIONS & EXCLUSIONS

|            |                                                                                            |
|------------|--------------------------------------------------------------------------------------------|
| Inclusions | Wall-mounted units, 2 water heaters owned by landlord and 1 rented and paid for by tenants |
|------------|--------------------------------------------------------------------------------------------|

|            |                       |
|------------|-----------------------|
| Exclusions | 1 Electric water tank |
|------------|-----------------------|

