



Mario Conte  
Delivering the Impossible  
P : 514 894 9400  
E : mario@marioconte.com

**Montréal (Mercier/Hochelaga-Maisonneuve)-7040-7044, Rue  
St-Zotique E.**

**\$1,079,000**



**7040-7044, Rue St-Zotique E., Montréal  
(Mercier/Hochelaga-Maisonneuve), H1M2W5**

ULS : 25186148

[VISITE DE LA PROPRIÉTÉ](#)

Discover a meticulously maintained quadruplex located at 7040-7044 Rue Saint-Zotique Est, in the highly sought-after Nouveau-Rosemont neighborhood. This solid property features a spacious main unit with 7 ½ rooms, generous living spaces, and large windows that flood the interior with natural light. The fully renovated bathroom and a spacious kitchen--perfect for entertaining--add to its appeal, along with a large terrace. The basement offers a fantastic game room, ideal for relaxation. Additional features include a brand-new roof, a new wall-mounted heat pump, a double garage, and a corner lot with mature trees. See the ADD for more details.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

|                          |   |
|--------------------------|---|
| Chambre en vedette       | 4 |
| Salle de bain en vedette | 2 |
| Garage en vedette        | 3 |

### Financiers

#### Taxes

|            |            |
|------------|------------|
| Municipale | \$6,315.00 |
| École      | \$771.00   |
| Total      | \$7,086.00 |

### ADDENDA

Families will appreciate the proximity to quality educational institutions such as Anjou High School and Lois-Riel School, both renowned for their diverse activities and welcoming environment. Outdoor enthusiasts will enjoy the nearby parks, including Parc Félix-Leclerc, Parc de la Louisiane, and Parc Maisonneuve, which offer vast green spaces perfect for relaxation and recreation.

The property is also within walking distance of Galeries d'Anjou, Halles d'Anjou, and the upcoming Anjou metro station, as well as being close to Place Versailles.

The area is ideally served by public transportation, with several bus routes nearby. Routes 18 Beaubien, 33 Langelier, 44 Armand-Bombardier, 95 Bélanger, and 141 Jean-Talon Est provide easy access to different city neighborhoods and the Langelier and Radisson metro stations. Additionally, the area boasts a Walk Score of 85, indicating that most services and amenities are within walking distance. Conveniently located near Highways 40 and 25.

Unit Layout:

7040 (Upper Floor): 4 ½, available for occupancy as of May 1, 2025.

7042 (Upper Floor): 4 ½, currently rented at \$835/month, with an increase to \$890/month starting July 1, 2025.

7044A (Basement): 2 ½, currently rented at \$710/month until June 30, 2025.

Come discover the perfect balance of comfort, convenience, and quality of life in this exceptional Nouveau-Rosemont property!

Recent Renovations:

Roof redone in 2019 -- \$18,771

Front upper balconies replaced in 2020 -- \$2,298

Garage door opener replaced in 2021

Main floor bathroom fully renovated in 2021

Wall-mounted heat pump installed in 2023 -- \$5,404

The 3 hot water tanks, 1 x 60 Gal and 2 x 40 Gal are leased from Hydro Solutions. The main floor dwelling supplies the hot water to the basement bachelor as well.

Note: The owner has once again mandated Biovert this year. They will be performing weed treatments and applying fertilizers throughout the season.

## Détails du bâtiment et intérieur de la propriété

|                        |                             |
|------------------------|-----------------------------|
| Catégorie de propriété | Multi-family (2 to 5 units) |
| Taille                 |                             |
| Année de construction  | 1974                        |
| Number of Rooms        | 7                           |

|                             |   |
|-----------------------------|---|
| les fenêtres                | Aluminum  |
| Type de Windows             | Sliding   |
| Revêtement                  | Brick , Stone                                     |
| Toiture                     | Other , 2019 , Elastomer membrane                 |
| Garage                      | Heated , Double width or more , Fitted            |
| Salle de bain / salle d'eau | Adjoining to the master bedroom , Separate shower |

**Caractéristiques du terrain et extérieur**

|                       |   |
|-----------------------|---|
| Dimensions du terrain | 15.24 ft x 90 ft  |
| Superficie du terrain | 4,500.43 SF   |
| Topographie           | Flat  |
| Stat. (total)         | Outdoor , 2 , Garage , 2  |
| Proximité             | Highway , Cegep , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport |

**DÉTAILS DES PIÈCES**

| Room           | Level                  | Dimensions   | Flooring      | Description              |
|----------------|------------------------|--------------|---------------|--------------------------|
| Playroom       | Basement               | 22.6x18.6 ft | Parquetry     |                          |
| Bedroom        | Basement               | 9.3x9.3 ft   | Parquetry     |                          |
| Living room    | 1st level/Ground floor | 17.9x10.7 ft | Wood          | 2023 Mural thermo pompe  |
| Bathroom       | 1st level/Ground floor | 6.3x13.3 ft  | Ceramic tiles | incl shower              |
| Master bedroom | 1st level/Ground floor | 10.4x11.2 ft | Wood          |                          |
| Bedroom        | 1st level/Ground floor | 10.7x10.0 ft | Wood          | 2 closets                |
| Bedroom        | 1st level/Ground floor | 10.9x15.3 ft | Ceramic tiles | converted to dining area |
| Kitchen        | 1st level/Ground floor | 17.9x15.2 ft | Ceramic tiles | patio door               |

## Caractéristiques

|                               |  |
|-------------------------------|--|
| Système de chauffage          | Other , Radiant heat passage and Liv room removed , Electric baseboard units , Radiant |
| Énergie de chauffage          | Other , Radiant Plafonds RDC , Electricity   |
| Équipements / services        | Other , 2023 , Wall-mounted heat pump  |
| Approvisionnement en eau      | Municipality   |
| Système d'égout               | Municipal sewer  |
| Appareils de location         | Water heater , 3   |
| Toiture                       | Other , 2019 , Elastomer membrane  |
| Zonage                        | Residential  |
| Sous-sol                      | 6 feet and over , Finished basement  |
| Allée                         | Asphalt  |
| Aménagement paysager          | Fenced , Landscape   |
| Armoire                       | Wood   |
| Fondation                     | Poured concrete  |
| Caractéristiques distinctives | Street corner  |

## INCLUSIONS & EXCLUSIONS

|            |  |
|------------|--|
| Inclusions | Mural thermo pompe 2023.. All window dressings on the main floor , all electrical fixtures, Garage door opener , hot plate , 2 built in ovens and dishwasher on main floor kitchen, All is DONATED on an As IS Basis . |
| Exclusions | All personal belongings of tenants   |

