



NEW

FOR SALE / 25 - 32 UNITS

\$5,249,000 + GST/QST

6640 Av. Fielding

Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)

CONTACT REAL ESTATE BROKER



Ping Wei

Residential real estate
broker
groupe sutton - action

450-500-4411



For sale / 25 - 32 Units



PROPERTY DETAILS FOR SALE

ADDRESS

6640 Av. Fielding, Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce), H4V1N3

TV + INTERNET

INSCRIPTION

16631130

MUNICIPAL EVALUATION

\$3,800,000 (2024)

TYPE

25 - 32 Units

OCCUPATION

30 days

[View on the map](#)

DESCRIPTION OF THE PROPERTY FOR SALE

In the dynamic NDG district lies an exceptional investment opportunity just waiting to be seized. The beauty of this property lies in its ability to meet the varied needs of the rental market. With 62% of residents under the age of 45, and immigrants accounting for 50% of the total population, the demand for affordable, practical housing is at an all-time high. This property offers just that, with a range of housing options ideal for rental, guaranteeing a generous and stable income for savvy investors.

It's definitely an excellent investment!

Our property is located in NDG, benefiting from an exceptional geographic location. Here, 62% of the population is under 45, and immigrants represent 50% of the total population.

This property offers a variety of housing options, ideal for rental and providing you with a generous income.

Convenient access to public transport is a major advantage, with a bus stop right under the building and

quick access to highways 15 and 20.

The surrounding area offers many good schools, from daycare to elementary and high school. Concordia's Loyola campus is also close by.

Life is very convenient here, with a four-minute walk to the Metro supermarket and Yagel Bagel, while the IGA and Marché Oasis supermarkets are also within walking distance.

What's more, ten parks surround the building, ideal for families with children.

1 *1 1/2

4* 3 1/2

12* 4 1/2

8 * 5 1/2

Investing today will brighten your future!

Contact us today to find out more.

Excluded: Tenants' personal belongings

Sale without legal warranty of quality, at the buyer's risk and peril

Dimensions



Lot dim. 41x91.1 P

Building dim. 41x68.11 P

Characteristics



Water supply Municipality

Proximity Bicycle path, Elementary school, Public transport

Sewage system Municipal sewer

Zoning Residential

Expenses



Insurance	\$13,119.00
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Energy cost	\$3,000.00
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Other rental	\$896.00
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Municipal Taxes	\$23,273.00
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School taxes	\$2,920.00
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Income



Income	\$300,504.00
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Advertising



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