

FOR SALE

RESIDENTIAL - COMMERCIAL

2031-2039 / 2043-2047
Carrières Street
Montréal, H2G 2N9

\$ 3 850 000

**Residential and Commercial Real Estate Complex
2 buildings on adjacent lots - Total land area: ± 9,006 sq. ft.**

Sylvain Dupré

Commercial & Industrial Real Estate Broker

514.910.9376 | vendu@sylvaindupre.com | sylvaindupre.com

ROYAL LEPAGE^{MD}
COMMERCIAL^{MC}

- Approximate gross annual income: ± \$264,000
- Central and highly sought-after area of Montréal
- Potential for rent optimization
- Possibility of analysis for a 3-storey residential development
- (to be verified with the city)



- Neighborhood: Rosemont - La Petite-Patrie
- Dynamic residential and commercial sector
- Close to:
 - Public transportation
 - Shops and services
 - Schools
 - Major roadways

RARE OPPORTUNITY TO ACQUIRE A MIXED RESIDENTIAL AND COMMERCIAL REAL ESTATE COMPLEX IN THE HIGHLY SOUGHT-AFTER ROSEMONT - LA PETITE-PATRIE AREA.

2031-2047 CARRIÈRES STREET
PROPERTY INFORMATION

Lot number	3 795 388
Zoning	Residential and commercial
Year built	1923
Living area	± 7,509 sq. ft.
Land area	4 540 sq. ft.
Current occupancy	Ground floor - Commercial 4 apartments (4½)
Availability	30 days
Signing of deed of sale	



ASSESSMENT ROLL 2026-28

• Land:	\$ 759 200
• Building	\$ 569 100
TOTAL	\$ 1 328 300

PROPERTY TAXES 2026

• Municipal taxes:	\$ 21 611
• School taxes (25-26)	\$ 952
TOTAL	\$ 22 563

Lot number	3 795 389
Zoning	Residential and Commercial
Year built	1947
Living area	± 7 828 sq. ft.
Land area	4 466 sq. ft.
Current occupancy	Ground floor Commercial 2 apartments (5½) 1 apartment (4½) 1 apartment (7½)
Availability	30 days
Signing of deed of sale	



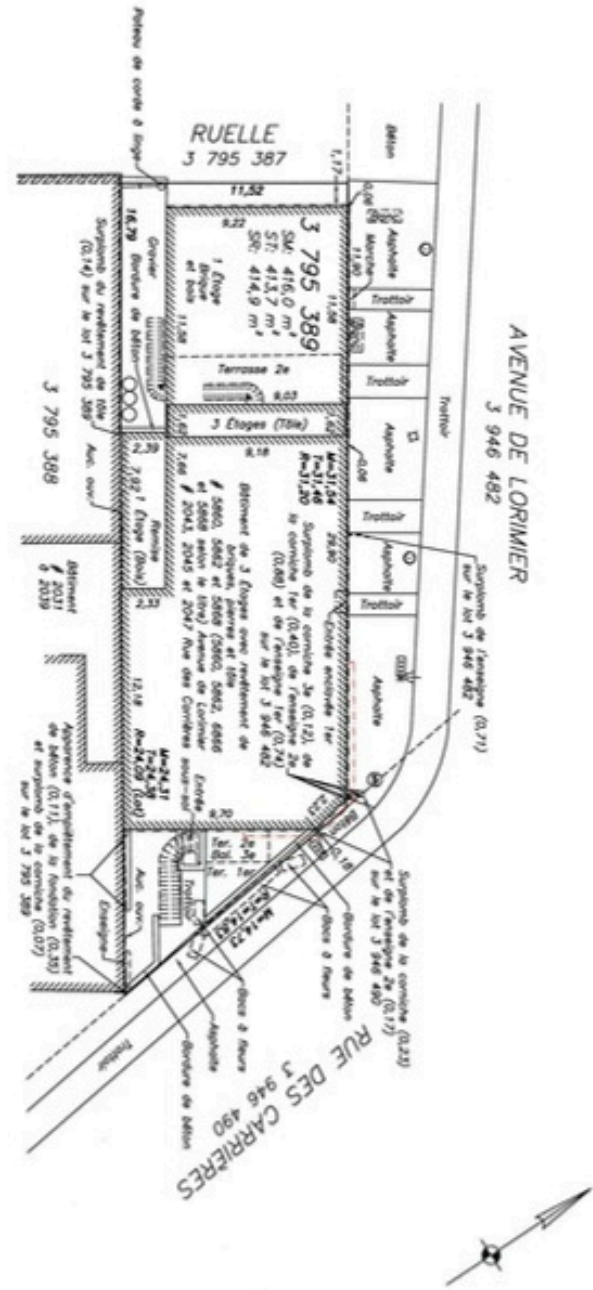
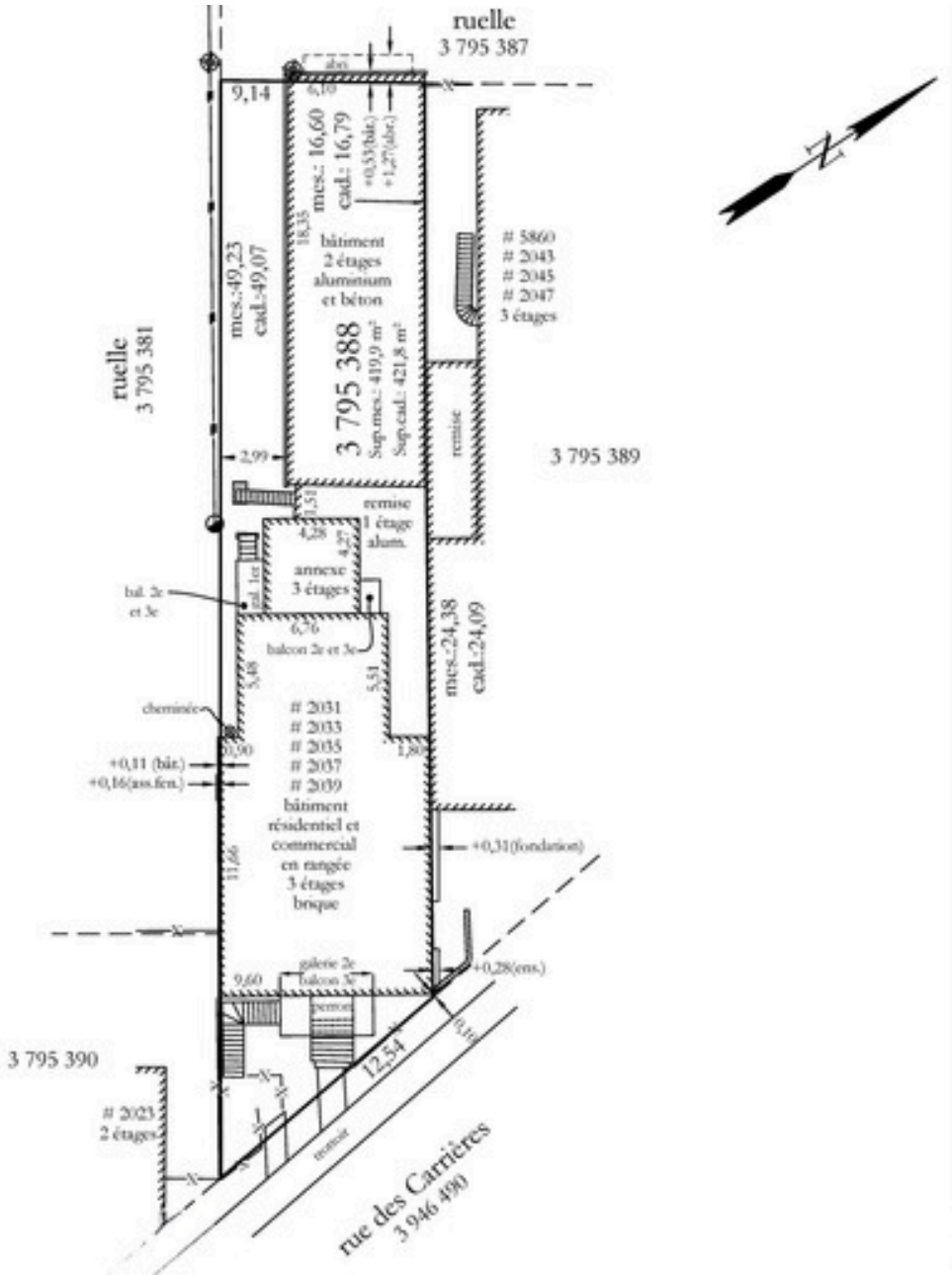
ASSESSMENT ROLL 2026-28

• Land:	\$ 746 800
• Building	\$ 590 700
TOTAL	\$ 1 337 500

PROPERTY TAXES 2026

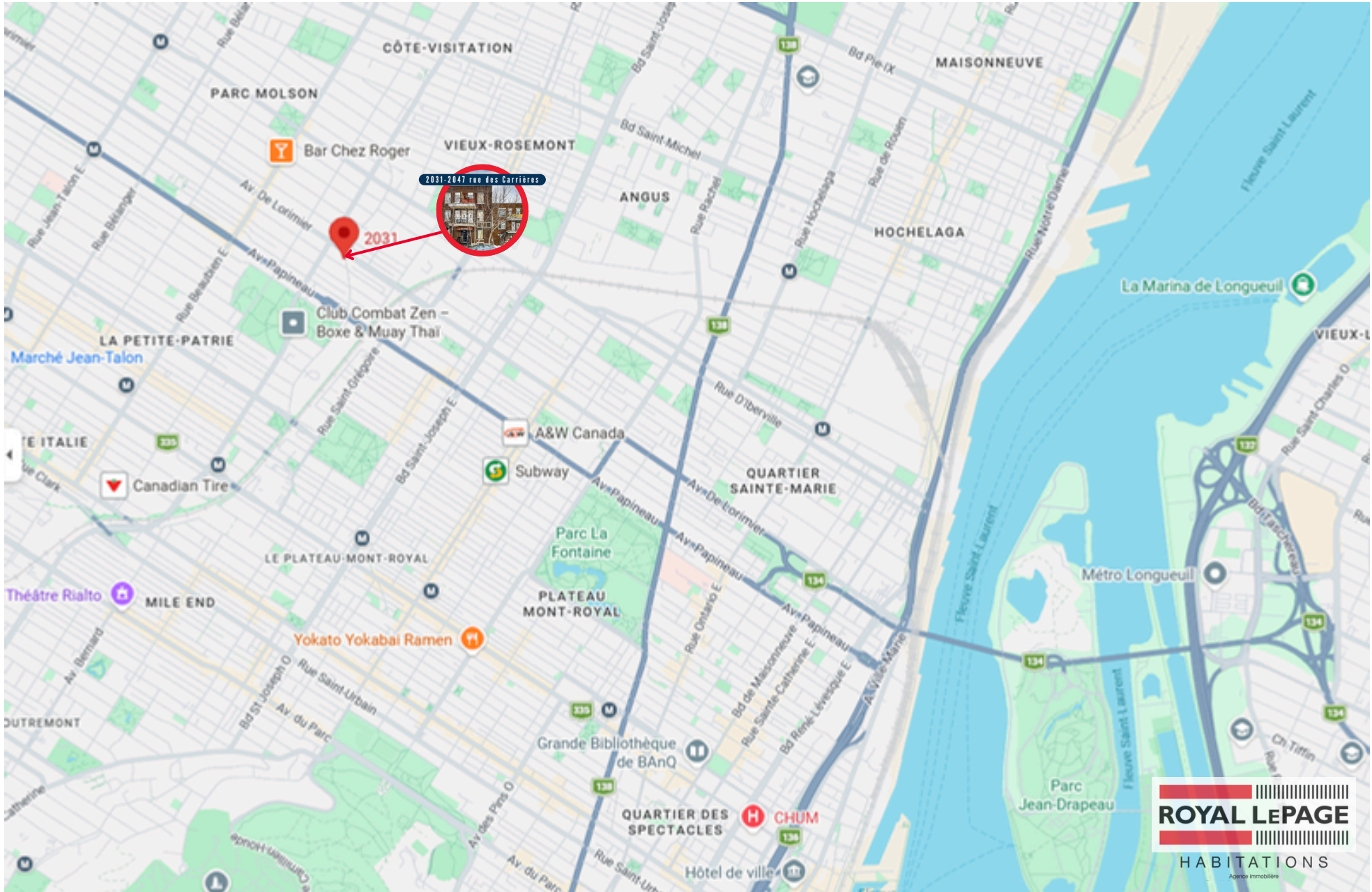
• Municipal taxes:	\$ 17 190
• School taxes (25-26)	\$ 958
TOTAL	\$ 18 148

2031-2047 CARRIÈRES STREET
CERTIFICATE OF LOCATION



2031-2047 CARRIÈRES STREET







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