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Centris No. 22016204 (Active)



\$2,195,000

1023 Rue Berri
Montréal (Ville-Marie)
H2L 4C4

Region Montréal
Neighbourhood Central
Near
Body of Water

Property Type	Duplex	Year Built	1885, Century
Property Use	Residential only	Lot Assessment	\$621,300
Building Type	Attached	Building Assessment	\$680,700
Total Number of Floors	4	Total Assessment	\$1,302,000 (168.59%)
Building Size	40.4 X 27 ft irr	Expected Delivery Date	
Living Area	4,480 sqft	Reposess./Judicial auth.	No
Building Area	1,089 sqft	Trade possible	
Lot Size	99.3 X 27 ft irr	Certificate of Location	Yes (2025)
Lot Area	2,674.83 sqft	File Number	
Cadastre	1 182 042	Occupancy	90 days PP Accepted
Zoning	Residential, Commercial	Deed of Sale Signature	90 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	100	End of Lease	Month	Included in Lease	Outdoor parking (3)
No. of Rooms	13	Monthly Rent	\$8,000	Excluded in Lease	
No. of Bedrooms (al3		Rental Value			
No. Bath/PR	1+2	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Ext. : 3		

Level	Room	Size	Floor Covering	Additional Information
GF	Vestibule	9.4 X 5.7 ft irr	Ceramic	Mailbox Room + Mechanical Room
GF	Vestibule	4 X 5 ft irr	Ceramic	Common Staircase Access
GF	Living room	22.8 X 14.9 ft irr	Wood	10'2 Ceilings + Exposed Brick
GF	Dining room	14.10 X 13.8 ft irr	Wood	Access to backyard
GF	Kitchen	10.9 X 8.3 ft irr	Wood	Ample Counter Space
GF	Powder room	4.8 X 4.2 ft irr	Ceramic	Exposed Brick
GF	Mechanical Room	17 X 4 ft irr	Concrete	4 Electric Meters
2	Hall	14.7 X 11 ft irr	Wood	Staircase + Exposed Brick
2	Powder room	4.10 X 4.7 ft irr	Ceramic	
2	Bathroom	10.10 X 9.5 ft irr	Ceramic	Bath + Shower + Laundry
2	Primary bedroom	16.3 X 10.8 ft irr	Wood	Large Closet + Big Windows
2	Bedroom	12.7 X 10.10 ft irr	Wood	Closet + Exposed Brick
2	Bedroom	10.7 X 10.3 ft irr	Wood	Exposed Brick
Additional Space			Size	
Front Terrace			21.10 X 8.3 ft irr	
Covered Exterior Staircase			15 X 3.10 ft irr	
Balcony			7.3 X 2.11 ft irr	

Apt. No.	200	End of Lease	Month	Included in Lease
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No. of Rooms	15	Monthly Rent	\$8,000	
No. of Bedrooms (all)	6	Rental Value		Excluded in Lease
No. Bath/PR	2+2	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Level	Room	Size	Floor Covering	Additional Information
3	Powder room	4.10 X 4.7 ft irr	Ceramic	
3	Primary bedroom	14.2 X 12.6 ft irr	Laminate floor	Large Windows
3	Bathroom	9.5 X 8 ft irr	Ceramic	Laundry Room
3	Bedroom	9.4 X 8.8 ft irr	Laminate floor	
3	Bedroom	10.9 X 10.6 ft irr	Laminate floor	
3	Bedroom	19.4 X 16.6 ft irr	Laminate floor	
3	Hall	29.6 X 4.6 ft irr	Laminate floor	Access to balcony
4	Bedroom	10.7 X 10.2 ft irr	Wood	
4	Bedroom	14.3 X 11.1 ft irr	Wood	2 Closets
4	Living room	15.11 X 14.3 ft irr	Wood	
4	Dining room	10.1 X 7.11 ft irr	Wood	
4	Kitchen	11.4 X 5.8 ft irr	Wood	
4	Bathroom	10.8 X 5 ft irr	Ceramic	Bath/Shower
4	Laundry room	5.8 X 3.8 ft irr	Wood	
4	Powder room	5 X 4.9 ft irr	Ceramic	
Additional Space		Size		
Balcony		17.5 X 5.3 ft irr		
Balcony		17.5 X 5.3 ft irr		
Annual Potential Gross Revenue			\$192,000	(2025-05-30)

Features				
Sewage System	Municipality	Loading Platform		
Water Supply	Municipality	Rented Equip. (monthly)		
Foundation	Poured concrete, Stone	Renovations		
Roofing	Elastomeric membrane	Pool		
Siding	Stone	Parkg (total)		Driveway (6)
Dividing Floor		Driveway		Asphalt
Windows	Aluminum	Garage		
Window Type	Casement	Carport		
Energy/Heating	Electricity	Lot		Bordered by hedges, Fenced, Landsc
Heating System	Convection baseboards, Electric baseboard units	Topography		Flat
Floor Covering	Ceramic, Laminate floor, Wood	Distinctive Features		No rear neighbours
Basement		Water (access)		
Bathroom	Separate shower	View		View of the city
Washer/Dryer (installation)	Multiple levels (Other)	Proximity		CEGEP, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, Réseau Express Métropolitain (REM), University
Fireplace-Stove		Environmental Study		
Kitchen Cabinets		Energy efficiency		
Property/Unit Amenity	Central air conditioning, Wall-mounted air conditioning, Fire detector (connected), Intercom, Alarm system	Occupancy		
Building Amenity	Visitor parking, Balcony/terrace, Yard			
Mobility impaired accessible				

Inclusions

Video Intercom, Alarm System, 3 Water tanks. #100: Fridge, Stove, Dishwasher, Washer, Dryer, all mirrors in the bathroom, hood, central AC. #200: Fridge, Stove, Dishwasher, Washer (2), Dryer (2), all mirrors in the bathroom, hood. 6 Parking spots.

Exclusions

All furniture, all personal belongings, all art.

Remarks

This massive, fully renovated property blends historic charm with modern finishes featuring exposed brick walls, soaring ceilings and multiple outdoor living spaces. Currently operated as a high-performing Airbnb generating substantial revenue, it offers incredible income potential. With its versatile zoning (permitting residential, commercial, duplex or even 4-plex use), it's ideal for investors, business owners or multi-generational families. Located in one of Montreal's best areas, steps from the CHUM hospital, Old Port and major highways this is a rare opportunity to own a truly versatile property in the city's core. 6 Parking spots.

Addendum

Renovated Victorian Duplex with Exceptional Zoning in Old Montreal

Located in one of Montreal's most historic and accessible neighborhoods, 1023 Berri offers a rare opportunity to own a fully renovated Victorian building with extraordinary zoning flexibility. Originally a 4-plex, this residence now functions as a high-performing duplex but its acceptable zoning permits offer a wide variety of uses, including residential, commercial, triplex, 4-plex, or mixed-use development. The city is open to multiple configurations, making this a prime opportunity for both investors and owner-occupants seeking future upside.

UNIT 100

(Ground and 2nd Level)

- +3 large closed bedrooms with high ceilings and ample natural light
- +Renovated kitchen with ceramic floors and generous counter space
- +Elegant living and dining areas featuring exposed brick, 10' ceilings, and wood floors
- +Powder room, full bathroom, and dedicated mechanical room
- (4 separate electric meters)
- +Direct backyard access + 4 separate electric meters
- +Ideal for multi-generational living or executive rental

UNIT 200

(3rd and 4th Level)

- +6 closed bedrooms, all with windows and excellent sunlight exposure
- +2 full bathrooms
- +2 powder rooms
- +Fully equipped kitchen, ideal for extended stays or shared living
- +Two private balconies
- +Large dining and living spaces
- +Hardwood and laminate floors throughout, with washer/dryer facilities on both levels
- +Potential to host over 16 guests (currently used as an Airbnb)

FEATURES

- +Built in 1886, preserving historic charm with modern finishes
- +Over 4480 sq. ft. of renovated living space across 4 floors
- +Located behind the National Archives Museum, in a quiet, secure enclave
- +Zoned to allow for future redevelopment into commercial, residential, or hybrid use
- +Walking distance to the CHUM Hospital, Old Port, metro, and key highway access points
- +Possibility to extend building at the back
- +Massive lot
- +6 Parking spots.

Whether you're looking for an income-generating asset, a flexible multi-unit residence, or a long-term commercial play, 1023 Berri is a truly unique and valuable opportunity in the heart of Montreal.

DECLARATIONS

- +The living area has been taken from the assessment roll.

+All zoning regulations should be verified by the buyer.

Sale with exclusion(s) of legal warranty : Sale with exclusion(s) of legal warranty : The present sale is made without legal warranty of quality, at the buyer's own risk and peril. However, the seller declares that the buyer is welcome to carry out, at their own expense, any inspections or verifications they deem necessary prior to the signing of the deed of sale.

Seller's Declaration

Yes SD-72071

Source

RE/MAX ACTION, Real Estate Agency

RE/MAX ROYAL (JORDAN) INC., Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.

Financial Summary

1023 Rue Berri Montréal (Ville-Marie) H2L 4C4

Potential Gross Revenue (2025-05-30)		Residential	
Residential	\$192,000	Type	Number
Commercial		Other	2
Parking/Garages		Total	2
Other		Commercial	
Total	\$192,000	Type	Number
Vacancy Rate and Bad Debt		Others	
Residential		Type	Number
Commercial		<hr/>	
Parking/Garages		Gross Income Multiplier	11.43
Other		Price per door	\$1 097 500
Total		Price per room	\$78 393
Effective Gross Revenue		Coefficient comparison of number of rooms	14.00
	\$192,000	Total number of rooms	28
Operating Expenses			
Municipal Tax (2025)	\$8,108		
School Tax (2025)	\$1,055		
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$9,163		
Net Operating Revenue	\$182,837		



Frontage



Frontage



Other



Other



Other



Other



Living room



Living room



Living room



Dinette



Dining room



Dining room



Kitchen



Kitchen



Powder room



Hall



Hall



Bedroom



Primary bedroom



Bathroom



Bathroom



Bedroom



Bedroom



Powder room