

FOR SALE / QUADRUPLEX

\$819,000

11940 - 11944 Rue De St-Réal

Montréal (Ahuntsic-Cartierville)

3 bedrooms. 1 Bathroom. 3083.86 sq. ft..

CONTACT ONE OF OUR BROKERS



Joseph Mazzotta

Residential and commercial real estate broker

groupe sutton - synergie inc.

514-255-0666



Fernanda Rotella

Residential and commercial real estate broker

groupe sutton - synergie inc.

514-808-6845

11940 - 11944 Rue De St-Réal,
Montréal (Ahuntsic-Cartierville), H1S3E7

FOR SALE / QUADRUPLEX

\$819,000

Inscription:
15992333

Type:
Quadruplex

Construction:
1949





3

Sutton



1 Bathroom



3083.86 .

TV + INTERNET



4



Voir sur la carte



Joseph Mazzotta

Residential and commercial real estate broker

groupe sutton - synergie inc.

Agency: **514-255-0666**

Contact me



Fernanda Rotella

Residential and commercial real estate broker

gros **Sutton** - synergie inc.



Lang: English, Italian, French

Phone number: **514-808-6845**

Agency: **514-255-0666**

Contact me

Description of the property for sale

Quadruplex ideally located, consisting of a spacious 5-1/2 on the main floor, a 4-1/2 in the basement and two 3-1/2's on the upper 2nd floor. Very good potential on rental increase. close to all services and amenities., primary and secondary schools, daycare, parks, public transportation, stores, restaurants, bicycle path etc... Great investment opportunity.

Included: Refrigerator, stove, washer/dryer in apartments 11944 & 11942

Excluded: All personal belongings of tenants.

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

DIMENSIONS

CHARACTERISTICS

ROOMS DETAILS

EXPENSES

INCOME

Lot surface

3083.86 PC

Lo

Sutton

50x61.8 P



Building dim.

28.1x34.2 P

Driveway Asphalt

Heating system Electric baseboard units

Water supply Municipality

Heating energy Electricity

Foundation Poured concrete

Proximity Cegep, Daycare centre, Park - green area, Bicycle path, Elementary school, High school, Public transport

Siding Brick

Parking (total) Outdoor (2 places)

Sewage system Municipal sewer

Landscaping Fenced

Roofing Asphalt and gravel

Zoning Residential

Unit

Room

Dimension

Siding

Level

Municipal Assessment



\$702,100 (2024)



Municipal Taxes

\$4,376.00

School taxes

\$552.00

Income

\$48,360.00

Advertising



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