

## 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
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514-255-0666



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

FOR SALE / QUADRUPLEX

\$819,000

Inscription:

15992333

Type:

Quadruplex

Construction:

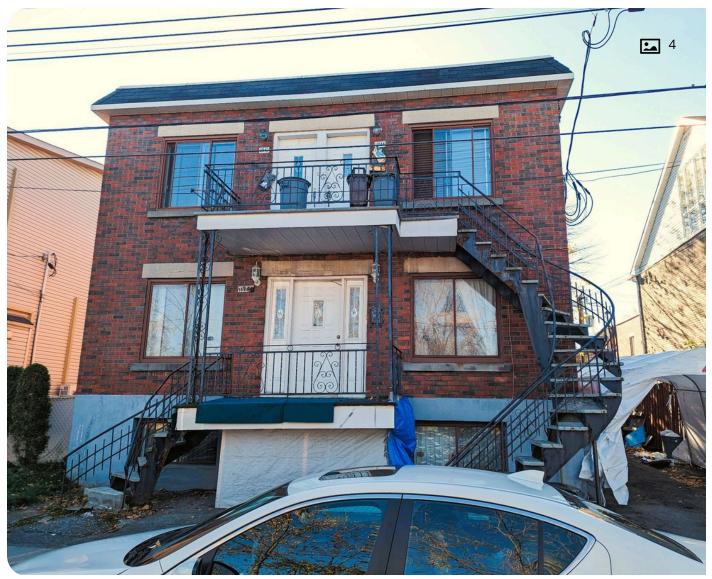
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<u>∠</u>4 3083.86 .

TV + INTERNET











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

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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



Bu<mark>llaing aim.</mark>

Unit

Room

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
Siding Parking (total)	Brick Outdoor (2 places)
Parking (total) Sewage	Outdoor (2 places)
Parking (total)  Sewage system	Outdoor (2 places)  Municipal sewer

Dimension

Siding

Level

Mu Sutton essment	\$70.	2,100 (2024)
Municipal Taxes	\$4,3	376.00
School taxes	\$55.	2.00
Income	\$48,360.00	

Advertising



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