

## 6347 De Dijon Rue

6347 De Dijon Rue, Montréal, QC H1G 2L9



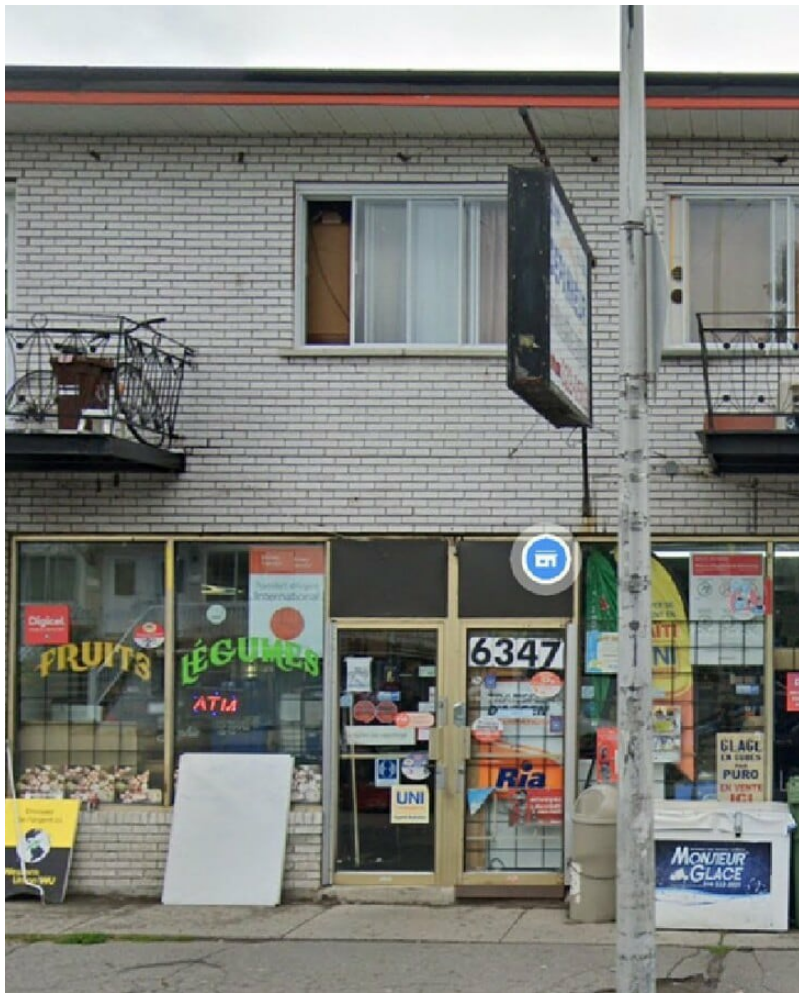
**Emdadul Hoque**

Adresz Solutions

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## 6347 De Dijon Rue

\$1,100,000

Opportunity to own a 4-plex semi-commercial building with excellent income generating depanneur/convenience store and building! The property offers mixed residential and commercial uses, two apartments on the second floor, two premises on the ground floor (currently one large space) and a convenience store on the ground floor, for over 40 years. 8ft high basement, a large office and a bedroom. The property is well managed and maintained, a great opportunity for investment in a residential area. The price does not include the stock/inventory. The buyer will have to purchase the stock/inventory separately. A must see!...



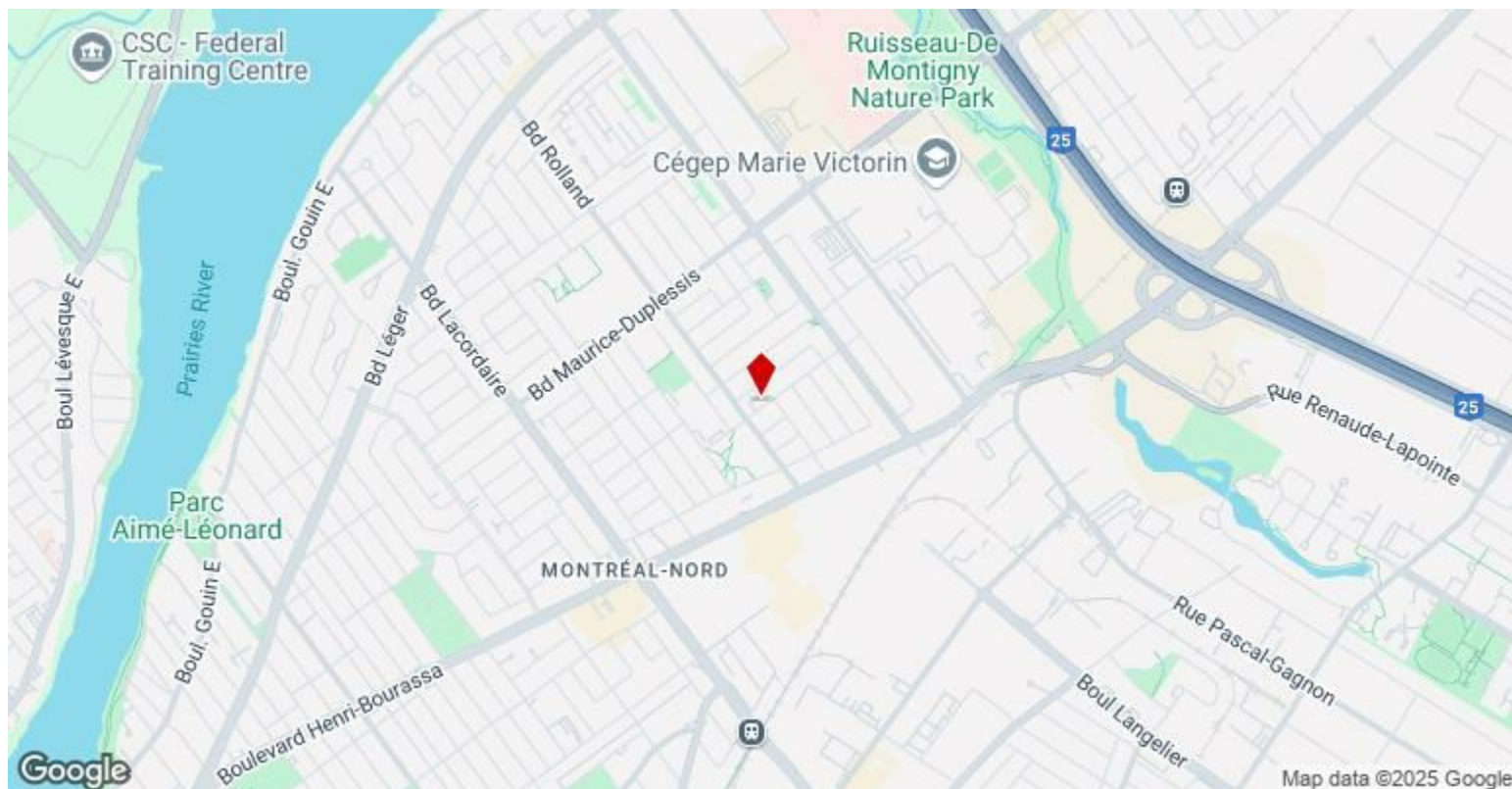
Price:	\$1,100,000
Property Type:	Retail
Property Subtype:	Convenience Store
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	2,875 SF
Gross Building Area:	3,455 SF
No. Stories:	2
Year Built:	1968
Tenancy:	Single
APN / Parcel ID:	1668645
Walk Score ®:	91 (Walker's Paradise)
Transit Score ®:	63 (Good Transit)

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Dépanneur Normandie Dijon	-	



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