



Stéphane Garneau
Courtier immobilier résidentiel et
commercial Stéphane Garneau Courtier
Immobilier Inc.
C : 514 244-7744
C: stephane@stephane-garneau.com

Montréal (Saint-Léonard)-8810-8816, Rue d'Arras

\$1595000



8810-8816, Rue d'Arras, Montréal (Saint-Léonard), H1P2E6

ULS : 27621502

[VISITE DE LA PROPRIÉTÉ](#)

Discover this exceptional 5 Plex, strategically located on a street corner, investment of more than \$600,000 in renovations after a fire in July 2021, its left side has been mostly rebuilt and covered by insurance (see all documents online for details). This rare and coveted property includes three units of size 4.5 and two units of size 5.5, in addition to a garage and outdoor parking. Its location is ideal, close to all amenities, making it perfect for an owner-occupier, with the ground floor immediately available. Good annual income. Do not miss this unique opportunity!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	2

Financiers

Évaluation municipale

Évaluation du terrain	\$412,100.00
Évaluation du bâtiment	\$761,900.00
Évaluation municipale	\$1,174,000.00

Taxes

Municipale	\$8,032.00
École	\$973.00
Total	\$9,005.00

Énergie

Électricité	\$1,702.00
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ADDENDA

Discover this exceptional 5 Plex, perfectly positioned on a sought-after street corner, having benefited from substantial renovations amounting to over \$600,000. Partially rebuilt following a fire in July 2021, its left section now boasts an ultra-modern design, validated by insurance, with complete information available online. The building houses three 4.5-type apartments and two 5.5-type apartments, enhanced with a double garage and outdoor parking.

Located in an area offering a multitude of services, this property is a prime choice for an owner wishing to reside on-site, especially with a ground floor ready for occupancy. The main unit, elegantly modernized, enjoys a private courtyard and ensures attractive rental profitability.

In addition to its strategic location near schools, parks, public transport, and more, this property promises a comfortable and convenient life. With its advantageous rental potential and proximity to essential services such as daycares, educational institutions, supermarkets, restaurants, and various activities, it is an opportunity to seize immediately for a wise family investment.

Some of the renos done following the fire in July 2021

- Roof

- Brick wall on left side

- The 3 apts on the left side have been completely renovated including a good portion of the plumbing and electricity (as per owners)

- `'French Drain ' system

- Also as a preventive measure the foundations were stabilized as well .

Rare TURN KEY product . Do NOT MISS !

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Année de construction	1973
Number of Rooms	7
Nombre d'étages	2
Revêtement	Brick
Toiture	Elastomer membrane
Garage	Heated , Single width

Caractéristiques du terrain et extérieur

Superficie du terrain	5,615.58 SF
Stat. (total)	Outdoor , 1 , Garage , 1
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	11.0x17.6 ft	Wood	
Bedroom	1st level/Ground floor	10.0x12.10 ft	Wood	
Bathroom	1st level/Ground floor	8.5x7.4 ft	Ceramic tiles	Incl Washer Dryer hookup
Master bedroom	1st level/Ground floor	16.0x11.0 ft	Wood	+ walk In and Powder Room
Kitchen	1st level/Ground floor	10.8x18.6 ft	Ceramic tiles	
Playroom	Basement	22.7x18.10 ft	Ceramic tiles	Patio Door
Bathroom	Basement	11.0x6.4 ft	Ceramic tiles	With Shower
Kitchen	Basement	14.3x12.0 ft	Ceramic tiles	
Cellar / Cold room	Basement	8.0x10.0 ft	Concrete	Hot Water Tanks

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Water heater , 5
Toiture	Elastomer membrane
Zonage	Residential
Sous-sol	6 feet and over , Separate entrance , Finished basement

Allée

Asphalt

Aménagement paysager

Fenced , Landscape

Fondation

Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions

All curtains and rods, all electric fixtures

Exclusions

Rented thermopump

