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**Montréal (Mercier/Hochelaga-Maisonneuve)-6720-6724, Rue
Pierre-Auger**

\$1248000



**6720-6724, Rue Pierre-Auger, Montréal (Mercier/Hochelaga-
Maisonneuve), H1M2Z5**

ULS : 19833440

[VISITE DE LA PROPRIÉTÉ](#)

Discover this magnificent fourplex located in the sought-after Nouveau-Rosemont district. This property is ideally located close to various amenities: parks, schools, as well as renowned shopping centers such as Galerie d'Anjou, Place Versailles and Hall d'Anjou, enriching the daily lives of its occupants. What's more, access is facilitated by the proximity of two metro stations, Langelier and Radisson, making it easy to reach various points of interest in the city. This quadruplex represents an exceptional investment opportunity in a sought-after area.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	5
Foyer en vedette	Wood fireplace

Financiers

Évaluation municipale

Évaluation du terrain	\$352,800.00
Évaluation du bâtiment	\$673,800.00
Évaluation municipale	\$1,026,600.00

Taxes

Municipale	\$6,864.00
École	\$828.00
Total	\$7,692.00

ADDENDA

Prestige quadruplex in Nouveau-Rosemont -- An exceptional investment opportunity

Immerse yourself in the charm of this superb quadruplex in the sought-after neighborhood of Nouveau-Rosemont, a haven of peace that perfectly combines tranquility and ease of access. With a recently renovated roof and a first floor available for purchase, this property is the ideal investment for those wishing to occupy their property while benefiting from a stable source of income.

Strategically positioned, this property enjoys immediate proximity to a multitude of essential services: verdant parks, quality educational establishments and renowned shopping centers such as Galerie d'Anjou, Place Versailles and Hall d'Anjou. These attractions guarantee an exceptional quality of life for all residents. What's more, easy access to the Langelier and Radisson metro stations opens the door to all the wonders Montreal has to offer. This quadruplex is not only an ideal place to live, but also a golden opportunity to invest in a highly coveted area. Don't miss this unique opportunity to acquire a property that's both profitable and pleasant to live in. Choose a sustainable and rewarding property in Nouveau-Rosemont.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Année de construction	1976
Number of Rooms	6
Nombre d'étages	2
Revêtement	Brick
Toiture	Asphalt and gravel
Garage	Other , Two garages , Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Dimensions du terrain	47 ft x 89 ft
Superficie du terrain	4,219.49 SF
Stat. (total)	Outdoor , 2 , Garage , 2
Proximité	Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	10.10x18.8 ft	Wood	
Dining room	1st level/Ground floor	11.6x14.5 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	20x11 ft	Ceramic tiles	With eating area
Bedroom	1st level/Ground floor	13x9 ft	Wood	
Master bedroom	1st level/Ground floor	11x17 ft	Wood	With bathroom
Bathroom	1st level/Ground floor	5x7 ft	Ceramic tiles	
Bathroom	1st level/Ground floor	7.1x5.7 ft		
Laundry room	1st level/Ground floor	7.0x5.7 ft		
Hallway	1st level/Ground floor	12.6x17.6 ft	Ceramic tiles	
Family room	Basement	20x15.8 ft	Ceramic tiles	
Kitchen	Basement	5.8x10.3 ft	Ceramic tiles	With dinning room
Dining room	Basement	11.6x10.3 ft		
Bar	Basement	8.2x5.2 ft	Ceramic tiles	

Caractéristiques

Énergie de chauffage	Electricity
Cheminée-Poêle	Wood fireplace
Équipements / services	Wall-mounted air conditioning
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Water heater , 3
Toiture	Asphalt and gravel
Zonage	Residential

Aménagement paysager

Fenced , Landscape

Foyer

Wood fireplace

INCLUSIONS & EXCLUSIONS

Inclusions	All electrical fixtures, all window dressings, wall mounted air conditioner - HYUNDAI, Built in oven, Hotplate, 1 Hot water tank 60 gal (Main floor)
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Exclusions	3 Electric hot water tanks for tenants leased NOTE 6720 A - The owner pays for the Hot Water tank rental and the tenant refunds it to them monthly .
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