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**Montréal (Villeray/Saint-Michel/Parc-Extension)-8929-8931,  
13e Avenue**

**\$659000**



**8929-8931, 13e Avenue, Montréal (Villeray/Saint-  
Michel/Parc-Extension), H1Z3L1**

ULS : 15106295

[VISITE DE LA PROPRIÉTÉ](#)

Welcome to this well maintained triplex. A solid investment opportunity featuring 3 separate units occupied by good tenants, ensuring a reliable stream of income. The triplex is strategically situated, offering convenience with its proximity to amenities, highways, and public transportation making it an ideal for both tenants and potential buyers. the roof was redone in 2019. Tenants pay their own heating. Don't miss this opportunity. Schedule a viewing today!

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Garage en vedette	2

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$159,700.00
Évaluation du bâtiment	\$376,400.00
Évaluation municipale	\$536,100.00

#### Taxes

Municipale	\$3,417.00
École	\$398.00
Total	\$3,815.00

### ADDENDA

#### Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Année de construction	1960
Number of Rooms	5
Nombre d'étages	2
Type de Windows	Sliding
Garage	Heated , Fitted

## Caractéristiques du terrain et extérieur

Dimensions du terrain	8.23 ft x 77.66 ft
Superficie du terrain	2,096.83 SF
Stat. (total)	Outdoor , 1 , Garage , 1
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	9.2x14.8 ft	Wood	
Master bedroom	1st level/Ground floor	9.8x13.11 ft	Wood	
Bedroom	1st level/Ground floor	8.1x11.3 ft	Wood	
Bedroom	1st level/Ground floor	8.6x11.3 ft	Wood	
Bathroom	1st level/Ground floor	4.9x9.8 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	8.8x20.5 ft	Ceramic tiles	

## Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer

Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Asphalt
Aménagement paysager	Fenced
Armoire	Melamine
Fondation	Poured concrete

## **INCLUSIONS & EXCLUSIONS**

Exclusions                      tenant's personal belongings

