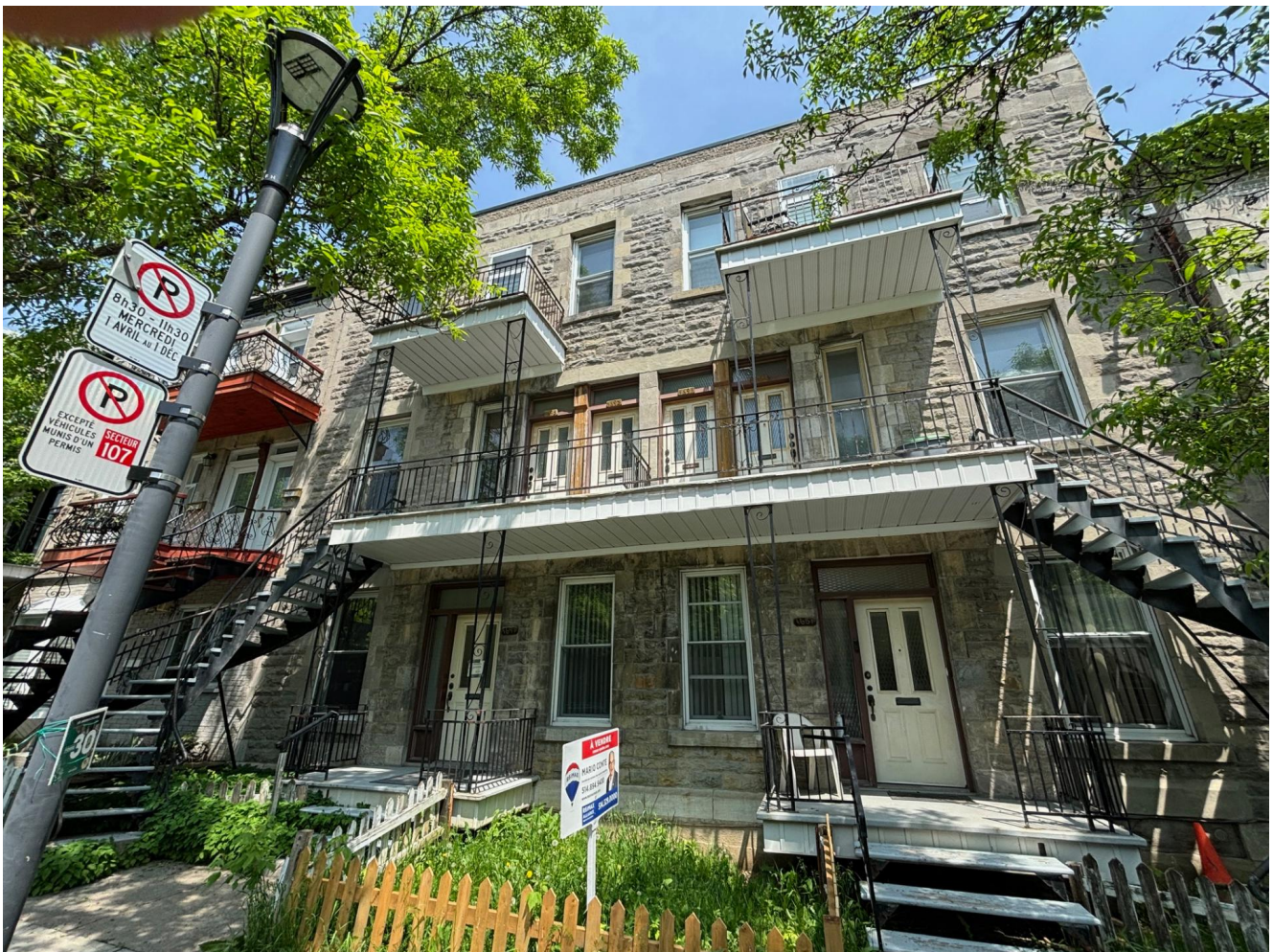




Stéphane Garneau
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**Montréal (Mercier/Hochelaga-Maisonneuve)-1687-1697, Av.
d'Orléans**
\$1350000



**1687-1697, Av. d'Orléans, Montréal (Mercier/Hochelaga-
Maisonneuve), H1W3R4**

ULS : 25665365

[VISITE DE LA PROPRIÉTÉ](#)

Undivided ownership. Has 6 units, 3 of which are currently vacant. Oppotunity to invest, don't miss this chance. See ADDENDUM for revenues .

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$508,000.00
Évaluation du bâtiment	\$629,000.00
Évaluation municipale	\$1,137,000.00

Taxes

Municipale	\$7,175.00
École	\$805.00
Total	\$7,980.00

ADDENDA

1687 REV 1250\$ MAX will stay 6 months after notary deed.
Will vacate after.

1689 Currently VACANT

1691 REV 1250\$ MAX will stay 6 months after notarization.
Will vacate after.

1693 REV 1250\$ Monthly. Lease for life. Owner is 90 years old, agrees to an increase in annual amount to be decided by TAL.

1695 VACANT

1697 VACANT

Walk Score : 94 / Bike Score : 75

+Immediate proximity to services and amenities: Super C grocery store, convenience store, pharmacy, fitness center and much more!

+Just an 8-minute walk from Parc Lalancette, with its water games, skating rink and bike path.

+Easy access to Olympic Park, Botanical Gardens, Parc Maisonneuve, Saputo Stadium, StarCité Cinema, YMCA, Pro-Gym, etc.

+Walking distance to Marché Maisonneuve and Promenade Ontario.

TRANSPORTATION - IDEAL LOCATION

+Less than 15 minutes' walk from Joliette and Pie IX metro stations, also easily accessible by bus.

+Within walking distance of several bus stops (#125, #355, #85, #362).

+A 2-minute walk from a BIXI bike station at the corner of Jeanne-D'Arc and Ontario E.

Communauto parking lot around the corner.

+A 5-minute walk to an electric car charging station at the corner of avenue Desjardins and Ontario E.

+Fast, easy access to major highways (40, 25, 720), the Louis-Hippolyte-La Fontaine tunnel and the Jacques-Cartier Bridge.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Revenue property
Taille	
Number of Rooms	6
Superficie Habitable	5,950 PC
Nombre d'étages	3

Caractéristiques du terrain et extérieur

Superficie du terrain 4,556.40 SF

Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport
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DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
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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 , 1	
Zonage			Residential	
Aménagement paysager			Fenced	

INCLUSIONS & EXCLUSIONS

Inclusions	5 hot water tanks
Exclusions	All personal belongings of the tenants. Electric Leased Hot Water Tank with Hydro Solutions .

