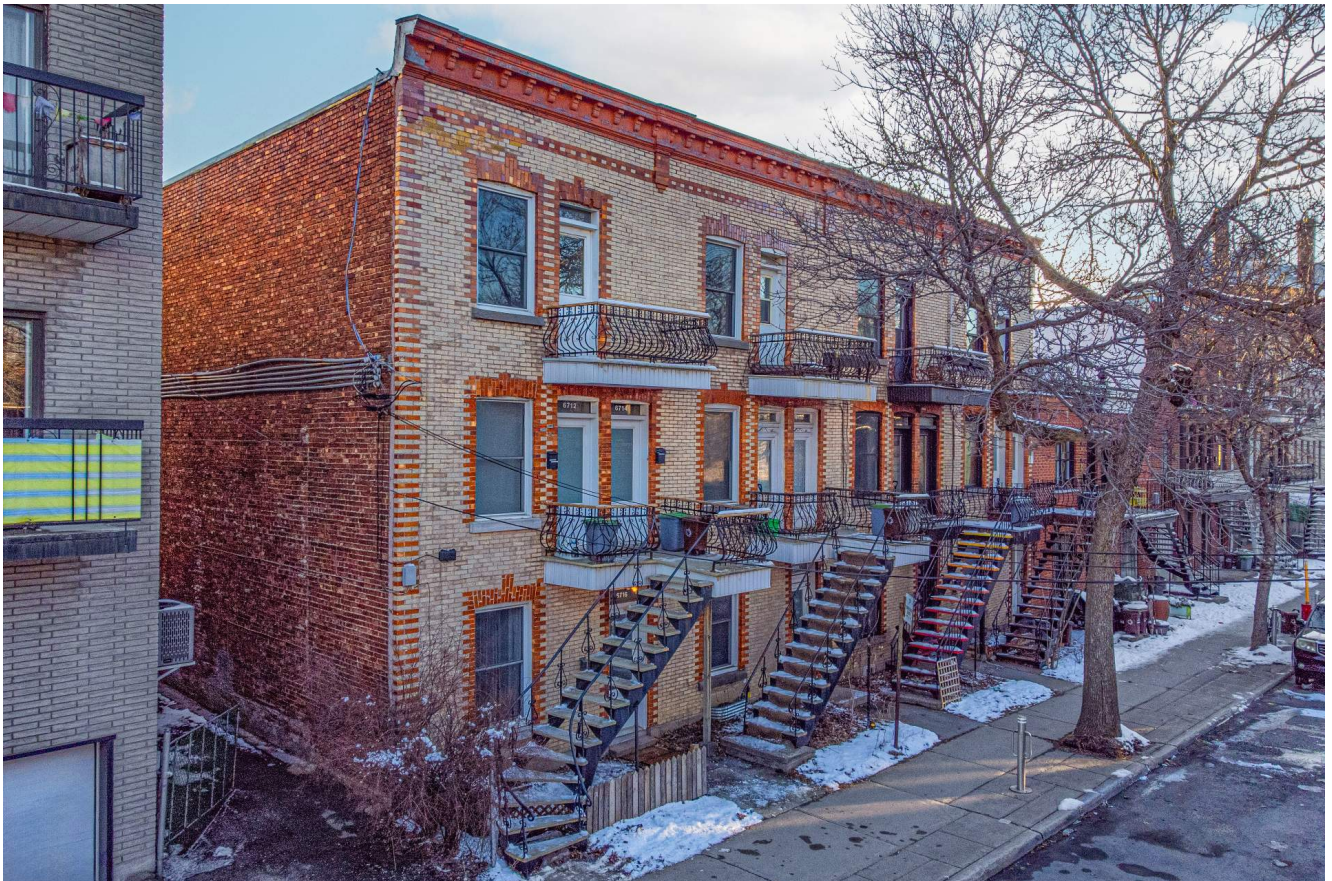




Stéphane Garneau
Courtier immobilier résidentiel et
commercial Stéphane Garneau Courtier
Immobilier Inc.
C : 514 244-7744
C: stephane@stephane-garneau.com

Montréal (Rosemont/La Petite-Patrie)-6712-6716, Av. Henri-Julien

\$899000



6712-6716, Av. Henri-Julien, Montréal (Rosemont/La Petite-Patrie), H2S2V4

ULS : 24924706

[VISITE DE LA PROPRIÉTÉ](#)

PRIME LOCATION - IN THE HEART OF LITTLE ITALY! Exceptional opportunity for investment or occupancy in one of Montreal's most vibrant and sought-after neighborhoods! Ideally located just a 7-minute walk from Beaubien metro and 6 minutes from Jean-Talon Market. DOUBLE OCCUPANCY POSSIBLE: the 3rd floor is available immediately, and the ground floor will be vacant as of September 1, 2025. This beautiful three-story plex features three 3½ units, each offering an approximate living area of 616 sq. ft. A rare opportunity with excellent value for money in a booming area. Walk Score of 99 ! Everything you need just steps away! A MUST-SEE!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

| | |
|--------------------------|---|
| Chambre en vedette | 1 |
| Salle de bain en vedette | 1 |

Financiers

Évaluation municipale

| | |
|------------------------|--------------|
| Évaluation du terrain | \$200,800.00 |
| Évaluation du bâtiment | \$536,000.00 |
| Évaluation municipale | \$736,800.00 |

Taxes

| | |
|------------|------------|
| Municipale | \$4,755.00 |
| École | \$602.00 |
| Total | \$5,357.00 |

ADDENDA

WELCOME to 6712-6716 Henri-Julien Avenue, Montreal!
IDEAL LOCATION -- IN THE HEART OF LITTLE ITALY!
THREE-STORY TRIPLEX
DOUBLE OCCUPANCY POSSIBLE: The 3rd floor unit (6714) is currently vacant and available immediately. The ground floor unit (6716) will be available as of September 1st, 2025.

PROPERTY DETAILS

Ground Floor (6716)

- * Available starting September 1st, 2025
- * Currently rented furnished (including utilities, internet, and TV) on a monthly basis for approximately \$2,000/month
- * The owner has rental commitments until August 31st, 2025
- * Furniture and four (4) appliances available as an option - price to be discussed with the owner (\$)

2nd Floor (6712)

- * Rented at \$1,185/month, lease in effect until June 30th, 2025
- * Renewed at \$1,250/month until June 30th, 2026

3rd Floor (6714)

- * Currently vacant, available for the buyer

GENERAL

- * Attractive rental income providing excellent return on investment
- * Total living area of approximately 1,848 sq. ft., or ±616 sq. ft. per unit
- * Well maintained over the years
- * Washer-dryer hookups in each unit
- * Three (3) exterior storage spaces
- * Renovations completed over the years: flooring, kitchen cabinets, washer-dryer hookups, replacement of toilets, sinks, vanities, bathtub re-enameling, and replacement of original windows

THE NEIGHBORHOOD

A vibrant and highly sought-after area, known for its lively atmosphere and strong sense of community.

Enjoy proximity to:

- * The bustling Saint-Laurent Boulevard, known for its authentic restaurants, cafés, and local shops
- * Jean-Talon Market, one of the largest public markets in North America, open year-round with fresh and local products
- * Dante Park, a charming and peaceful green space across from the iconic Madonna della Difesa Church
- * Beaubien Metro Station (just a 7-minute walk)
- * The expansive Jarry Park, perfect for outdoor activities
- * And much more!

CONTACT US today to schedule A VISIT!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété

Multi-family (2 to 5 units)

Taille

| | |
|-----------------------|-----------------------------------|
| Année de construction | 1910 |
| Number of Rooms | 3 |
| Superficie Habitable | 1,840.64 PC |
| Nombre d'étages | 3 |
| Revêtement | Brick |
| Toiture | Other , 2010 , Asphalt and gravel |

Caractéristiques du terrain et extérieur

| | |
|-----------------------|--|
| Dimensions du terrain | 4.94 ft x 70.25 ft |
| Superficie du terrain | 1,137.75 SF |
| Proximité | Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University |

DÉTAILS DES PIÈCES

| Room | Level | Dimensions | Flooring | Description |
|------|-------|------------|----------|-------------|
|------|-------|------------|----------|-------------|

Caractéristiques

| | |
|--------------------------|-----------------------------------|
| Système de chauffage | Electric baseboard units |
| Approvisionnement en eau | Municipality |
| Système d'égout | Municipal sewer |
| Appareils de location | Water heater , 3 |
| Toiture | Other , 2010 , Asphalt and gravel |
| Zonage | Residential |
| Sous-sol | Crawl Space |

INCLUSIONS & EXCLUSIONS

| | |
|------------|--|
| Exclusions | The tenants' property and personal effects. For the ground floor apartment (6716): furniture and four (4) appliances are available as an option, with the price to be discussed with the owner (\$). |
|------------|--|

