



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

**Montréal (Villeray/Saint-Michel/Parc-Extension)-7195-7201,
2e Avenue
\$1285000**



7195-7201, 2e Avenue, Montréal (Villeray/Saint-Michel/Parc-Extension), H2A3G8

ULS : 19050025

[VISITE DE LA PROPRIÉTÉ](#)

Rare revenue property! 8 units, 1 (one) large cottage with 5 bedrooms and 7 additional units. Attractive revenue \$88,800 per year with possibility of increasing. Heating, electricity and hot water included in each of the seven units. Located between St-Michel and Iberville Metro stations, short drive to highway 40 and walking distance to many convenience stores. Extremely well maintained from same owner for last circa 25 years. Today is retiring , so Golden Opportunity , not to be missed .

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	5
Salle de bain en vedette	2

Financiers

Taxes

Municipale	\$7,036.00
École	\$841.00
Total	\$7,877.00

Énergie

Électricité	\$5,730.00
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ADDENDA

Addenda

Located within walking distance of parks, schools and several stores, pharmacies, restos, 2 elementary schools, high-schools (10 min) and much more, Do Not Miss.

Cottage details

4 bedrooms + 1

5 parking spaces

2 bathrooms

INCLUSION

Blinds, curtains, rods, washer and dryer (common laundry room). Stoves, refrigerators, kitchen tables and chairs according to leases.

ADDENDA

-Common laundry room for 7 PLEX

-Fridges and stoves provided

-Street parking available

-Bright daylight

-Building with excellent tenants

Apt. 01 (2 1/2) \$637/month

Apt. 02 (2 1/2) \$717/month

Apt. 03 (2 1/2) \$715/month

Apt. 04 (2 1/2) \$665/month

App. 05 (2 1/2) \$736/month

App. 06 (2 1/2) \$615/month

Apt. 07 (2 1/2) \$615/month

Well-maintained building

Some upgrades and renos:

2004 Owner's kitchen and dining room

2008 and 2013 : Windows

2008 Pex plumbing

2010 Roof and brick joint

2014 Renovation of 2 owner's bathrooms

2016 New balconies

2021 Waterproofing of rear foundation

2022 Asphalt and fence

and much more!

Annual energy costs for both properties circa 6000\$ paid by owner for (Heating hot water and electricity)

Please see servitudes on certificate of location .

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Revenue property
Taille	
Année de construction	1948
Number of Rooms	10
Nombre d'étages	2
Type de Windows	Sliding , Crank handle

Revêtement	Brick
Toiture	Elastomer membrane

Caractéristiques du terrain et extérieur

Dimensions du terrain	15.20 ft x 93.51 ft
Superficie du terrain	4,682.34 SF
Stat. (total)	Outdoor , 5
Proximité	Daycare centre , Park - green area , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
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Caractéristiques

Énergie de chauffage	Other , Elect Hot Water , Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Elastomer membrane
Zonage	Residential
Allée	Asphalt , Other , 5 Parkings
Armoire	Wood

INCLUSIONS & EXCLUSIONS

Inclusions	Blinds, curtains, curtain rods, Washer and dryer (shared laundry room), Stove and fridge in majority of dwellings according to leases
Exclusions	Personal items belonging to the tenants

