



**Anthony Gentile**, Residential Real Estate Broker  
**M IMMOBILIER**  
 Real Estate Agency  
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**Centris No.** 19008031 (Active)



**\$1,575,000**

**759-763 Rue de Versailles  
 Montréal (Ville-Marie)  
 H3C 1Z5**

**Region** Montréal

**Neighbourhood** Central

**Near**

**Body of Water**

<b>Property Type</b>	Triplex	<b>Year Built</b>	1882
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$304,500
<b>Building Type</b>	Attached	<b>Building Assessment</b>	\$697,500
<b>Total Number of Floors</b>		<b>Total Assessment</b>	\$1,002,000 (157.19%)
<b>Building Size</b>		<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>		<b>Certificate of Location</b>	No
<b>Lot Area</b>	2,185.07 sqft	<b>File Number</b>	
<b>Cadastre</b>	1852879	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP Accepted

**Monthly Revenues (residential) - 3 unit(s)**

<b>Apt. No.</b>	759	<b>End of Lease</b>	2024-06-30	<b>Included in Lease</b>	Outdoor parking (0), Water taxes, Partially furnished, Indoor parking (0)
<b>No. of Rooms</b>	10	<b>Monthly Rent</b>	\$1,785	<b>Excluded in Lease</b>	Heating, Internet, Electricity, Hot water, Furnished, Snow removal, Lawn
<b>No. of Bedrooms (al2)</b>		<b>Rental Value</b>			
<b>No. Bath/PR</b>	1+1	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>	Int. : 0 Ext. : 0		

Level	Room	Size	Floor Covering	Additional Information
GF	Hall	21.4 X 3.10 ft	Wood	
GF	Den	7.4 X 6.4 ft	Wood	
GF	Living room	15 X 9.9 ft	Wood	
GF	Dining room	15.1 X 7.4 ft	Wood	
GF	Kitchen	15 X 9.8 ft	Wood	
GF	Primary bedroom	18.11 X 10.3 ft	Wood	
GF	Bathroom	10.3 X 10.3 ft irr	Wood	laundry room
GF	Bedroom	7.4 X 7.6 ft	Wood	
GF	Powder room	4.1 X 3 ft	Wood	
GF	Storage	7.9 X 5.2 ft	Wood	

<b>Apt. No.</b>	761	<b>End of Lease</b>	2024-06-30	<b>Included in Lease</b>	Outdoor parking (0), Water taxes, Partially furnished, Indoor parking (0)
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<b>No. of Rooms</b>	6	<b>Monthly Rent</b>	\$1,705	<b>Excluded in Lease</b>	Heating, Internet, Electricity, Hot water, Furnished, Snow removal, Lawn
<b>No. of Bedrooms (al1)</b>		<b>Rental Value</b>			
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>	Int. : 0 Ext. : 0		
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
2	Living room	12 X 19.2 ft irr	Wood		
2	Dining room	10.5 X 14.8 ft	Wood		
2	Kitchen	10.7 X 11.2 ft	Wood		
2	Primary bedroom	12.11 X 19.1 ft irr	Wood		
2	Bathroom	10.5 X 8.11 ft	Wood		
2	Laundry room	9.7 X 6.8 ft	Wood		
<b>Apt. No.</b>	763	<b>End of Lease</b>	2024-06-30	<b>Included in Lease</b>	Outdoor parking (0), Water taxes, Indoor parking (0)
<b>No. of Rooms</b>	9	<b>Monthly Rent</b>	\$1,985	<b>Excluded in Lease</b>	Heating, Internet, Electricity, Hot water, Furnished, Partially furnished, Snow removal, Lawn
<b>No. of Bedrooms (al2)</b>		<b>Rental Value</b>			
<b>No. Bath/PR</b>	1+1	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>	Int. : 0 Ext. : 0		
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
3	Living room	15.1 X 11.1 ft	Wood		
3	Dining room	13.1 X 7.2 ft	Wood		
3	Den	7.2 X 7.1 ft	Wood		
3	Kitchen	12.10 X 10.8 ft	Wood		
3	Primary bedroom	19.7 X 9.8 ft	Wood		
3	Bedroom	12 X 11.9 ft	Wood		
3	Bathroom	10.2 X 9 ft	Wood		
3	Powder room	5.5 X 3.3 ft	Ceramic		
3	Laundry room	7.2 X 6 ft	Wood		
<b>Annual Potential Gross Revenue</b>			\$65,700 (2023-09-15)		

## Features

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>	
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 3 (\$44)
<b>Foundation</b>		<b>Renovations</b>	
<b>Roofing</b>	Asphalt and gravel	<b>Pool</b>	
<b>Siding</b>	Brick	<b>Parkg (total)</b>	
<b>Dividing Floor</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>		<b>Topography</b>	
<b>Floor Covering</b>		<b>Distinctive Features</b>	
<b>Basement</b>		<b>Water (access)</b>	
<b>Bathroom</b>		<b>View</b>	
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, Highway, Hospital, Metro, Park, Public transportation, University
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	
<b>Equipment/Services</b>	Wall-mounted heat pump	<b>Occupancy</b>	
<b>Mobility impaired accessible</b>			

**Inclusions**

Unit 759 and Unit 761: Stove, Dishwasher, Fridge, Washer, Dryer

**Exclusions**

Appliances in unit 763. Unit 759 light fixtures in the dining room, kitchen, light in main bathroom and entrance. All tenant personal belongings and furniture.

**Broker - Remarks**

Beautiful Triplex in the Heart of the City. The epitome of Montreal Heritage design in an ideal setting. Located within 5 minute walking distance to Metro Lucien-L'Allier. Fully occupied with A+ tenants. Incredible investment opportunity with amazing potential, same owner for 30 years, very well maintained. Spacious apartments filled with; character, charm, original craftsmanship and accents, but with modern additions and fixtures. Not to be missed, contact us for more information. An absolute Gem. See Addendum for additional information.

**Addendum**

Welcome to 759-763 Versailles - Montreal Heritage at its Finest!

Wonderfully maintained Triplex in the Heart of Montreal. Offering 3 spacious apartments boasting old-world character. Hardwood floors throughout, post and beam features, charming wood framed windows. Red brick exterior topped with a classic Cornice and gorgeous archway. An inspiring piece of history - Estimated to have been constructed in 1882.

Located within 5 minute walking distance to Lucien-L'Allier Metro and Train Station. The city is at your doorstep! A true and authentic urban lifestyle. Parks and greenspaces within close proximity. Bike paths, public transit, universities, grocery, restaurants, coffee shops, services and amenities all within walking distance.

Same owner for 30 years. Property has been brought up to more current standards. However, still leaves room for the next ownership to add value and increase financial returns. A turn key income property with incredible future returns.

Ground floor unit features 2 bedrooms, a full bathroom and powder room. Open concept living, dining and kitchen with private rear courtyard. In-suite laundry and storage room.

Second level features a sprawling 1 bedroom apartment, can easily be converted into 2 bedrooms. Large living and dining room with full bathroom and laundry with combined storage room.

Third floor features 2 spacious bedrooms, with an incredible combined living and dining space. Large kitchen, full bathroom, powder room and laundry and a charming front balcony with Western exposure.

Not to be missed, contact us for more information. An absolute Gem.

**Sale without legal warranty of quality, at the buyer's risk and peril****Seller's Declaration**

Yes SD-29136

**Source**

M IMMOBILIER, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.

## Financial Summary

759-763 Rue de Versailles Montréal (Ville-Marie) H3C 1Z5

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