



Anthony Gentile, Residential Real Estate Broker
M IMMOBILIER
 Real Estate Agency
 1451, rue Drummond
 Montréal (QC) H3G 1W3
<http://www.mmontreal.com>

438-825-2569 / 514-545-2545

anthony@sellingmtl.com



Centris No. 19008031 (Active)



\$1,450,000

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

Region Montréal

Neighbourhood Central

Near

Body of Water

Property Type	Triplex	Year Built	1882
Property Use	Residential only	Lot Assessment	\$304,500
Building Type	Attached	Building Assessment	\$697,500
Total Number of Floors	3	Total Assessment	\$1,002,000 (144.71%)
Building Size	23.9 X 73.4 ft irr	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area	1,296.73 sqft	Trade possible	
Lot Size	23.9 X 92 ft	Certificate of Location	Yes (2023)
Lot Area	2,185.07 sqft	File Number	
Cadastre	1852879	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 3 unit(s)

Apt. No. 759 **End of Lease** 2024-06-30 **Included in Lease** Outdoor parking (0), Water taxes, Partially furnished, Indoor parking (0)

No. of Rooms 10 **Monthly Rent** \$1,785
No. of Bedrooms (al2) **Rental Value** **Excluded in Lease** Heating, Internet, Electricity, Hot water, Furnished, Snow removal, Lawn

No. Bath/PR 1+1 **Features**
Washer/Dryer (inst.) Yes **No. of Parking Spaces** 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 15.6 ft	Wood	
GF	Powder room	4.1 X 3 ft	Wood	
GF	Storage	7.9 X 5.2 ft	Wood	

Apt. No. 761 **End of Lease** 2024-06-30 **Included in Lease** Outdoor parking (0), Water taxes, Partially furnished, Indoor parking (0)

No. of Rooms	6	Monthly Rent	\$1,705	Excluded in Lease	Heating, Internet, Electricity, Hot water, Furnished, Snow removal, Lawn
No. of Bedrooms (al1)		Rental Value			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Int. : 0 Ext. : 0		
Level	Room	Size	Floor Covering	Additional Information	
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		
Apt. No.	763	End of Lease	2024-06-30	Included in Lease	Outdoor parking (0), Water taxes, Indoor parking (0)
No. of Rooms	9	Monthly Rent	\$1,985	Excluded in Lease	Heating, Internet, Electricity, Hot water, Furnished, Partially furnished, Snow removal, Lawn
No. of Bedrooms (al2)		Rental Value			
No. Bath/PR	1+1	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Int. : 0 Ext. : 0		
Level	Room	Size	Floor Covering	Additional Information	
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		
Annual Potential Gross Revenue			\$65,700 (2023-09-15)		

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

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.

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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