

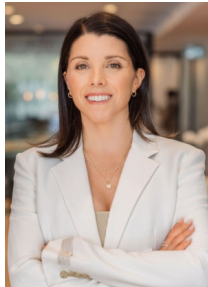
# 10574 – 10578 Av. Christophe-Colomb Montréal (Ahuntsic-Cartierville) (Montréal)

Reference: 10920455



**\$ 1,650,000**

3 Bedrooms 2 Bathrooms 2 303 ft<sup>2</sup> / 4 230 ft<sup>2</sup>



**Marie-Claude Bergeron**  
438-523-1300 | Email

Informations non contractuelles



Bedrooms : 3

Bathrooms : 2

Rooms : 11

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Property area : 2 303 ft<sup>2</sup>

Plot size : 4 230 ft<sup>2</sup>

Construction : 1953

Beautifully renovated and well-maintained triplex generating annual revenues of \$76,380. Fully leased, it offers an excellent investment opportunity while also being well suited for an owner-occupant seeking a spacious unit with a large backyard, a rare feature in the area. The property also includes four parking spaces. Ideally located in Ahuntsic, close to Henri-Bourassa metro station, Collège Mont-Saint-Louis, Collège Ahuntsic, and the charming shops along Fleury Street East.

**Highlights:**

Four parking spaces

Spacious backyard, perfect for outdoor enjoyment

Heated bathroom floors in each unit

Wall-mounted air conditioning in every unit

Superior soundproofing between floors and from the exterior

Spray foam urethane insulation on all four walls and ceilings

High-end finishes throughout all units

Prime location near Henri-Bourassa metro station (Orange Line), bike paths, Collège Mont-Saint-Louis, Cégep Ahuntsic, elementary schools, and more.

Excluded : All tenants' personal belongings.

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