BARNES INTERNATIONAL REALTY | Québec

1206 – 1210 Boul. St-Joseph E. Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 20083569



$ 2,099,000

7 Bedrooms 2 Bathrooms 3 089 ft²



Samia Ouertani
(514) 572-1213 | Email



Eliess Khoury
(514) 566-1912 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 7	Bathrooms : 2	Rooms : 11
Shower rooms : 1	Plot size : 3 089 ft²	Construction : 1931
Floors : 3		

Superb character-filled fiveplex in the heart of the Plateau-Mont-Royal, combining original charm with contemporary renovations. Features high ceilings, stained-glass windows, decorative ceiling medallions, ornate moldings, and abundant natural light. Renovated kitchens and bathrooms. Exceptionally spacious ground-floor unit with a finished basement, offering generous living space and outstanding potential for an owner-occupant or investor. Four additional 4½ apartments on the upper floors. Two garage spaces and one outdoor parking space. Prime location between Laurier and Mont-Royal metro stations, close to all the neighborhoods attraction.

QUINTUPLEX | SAINT-JOSEPH BOULEVARD EASTBeautiful character-filled quintuplex in the heart of the Plateau-Mont-Royal, close to Laurier Park and all the neighbourhood has to offer. This well-maintained property combines architectural charm and updates made over the years, with excellent potential for an investor or owner-occupant.UNIT CONFIGURATION- Four bright, functional 4½ apartments on the upper floors, with updates over the years, particularly to the kitchens and bathrooms.- An exceptionally spacious ground-floor unit spanning two levels, with seven bedrooms (five on the ground floor and two in the basement) and a large family room.- Character features preserved in some units include hardwood floors, wood trim and stained-glass doors.- Two garage spaces and one outdoor parking space.WORK AND IMPROVEMENTS- Updates to the four upper-floor apartments over the years.- 2014 : Oil-fired boiler replaced with a gas-fired boiler.- 2021 : Roofing work.- 2025 : French drain and sump pump installed in the basement.EXCEPTIONAL LOCATION- On Saint-Joseph Boulevard East, near De La Roche Street.- Close to Sir-Wilfrid-Laurier Park, shops, cafés and restaurants.- Approximately a six-minute walk to Laurier metro station, with Mont-Royal station also within reach.- Easy to get around on foot, by bike or by public transit.Walk Score: 99 | Transit Score: 76 | Bike Score: 100POTENTIALThe property combines character, rental income and flexibility. The generously sized ground-floor unit is particularly appealing to a prospective owner-occupant, while the four upper-floor apartments make the property well suited to rental investment.Indoor and outdoor

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com

parking spaces are excluded from the leases.

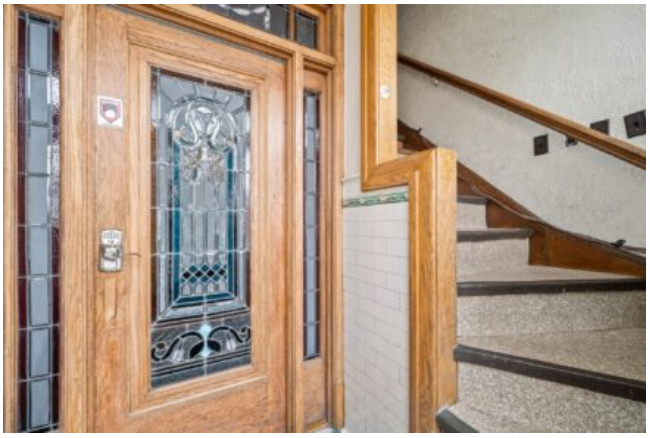
Included : As per leases

Excluded : Tenants' personal belongings

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

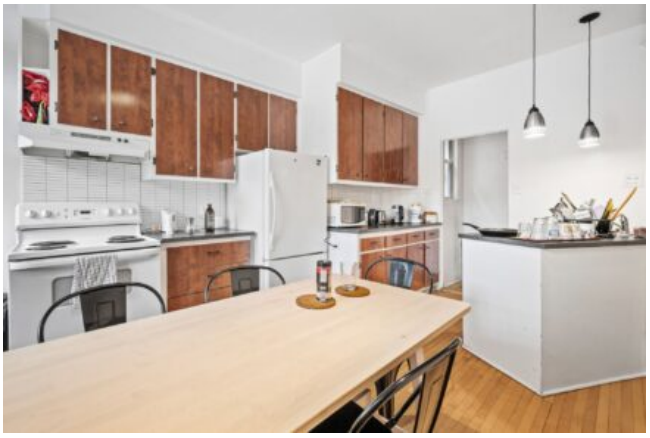
+1 514.933.3235
quebec@barnes-international.com

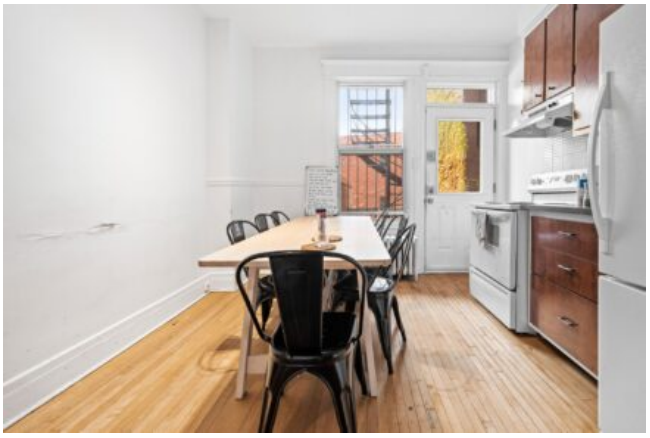












Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com