

1740 Rue St-Patrick #904 Montréal (Le Sud-Ouest) (Montréal)

Reference: 24197071



\$ 545,000

2 Bedrooms 1 Bathroom 700 ft²



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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 2

Bathrooms : 1

Rooms : 6

Property area : 700 ft²

Construction : 1929

Floor : 12

Floors : 9

Located in the iconic Nordelec building, this 9th-floor condo offers a sought-after urban lifestyle just steps from the Lachine Canal. Featuring a 2-bedroom layout, including a second bedroom currently configured as a den with a retractable wall, the unit offers open-concept living, a private balcony with city views, 1 indoor parking space, and 1 storage locker. Enjoy premium amenities including a rooftop pool and terrace, fitness center, restaurants, cafés, and retail spaces directly within the building. Currently rented at \$2,450/month – an excellent investment opportunity or future owner-occupant option.

Discover this condo located in the renowned Nordelec, one of the most iconic residential projects in Pointe-Saint-Charles. Occupying an entire city block within the former Northern Electric Company factory, this landmark building blends industrial architecture, integrated services, and an urban lifestyle unlike any other. Located just steps from the Lachine Canal, the neighbourhood continues to thrive with new restaurants, cafés, shops, and services, creating a vibrant community where everything is within reach.

THE UNIT* Located on the 9th floor* 2-bedroom layout, with the second bedroom currently configured as a den with a retractable wall* Open-concept living area combining kitchen, dining room, and living room* Bathroom with separate shower* Private balcony with city views* 1 indoor parking space* 1 storage locker

THE BUILDING & AMENITIES* Rooftop terrace with pool, BBQ area, and outdoor fireplace* Fully equipped fitness center* 24/7 security and surveillance* Secure package delivery area* Restaurants, cafés, and retail spaces located directly within the building

THE LOCATION* Steps from the Lachine Canal* Close to Atwater Market, Griffintown, and Old Montreal* Walking distance to restaurants, cafés, pubs, and local services* Easy access to grocery stores and everyday essentials* Walking distance to Charlevoix metro station* Quick access to major highways and transportation routes

ADDITIONAL INFORMATION* Minimum 12-month rental period* BBQs permitted on balconies* Pets allowed according to building regulations

A rare opportunity to enjoy a complete urban lifestyle in one of Pointe-Saint-Charles' most sought-after buildings.

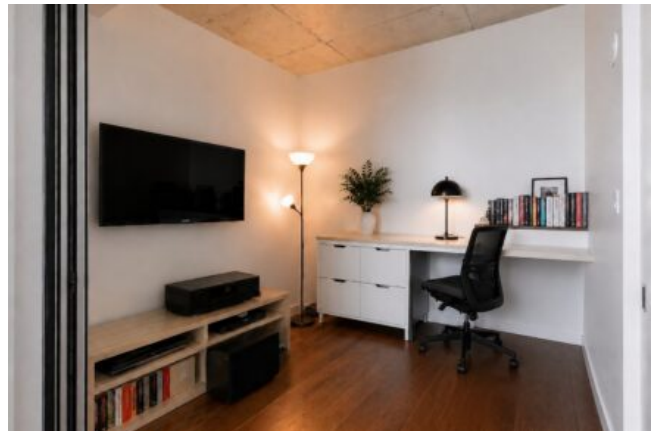
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Excluded : Tenant's personal belongings



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