BARNES INTERNATIONAL REALTY | Québec

2500 Rue Beaubien E., Montréal (Rosemont/La Petite-Patrie)

Reference: 10060523

$ 4,500,000
+TPS/TVQ

2 Bedrooms 1 Bathroom 3 076 ft²

Étienne Beaudry
514-232-3412 | Email

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 : 4
Plot size : 3 076 ft²	Construction : 2010	Floors : 3

Exceptional investment opportunity in the heart of Rosemont, directly across from Parc Molson. Completely rebuilt in 2010, the property features six condominium-style residential units as well as one commercial space. Excellent annual income, a meticulously maintained building, and a prime location. A high-quality real estate asset for the discerning investor.

High-quality income property enjoying an exceptional location in the heart of Rosemont, directly across from Parc Molson.The property comprises six condominium-quality residential units, all in excellent condition and occupied by stable tenants, several of whom have resided in the building for many years. It also includes a commercial space currently leased to Ma Grand-Mère Poule / Shack Attakk, a true neighbourhood institution that has been established in Rosemont for over 25 years.The property is currently held as a divided co-ownership (divided condominium), with a separate cadastral lot for the residential portion and another for the commercial portion. The sale includes all private and common portions of the building.A distinctive feature of the property is that the building was entirely rebuilt in 2010 following a fire, providing a much more recent construction than its architecture and seamless integration into the surrounding streetscape might suggest.The property stands out for its excellent condition, the quality of its units and its strong annual income, offering a highly desirable combination of tenant stability and real estate quality.Rosemont is renowned for its exceptional quality of life and genuine neighbourhood atmosphere. The property enjoys a particularly sought-after setting, with Parc Molson directly across the street and the amenities of Beaubien Street at its doorstep. Local shops, cafés, restaurants, grocery stores, services and public transit all contribute to a vibrant urban lifestyle where walking and cycling are an integral part of daily life.The area offers a dynamic neighbourhood atmosphere within a well-established residential setting, making this part of Rosemont particularly attractive to tenants. This combination of green spaces, local businesses, services and accessibility contributes to sustained rental demand and the property's long-term appeal.A high-quality property for investors seeking a solid, well-maintained real estate asset in an exceptional location.* The property is taxable in a proportion of 40%, only for the commercial space.

Included : Complete set of appliances for each residential unit

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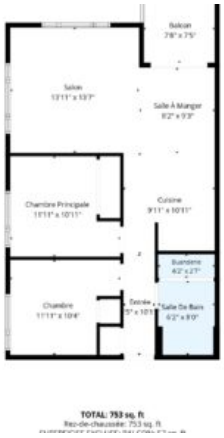

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