

2620 Rue Frontenac Montréal (Ville-Marie) (Montréal)

Reference: 24555622



\$ 2,079,000

2 Bedrooms 1 Bathroom 8 008 ft² / 4 101 ft²



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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



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quebec@barnes-international.com

Bedrooms : 2

Bathrooms : 1

Rooms : 4

Property area : 8 008 ft²

Plot size : 4 101 ft²

Construction : 1960

Floor : 4

Impressive and rare building with 5 large loft-style apartments, most of which have been renovated, each offering a private terrace and exceptional natural light. The building comprises one large 7½, two large 4½, and two huge 3½ apartments, with a total living area of nearly 8,000 square feet, plus a garage for the owner's use. The building has been well maintained over the years. An ideal investment for an owner-occupier or an investor looking for attractive returns. The building benefits from good rental income, stable and respectful tenants, and a strategic location with high potential.

WHAT YOU NEED TO KNOW: Building of 5 large units: 2 x 3 ½, 2 x 4 ½ and 1 x 7 ½
Rent The rent amounts indicated are as of July 1, 2026- Possible future opportunity to create a 6th unit with apartment 301 (subject to a permit from the City).
WORK AND IMPROVEMENTS
2020: Pile driving work on the front façade, carried out by Expert DeroTechno.
2019: Stone façade repointed and new lintels installed. Replacement of bricks on the rear façade of the building.
2017: Renovation of the balconies and terraces of apartments 301 and 501.
2010: Installation of an elastomeric roof on the terrace.
2009: Brick repair on the rear façade of the building.
2000: Garage — installation of 4 piles (2 at the front and 2 on the side), by Roger Bisson.
1998: Pile driving work on the rear façade, south side, and central beams under apartment 201, carried out by PF St-Laurent. Flooring of unit 201 redone during the pile driving work.
OTHER INFORMATION- Windows replaced less than 15 years ago.- Plumbing and electrical replaced by the previous owner.- The revenues indicated on the sheet are effective as of July 1, 2026.

Included : As per lease

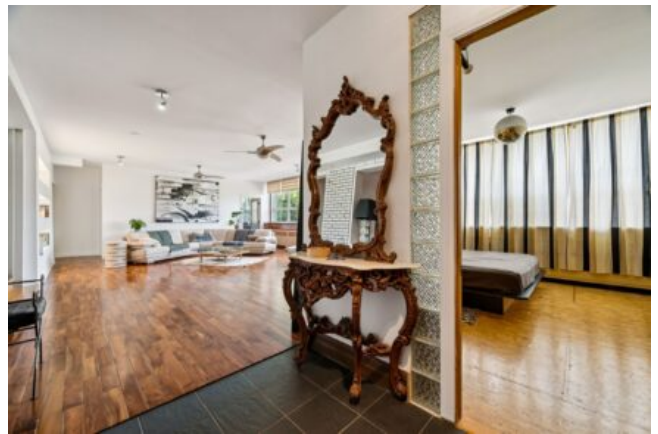
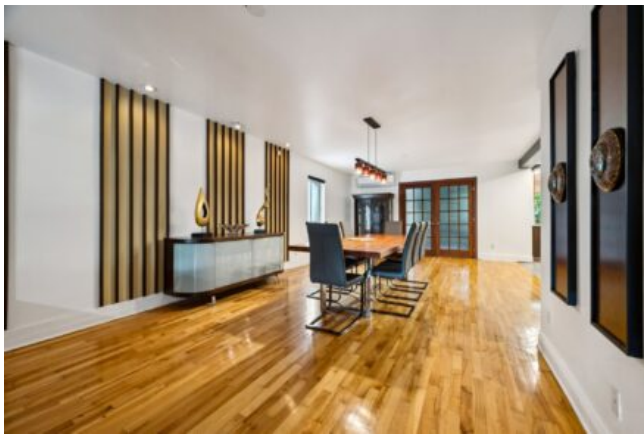
Excluded : Seller's personal effects, except for those expressly included in the leases.

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