BARNES INTERNATIONAL REALTY | Québec

301 – 311 Rue de l'Église Montréal (Verdun/Île-des-Sœurs) (Montréal)

Reference: 16582709

$ 2,595,000

3 Bedrooms 1 Bathroom 5 969 ft²

Benjamin Pelletier
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Informations non contractuelles

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Bedrooms : 3 | Bathrooms : 1 | Rooms : 5

Plot size : 5 969 ft² | Construction : 1901

Rare opportunity on the market! Ideally located semi-commercial building on De l'Église Street. The property features four residential 5½ units as well as a commercial space of approximately 2,120 sq. ft., currently leased until November 2030. Strategically located just a 3-minute walk from De l'Église metro station and within close proximity to shops, restaurants, services, and public transportation. An excellent investment opportunity offering excellent residential and commercial income in a highly sought-after area. A great addition to your portfolio !

Rare opportunity on the market!Ideally located semi-commercial building on De l'Église Street, in the heart of a vibrant area known for its strong pedestrian traffic and high rental demand.The property consists of four spacious and functional 5½ residential units, as well as a commercial space of approximately 2,120 sq. ft. currently leased until November 2030, providing attractive long-term rental stability.The building offers a total of 12 parking spaces, including 8 spaces leased to the commercial tenant, generating additional annual revenue of $8,640, as well as 4 spaces reserved for residential tenants–an important advantage in this area.The building benefits from a strategic location just a 3-minute walk from De l'Église metro station, and is within close proximity to shops, restaurants, services, and other neighborhood amenities, an advantage for both residential tenants and the commercial occupant.An excellent investment opportunity combining residential and commercial income streams in a well-established, highly sought-after, and thriving urban environment.303 — Renew at $2,400 starting July 1, 2026.4094 — Renew at $978.50 starting July 1, 2026.***Some images have been generated or modified using artificial intelligence and are provided for illustrative purposes only.

Included : According to the leases

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