BARNES INTERNATIONAL REALTY | Québec

315 – 317 Rue Woodland, Montréal (Verdun/Île-des-Sœurs)

Reference: 17382663



$ 1,280,000

1 Bedroom 1 Bathroom 1 859 ft²



Jessica Silverstein
514.699.9466 | Email



Jonathan Assouline
514-969-9077 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 1	Bathrooms : 1	Rooms : 3
Plot size : 1 859 ft²	Construction : 1930	Floors : 3

Rare offering in Verdun: two contiguous 1930 brick triplexes operated as a single 6-plex, three storeys, six bright 3 1/2 apartments, steps from Wellington Street, the river and waterfront parks. Services are already separated, with two electrical entrances and two water entrances (one per building), and tenants pay their own electricity. Shared laundry room. Two of the six units are currently vacant and ready for new tenants. Potential gross annual revenue of $66,996. A well-located income property with lasting appeal.

315-317 Rue Woodland offers six 3½ apartments over three storeys, with a shared laundry room and basement storage.RENTAL INCOMEFour occupied apartments generate $2,783 per month, or $33,396 annually. The two vacant apartments, 315 #1 and 317 #2, are listed at a rental value of $1,400 per month each. Total potential gross residential income of $66,996 per year includes $33,600 in projected rent for the vacant units. This is potential income, not rent currently collected, and is subject to leasing the vacant apartments. Buyers must verify leases, rental values, revenues and expenses. Heating and electricity for the apartments are paid by the tenants.BUILDING UPDATESAccording to the seller's declarations, work over the years includes the roof, windows, doors, flooring, kitchens and bathrooms. The roof covering dates to 2016. Five of the seven water heaters were replaced in 2025. Three apartments have been updated, one is partially renovated and two could benefit from updating. Buyers should review the seller's declarations and supporting documents for details.SALE CONDITIONThis sale is made without any legal warranty of quality, at the buyer's own risk.The seller's declarations and the 2025 certificate of location should be reviewed by the buyer.

Included : 7 x Hot water heaters, 6x fridges & 6 x stoves in apartments.

Excluded : Tenants personal belongings

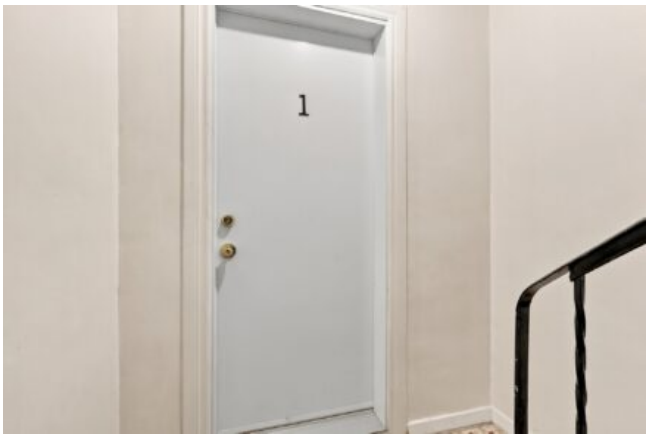
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