

3527 – 3531 Av. De Lorimier Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 21546562



\$ 1,199,000

2 Bedrooms 1 Bathroom 2 540 ft²



Syrine Khoury
(514) 562-1404 | Email



Eliess Khoury
(514) 566-1912 | Email



Samia Ouertani
(514) 572-1213 | 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 : 2 540 ft²

Construction : 1923

Triplex offering excellent potential just a few minutes' walk from La Fontaine Park, in the heart of Plateau-Mont-Royal. Each floor provides generous living space, while the ground floor benefits from parking and a private outdoor area thanks to the lot size. Renovated, the building includes three units generating stable rental income. Its sought-after location, close to parks, cafés, shops, and metro stations, makes it an ideal choice for both investors and future owner-occupants.

- Rear parking for the ground floor- Modernized kitchens and bathrooms in all 3 units- Updated electrical and plumbing systems- Interior aesthetic improvements

Building features:

- Triplex with 3 residential units- Stable rental income and reliable tenants- Ideal for investors or owner-occupants

Strategic location – exceptional proximity:

- La Fontaine Park just 5 minutes' walk away- Mont-Royal metro (orange line) ~10 minutes on foot- Mont-Royal Avenue East with its shops, cafés, and restaurants only a few blocks away

Other advantages:

- Highly sought-after neighborhood with strong rental demand- Quiet residential street yet close to all the Plateau's attractions

Included : According to leases

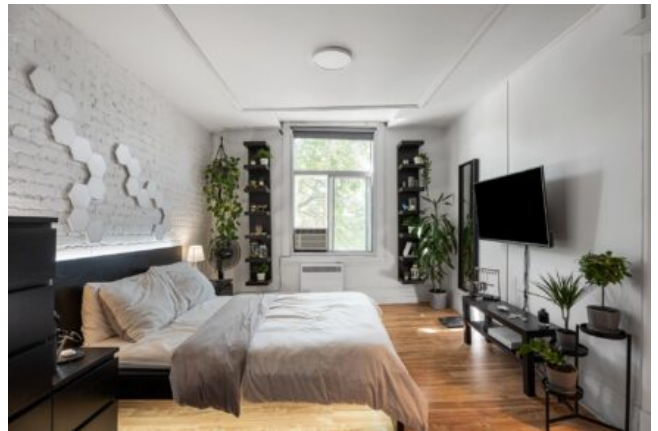
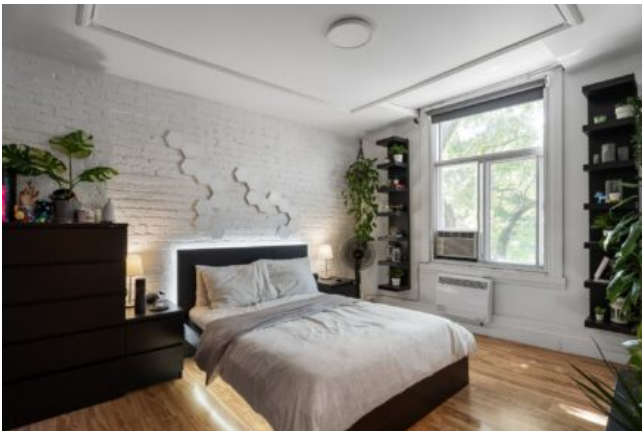
Excluded : Tenant's personal belongings

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