

37 – 39 Av. Chesterfield Westmount (Montréal)

Reference: 14404144



\$ 2,795,000

2 Bedrooms 2 Bathrooms



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Informations non contractuelles

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Bedrooms : 2

Bathrooms : 2

Rooms : 5

Construction : 1897

Rare opportunity in Victoria Village, Westmount. Stunning 1897 5-plex fully stripped and ready for redevelopment. Includes completed architectural plans and quote for high-end finishes, offering a seamless path to construction. Ideal for a luxury rental project or condo conversion (subject to approvals). Prime location with strong value-add potential—an exceptional investment to create a flagship asset in one of Westmount’s most sought-after neighborhoods with significant upside.

Exceptional opportunity in the heart of Victoria Village, Westmount. This distinguished 5-plex, originally built in 1897, offers a rare chance to reimagine a historic property with substantial upside. The building has been fully stripped to its core and is ready for redevelopment, significantly reducing initial demolition costs and accelerating timelines.

The project includes five well-designed units as per the architectural plans :

* Main unit (1st floor): Approx. 1,435 sq.ft., featuring a spacious layout with 2 bedrooms, including a primary suite with walk-in and ensuite, large living areas, kitchen, dining room, and additional bathroom, large outdoor space* Garden / lower-level unit: Approx. 795 sq.ft., 1-bedroom layout with open living space, kitchen, bathroom, and laundry area.* Unit #1 (2nd floor): Approx. 744 sq.ft., 2 bedrooms, open-concept kitchen, living and dining area, and full bathroom.* Unit #2 (2nd floor): Approx. 617 sq.ft., efficient 2-bedroom layout with kitchen, living space, and bathroom.* Unit #3 (3rd floor): Approx. 978 sq.ft., generous 2-bedroom unit with large living areas, kitchen, and bathroom, large terrace.

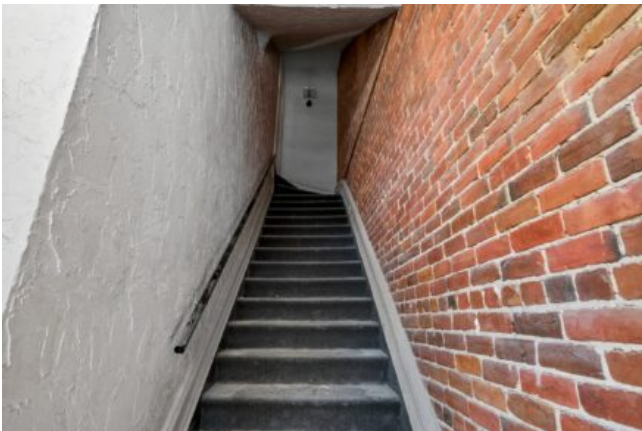
Completed architectural plans and detailed layouts are included, along with a quote for premium high-end finishes, allowing for precise budgeting and a streamlined path to construction.

This is an ideal investment for developers or end-users seeking to create a flagship asset in one of Westmount’s most desirable pockets. The project lends itself to multiple high-value strategies, including a luxury rental building with strong projected income, a boutique investment property, or the potential conversion into divided condominiums (subject to

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approvals).

With key planning work already completed, reduced development risk, and strong demand for luxury housing in the area, this property represents a rare opportunity to deliver a high-end project with significant value creation and long-term appreciation potential.



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