

4098 – 4100 Rue St-Hubert Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 12777256



\$ 1,899,000

5 Bedrooms 2 Bathrooms 4 294 ft² / 2 744 ft²



Samia Ouertani
(514) 572-1213 | Email



Eliess Khoury
(514) 566-1912 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 5

Bathrooms : 2

Rooms : 12

Property area : 4 294 ft²

Plot size : 2 744 ft²

Construction : 1927

Prime location in the heart of the Plateau-Mont-Royal, just steps from Mont-Royal metro station and the shops, cafés, and restaurants along Mont-Royal Avenue! This five-unit property presents an excellent opportunity for an investor or future owner-occupant looking to eventually move into the spacious ground-floor apartment. Four additional units occupy the upper floors. The ground floor also benefits from a large, partially finished basement offering tremendous potential for further development. A double garage completes this versatile property, located in one of Montreal's most sought-after neighbourhoods!

In the heart of the Plateau-Mont-Royal, this rare 1927 quintuplex embodies the character of Montreal architecture, with its original mouldings carefully preserved. It includes a spacious ground-floor unit with a basement and four units on the upper floors. Its full-sun exposure and prime location make it a solid investment. With outdoor spaces, a garage and La Fontaine Park just steps away, the property offers a wealth of advantages in a neighbourhood where everything is within walking or cycling distance.

PROPERTY FEATURES- Beautiful five-unit building on three storeys above ground, with basement- Masonry façade, heritage-style cornice and balconies typical of the neighbourhood- Very large ground-floor unit with three bedrooms and two office spaces, offering great layout flexibility- High-ceilinged basement: family room, laundry room, second bathroom and storage- Upper-floor units with open-concept kitchen and living room opening onto the rear balconies- Sun-filled windows and views of Mount Royal- Double garage, currently vacant, with direct access from Chateaubriand Street

RENTAL INCOME- Effective annual rental income: \$108,540 for the five units- Estimated rental value of the garage: \$300 per month, or \$3,600 per year- Potential annual income: \$112,140, garage included (this amount includes projected income not currently being collected)

LOCATION- In the heart of the Plateau-Mont-Royal, close to La Fontaine Park- Shops, cafés, restaurants and services on Rachel Street, Saint-Denis Street and Mont-Royal Avenue- Sherbrooke metro station about an eight-minute walk away- Several bus lines nearby

ACCESSIBILITY- Walk Score: 100/100 — daily errands do not require a car- Transit Score: 76/100 — excellent public transit for most trips- Bike Score: 100/100 — daily errands can be done by bike

ADDITIONAL INFORMATION- The layout described is

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

based on the plans provided. Dimensions cannot be guaranteed.

Included : As per lease

Excluded : Tenants' personal belongings



Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com