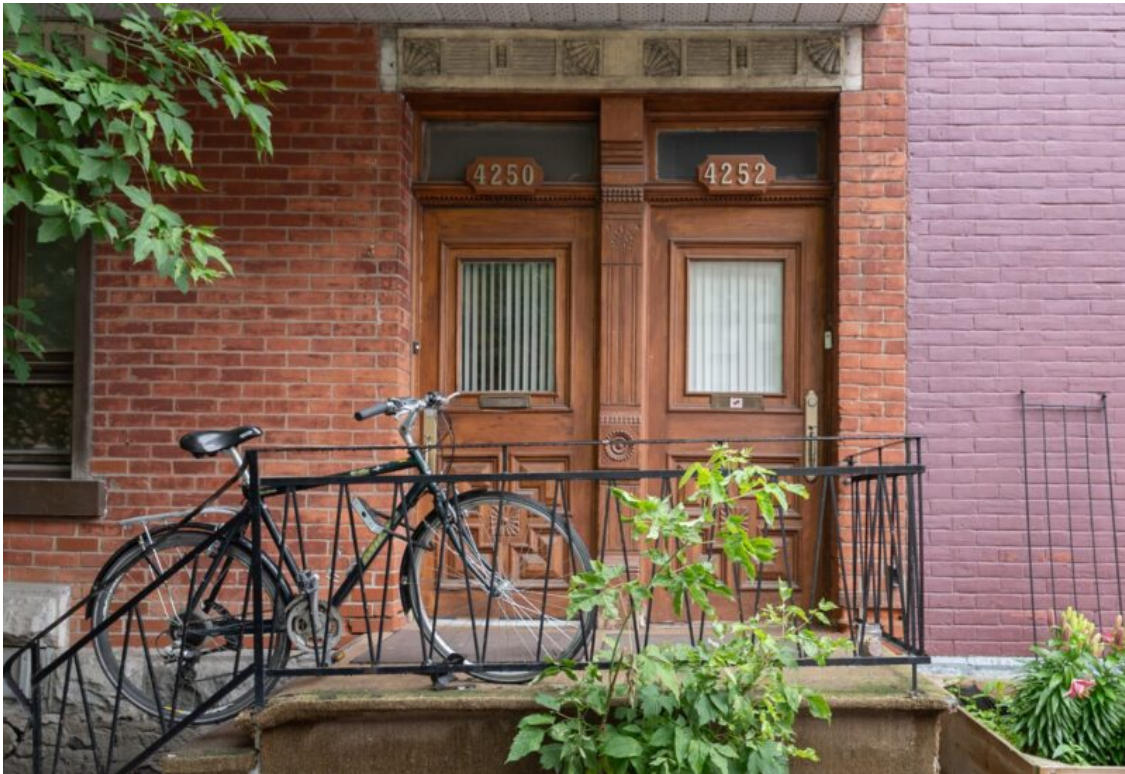


4250 – 4252 Rue Berri Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 18636917



\$ 975,000

3 Bedrooms 1 Bathroom 1 399 ft²



Samia Ouertani
(514) 572-1213 | Email



Syrine Khoury
(514) 562-1404 | 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 : 3

Bathrooms : 1

Rooms : 6

Plot size : 1 399 ft²

Construction : 1900

Floors : 2

DOUBLE OCCUPANCY – Discover this ideally located duplex just a 2-minute walk from Mont-Royal metro station, offering multiple opportunities for buyers seeking a project: owner-occupants looking for additional income, a single-family conversion, or savvy investors. This property embodies all the charm of Plateau residences, with its sought-after setting, generous volumes, exposed brick walls, and high ceilings that give it authentic character. At the rear, a private, sun-filled backyard offers a peaceful and intimate outdoor space.

WHAT YOU NEED TO KNOW:

– See seller’s declaration for upcoming work.- Character duplex with original character – Attractive rental value potential – Exceptional location- Units have been rented for several years to students (some refurbishment required)- Double occupancy possible

This duplex offers a large surface area per unit for a family or investor, enabling comfortable, private living spaces while guaranteeing attractive rental values. This building offers almost 2000 sq.ft. of living space.

Elegance and character:

Woodwork and brick walls add a touch of elegance and character to the duplex interior, creating a warm, unique ambience in every room.

Coveted location:

Located just steps from the Mont-Royal metro station, this duplex enjoys easy access to the area’s best restaurants, stores, parks and services, offering a convenient and lively lifestyle.

Ideal location:

This neighborhood’s location is ideal for walking and biking enthusiasts, as evidenced by its

Informations non contractuelles

Walk-score and Bike-score of 100.

Peaceful, family-friendly environment:

Despite its proximity to urban amenities, this residential environment offers tranquility and friendliness, ideal for families or those seeking a peaceful atmosphere close to the action.

Transportation:

The Mont Royal metro station, just a 3-minute walk away, is served by the orange line. There are also several bus routes nearby. Line 30 and line 361 are a 1-minute walk from the intersection of Saint-Denis and Marie-Anne, while line 97 and line 711 are just a 3-minute walk from the intersection of Berri and Mont-Royal.

Parks :

The neighborhood offers several nearby parks. Bolduc Park is the closest, accessible by foot in just a few minutes. The famous Parc de La Fontaine is also nearby, offering neighborhood residents a pleasant place to relax, play sports and enjoy nature.

Included : All appliances (Refrigerator, stove, washer and dryer)

