

4713 – 4717 Rue Wellington Montréal (Verdun/Île-des-Sœurs) (Montréal)

Reference: 24598162



Sold

2 Bedrooms 1 Bathroom 2 831 ft²



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Informations non contractuelles

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Bedrooms : 2

Bathrooms : 1

Rooms : 5

Plot size : 2 831 ft²

Construction : 1928

Very rare on the market! Ideally located semi-commercial triplex on Wellington Street in Verdun. The building includes two residential 5½ units (one vacant and one rented) as well as an approximately 2,000 sq. ft. commercial space, currently owner-occupied and available as of June 1, 2026. Over \$250,000 invested in renovations. The ground floor has been fully renovated, featuring a conference room and modern glass offices. Ideal for an owner-occupier, a co-working business, or flexible office leasing. Strategic location near Verdun and De l'Église metro stations and neighborhood shops.

Very rare on the market! Semi-commercial triplex located on Wellington Street in Verdun, a street known for its traffic and vibrant commercial activity.

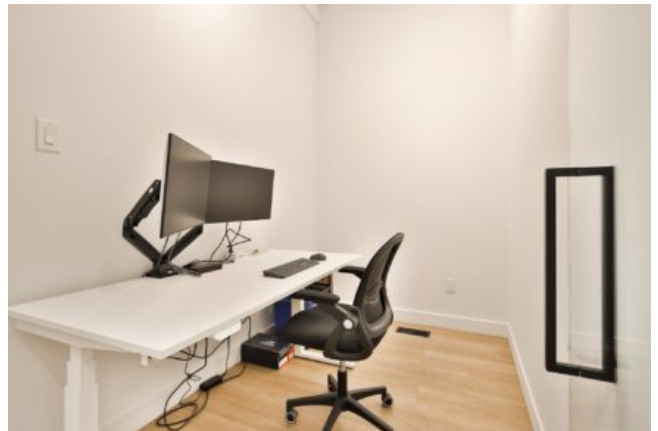
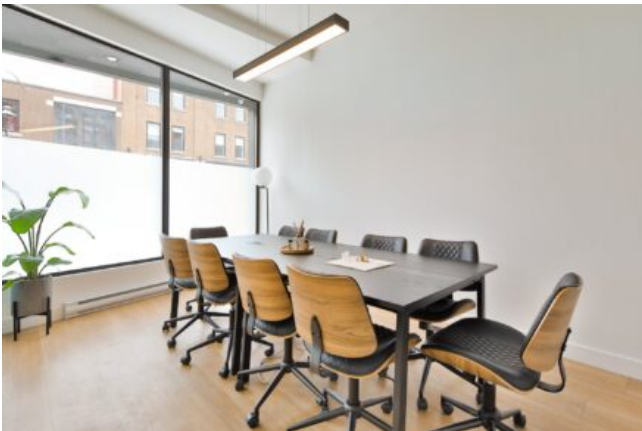
The building consists of two spacious 5½ residential units, offering generous layouts and functional configurations. One unit is currently vacant, while the other is rented, providing flexibility for the buyer. The property also includes a commercial space of approximately 2000 sq. ft., with excellent visibility on Wellington Street. The commercial space is currently owner-occupied and will be available as of June 1, 2026, allowing for future occupation or a new lease.

The building is situated in a high-demand area, close to numerous shops, restaurants, neighborhood services, and public transportation, providing convenient access for both residential tenants and commercial clients.

This property offers a mix of residential and commercial use in an established urban environment, making it an attractive option for investors or owner-occupiers.

Included : According to the leases

Excluded : According to the leases



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