BARNES INTERNATIONAL REALTY | Québec

62 – 64 Rue Holtham Hampstead (Montréal)

Reference: 19340333

$ 1,995,000

3 Bedrooms 2 Bathrooms 4 319 ft² / 7 394 ft²

Ellen Schreter
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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
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+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 3	Bathrooms : 2	Rooms : 12
Property area : 4 319 ft²	Plot size : 7 394 ft²	Construction : 1971

Detached triplex on a quiet, tree-lined street in Hampstead – one of Montreal's most stable and desirable municipalities. Bright, spacious units with central air conditioning. Large private garage plus driveway parking. Exceptionally well maintained and carefully cared for over the years. Ideal for an investor or owner-occupant seeking long-term value. Close to parks, top-rated schools, public transit, and all daily conveniences.

Property Highlights* Owner-occupant ready* Strong rental market* Excellent income potential* Prime location* Large lotAt Your Doorstep* Parks* Schools* Public transit* Highway access* Shopping and services* Community and recreation facilitiesDeclarations* #62 (main floor): Visits for serious buyers only. A minimum of 24 hours notice is required to notify the tenant. * #64A and #64B: The rents are approximate and are provided for information purposes only, without any guarantee as to their accuracy. Unit 64B is equipped with a sink; however, kitchen appliances are not currently installed. * Some photos have been digitally enhanced or staged to illustrate the potential use and layout of the living spaces.* The immovable is currently registered as a triplex. Any potential conversion to add an additional unit shall be subject to obtaining all necessary permits and approvals and complying with all applicable municipal by-laws and regulations. The SELLERS and the BROKER make no representation or warranty as to the feasibility of such conversion. It shall be the BUYER's sole responsibility to verify.* The living area is taken from the city's property assessment roll.* Floor plan and dimensions are approximate and provided for informational purposes only.* The choice of building inspector and notary shall be agreed upon by both parties prior to inspection and closing.

Included : Unit #64: Appliances (refrigerator, stove/oven, washer and dryer), window coverings (curtains, blinds and rods).

Excluded : Unit #64: Light fixtures in hallway (x2), all chandeliers.

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