

62 – 64 Rue Holtham Hampstead (Montréal)

Reference: 15430803



\$ 2,150,000

3 Bedrooms 2 Bathrooms 4 319 ft² / 7 394 ft²



Ellen Schreter
(514) 233-1811 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+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

First time on the market. 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 lot

At Your Doorstep* Parks* Schools* Public transit* Highway access* Shopping and services* Community and recreation facilities

Declarations- #62 (main floor): Visits for serious buyers only. A minimum of 24 hours notice is required to notify the tenant. The lease will be renewed with the same tenants at a monthly rent of \$2,225 for the term July 1, 2026 to June 30, 2027.

- #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.

- Information has been taken from the city roll. A new certificate of location has been ordered.

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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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