BARNES INTERNATIONAL REALTY | Québec

7841 – 7843 Rue D'Iberville, Montréal (Villeray/Saint-Michel/Parc-Extension)

Reference: 24325502



$ 799,000

3 Bedrooms 1 Bathroom 2 250 ft²



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Informations non contractuelles

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Bedrooms : 3	Bathrooms : 1	Rooms : 4
Plot size : 2 250 ft²	Construction : 1954	

Duplex located in the Saint-Michel area, featuring two 4½ units, each offering 2 bedrooms. Annual rental income of $38,700, with both leases renewed until June 30, 2027. The property also includes a full basement, an integrated garage and a backyard offering a pleasant outdoor space. Several renovations have been completed over the past year. Conveniently located near Iberville Metro station, shops, schools and public transit, with easy access to major roadways. An attractive opportunity for an investor seeking a well-located income-generating property.

This duplex offers two spacious and distinct units, each featuring 3 bedrooms and its own private outdoor spaces.INCOME:Both units are currently rented, generating rental income of $3,225 per month, or $38,700 annually. Both leases have been renewed until June 30, 2027, providing valuable rental stability for a future owner.#7841 – Main FloorThe main-floor unit offers a functional layout with 3 bedrooms, a bright living room and a kitchen with dining area. The rooms benefit from abundant natural light and hardwood floors in several areas. Two balconies complete the unit, one at the front and one at the rear, allowing residents to enjoy outdoor space on both sides of the property.The tenant of unit 7841 also benefits from one parking space in the integrated garage.Rent:$1,750/monthLease end date: June 30, 2027#7843 – 2nd FloorLocated on the upper floor, the second unit also features 3 bedrooms, a living room, a kitchen with dining area, and bright, functional living spaces. It also includes two balconies, one at the front and one at the rear.One driveway parking space is assigned to this unit.Rent: $1,475/monthLease end date: June 30, 2027At the rear, the property features a wooded and well-landscaped backyard, offering a green and private setting with a paved area ideal for creating an outdoor lounge or dining space.The integrated garage, basement storage space and outdoor areas add to the overall functionality of the property.IMPROVEMENTS:* 2026 — Installation of a new wall-mounted heat pump on the main floor.* August 2026 — Complete replacement of doors and windows, except for the rear door.* 2025 — Masonry façade and window sills redone. Invoice available.* 2024 — Installation of a new garage door. Invoice available.* 2021 — Major renovation of unit 7841. Invoice available.NEARBY:* D'Iberville Metro station* Public transit* Elementary and secondary schools* Daycares and CPEs* CEGEP* Parks and green spaces* Bike paths*

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Grocery stores, pharmacies and local shops* Restaurants and cafés* Hospital and healthcare services* Easy access to major roadways

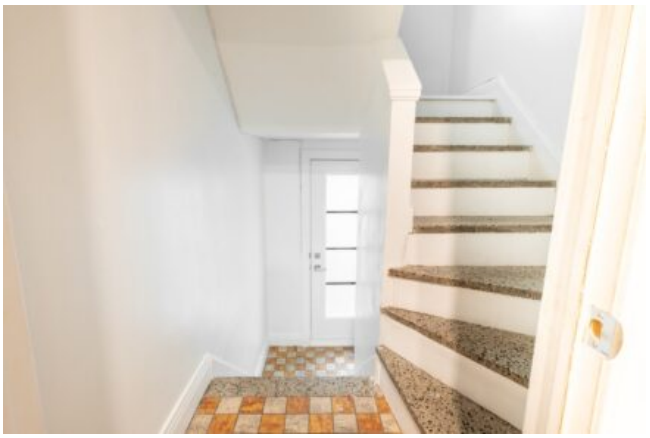
Excluded : All of the tenants' belongings.

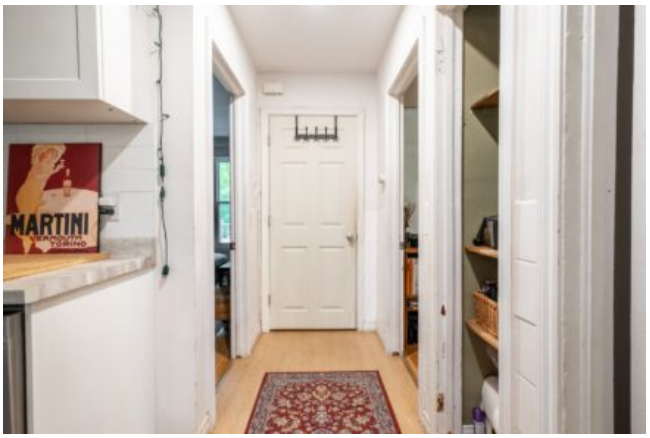
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