

## 7944 – 7946 Rue George Montréal (LaSalle) (Montréal)

Reference: 17509713



**\$ 975,000**

3 Bedrooms 1 Bathroom 3 330 ft<sup>2</sup>



**Ellen Schreter**  
(514) 233-1811 | Email

Informations non contractuelles

Bedrooms : 3

Bathrooms : 1

Rooms : 8

Shower rooms : 1

Plot size : 3 330 ft<sup>2</sup>

Construction : 1964

Floors : 2

Opportunity in the heart of LaSalle! This well-located duplex at 7944-7946 Rue George offers excellent potential for investors or owner-occupants alike. The units feature bright living spaces filled with natural light and a functional, well designed layout that enhances everyday living. Ideally situated close to parks, schools, public transit and everyday amenities. A great opportunity to acquire a multi-family property in one of Montréal's well established residential neighbourhoods.

Property Highlights\* Owner-occupant ready\* Strong rental market\* Income potential\* Prime location

Everything at Your Doorstep\* Park\* Schools\* Public transit\* Highway access\* Shopping and services\* Community and recreation

Rents indicated for units 7946 and 7946A are approximate.

Some photos have been digitally enhanced or staged to illustrate the potential use and layout of the living spaces.

Visits to unit 7944 for serious buyers only. A minimum of 48 hours' notice is required due to the tenant.

The immovable is currently registered and used as a duplex. The potential conversion to a triplex would be subject to obtaining all necessary approvals and permits and complying with all applicable municipal by-laws and regulations. The Seller and the Broker make no representation or warranty regarding the feasibility of such conversion. It shall be the Buyer's sole responsibility to verify.

Included : #7946: appliances (refrigerator, stove/oven, dishwasher, refrigerator in garage, freezer in garage), all light fixtures, two (2) hot water tanks. Visits not possible from April 9 to

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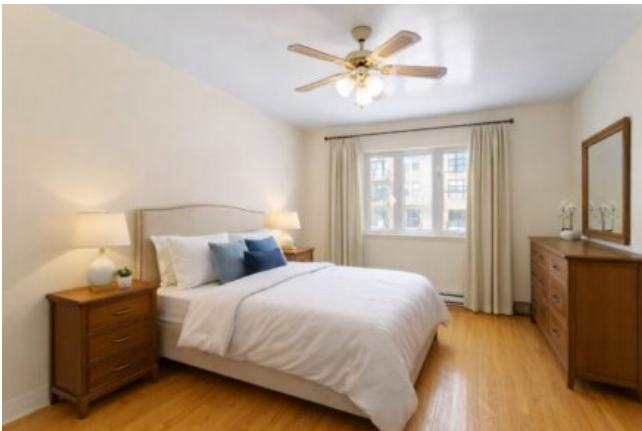
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April 11, inclusive.

Excluded : #7946: washer and dryer.



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