

1101 – 1103 Boul. St-Joseph E. Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 15400097



\$ 3,099,000

3 Bedrooms 1 Bathroom 3 438 ft²



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Informations non contractuelles

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Bedrooms : 3

Bathrooms : 1

Rooms : 6

Shower rooms : 1

Plot size : 3 438 ft²

Construction : 1931

A charming income property in the heart of Plateau-Mont-Royal. Current annual income of \$168,360 including garages, with estimated optimization potential of nearly \$220,000 as of July 2027. Rare and elegant semi-detached corner building comprising 8 units spread between Saint-Joseph Boulevard and Christophe-Colomb Avenue. The units on Saint-Joseph offer spacious 6½ and 7½ rooms. Preserved period charm, 3 garages rented separately. A true architectural gem just steps from the Laurier metro station, Laurier Park, and Mont-Royal Avenue. A reliable choice!

WHAT YOU NEED TO KNOW: A semi-detached corner home featuring abundant natural light and generous windows on two sides. These spacious units on Saint-Joseph Boulevard offer sought-after 6½- and 7½-room layouts. The home features a basement built on a concrete slab, three garages, and numerous upgrades made over the years.- 8 unit building spread across 3 levels- 5 units facing Boulevard Saint-Joseph, 3 units on Avenue Christophe-Colomb- Semi-detached corner building with abundant natural light and generous fenestration
INCOME POTENTIAL: NEARLY \$220,000 ANNUALLY AS OF JULY 2027
The building's key asset: a concrete, time-specific rental income uplift. Units 1101-1 through 4 are currently under a management/rental agreement expiring in July 2027, with no renewal option. These units will become vacant and available for repositioning at market rents as of that date.
The July 1, 2027 projection includes:- Market rents for units 1101, apartments 1, 2, 3 and 4: \$2,500/month (5½) × 2 and \$2,800/month (6½) × 2- A conservative 5% increase applied to all other units- Revenue from 3 garages rented separately (\$150 and 2 × \$130/month), independent of any residential lease
Projection provided for informational purposes to help buyers assess the building's full income potential.
BUILDING & IMPROVEMENTS- Concrete slab basement, approximately 8 feet in height- 3 garages- Numerous upgrades and improvements carried out over the years- Air conditioning units installed in units 1103 and 500
7EXCEPTIONAL LOCATION Located in the heart of the Plateau-Mont-Royal, one of Montréal's most sought-after and vibrant neighbourhoods. Within walking distance:- Parc Laurier, steps away — outdoor pool, skating rink, sports courts, and green space- Avenue Mont-Royal — shops, cafés, restaurants, and local boutiques year-round- Laurier Metro Station (Orange Line) — quick access to downtown and the full transit

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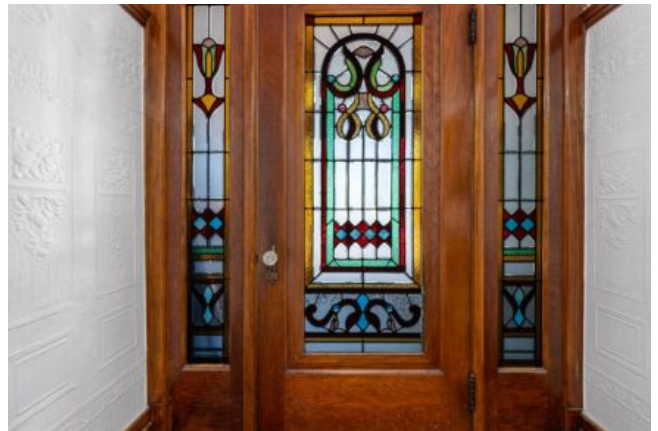
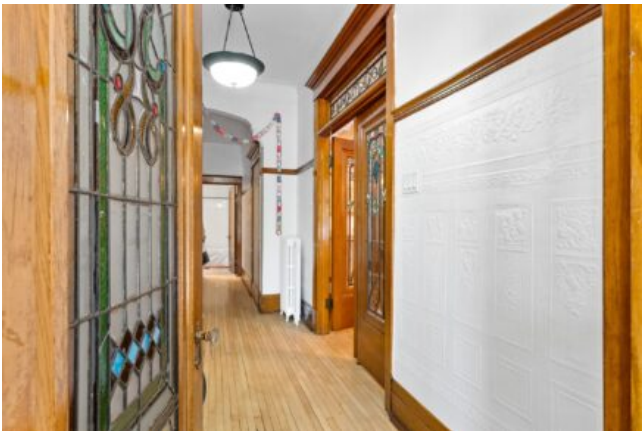


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network- Rue Saint-Denis and Avenue Papineau — major commercial and cultural corridors
nearby- Walk Score 98/100 — A true walker's paradise; all daily errands can be done on foot-
Bike Score 100/100 — A cyclist's paradise; all trips can be made by bike

Included : 1103: Stove, dishwasher, refrigerator. 1101-1, 1101-2, 1101-4, 5007 A and 5007 B:
Stove, dishwasher, refrigerator, washer, and dryer 1101-3: Stove, refrigerator, washer, and
dryer 5007: Stove, microwave, dishwasher, and refrigerator

Excluded : Tenants' personal belongings



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