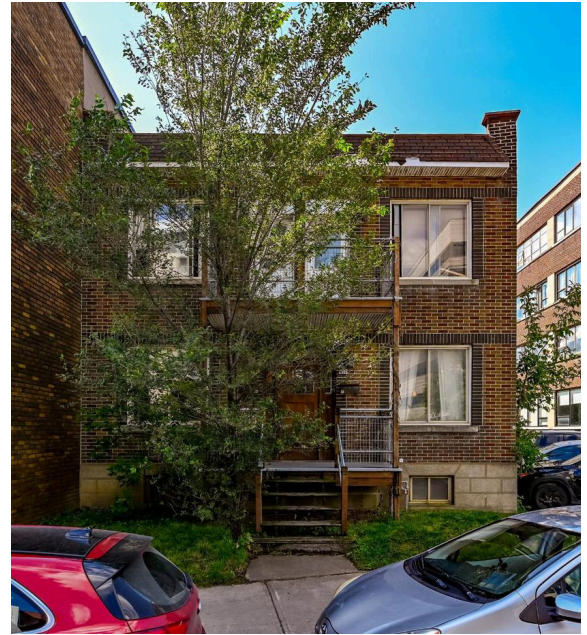


DUPLEX FOR SALE

6984-6986 Av. du Parc, Montréal (Villeray/Saint-Michel/Parc-Extension)

1,098,000 \$ CAD

Centris No. 24916088



4 bd 2 ba + 2 powder Living area **2,519 sqft** Lot **2,506 sqft**

Overview

BUILDING TYPE	YEAR BUILT	UNITS
Duplex	1941	2
PARKING	LIVING AREA	LOT
Driveway (8)	2,519 sqft	2,506 sqft
ZONING	CENTRIS NO.	
Commercial	24916088	

The sale includes an adjacent vacant lot, on a separate lot (lot 2 249 696) of 155.9 m² (1,677 sq ft), in addition to the duplex's own lot. This lot is zoned commercial and is currently used for parking (8 spaces). A commercial building could be built on it, subject to approval by the borough of Villeray–Saint-Michel–Parc-Extension. Both units of the duplex are in residential use; a commercial use is also possible there in the future, subject to the same approval.

About this property

Duplex with extra lot offering great investment opportunity. Adjacent land can be used for parking or future building projects, subject to zoning laws. Both units provide established rental income and feature hardwood & tile floors, ~9 foot ceilings, front and back balconies and yard. Property was renovated in 2005 - converted from quadruplex to duplex. Excellent public transit access to buses, Parc and l'Acadie metro and Exo station. Jarry Park, MIL campus, and

the shops of ave du Parc and rue Jean Talon are all within walking distance. An opportunity not to be missed. Sold without legal warranty of quality, at the buyer's risk and peril.

The units

UNIT	TYPE	ROOMS	BEDROOMS	BATHROOMS	STATUS	RENTAL VALUE
6984	4 1/2	4	2	1 + 1	Occupied	Leased — rent on request
6986	4 1/2	4	2	1 + 1	Occupied	Leased — rent on request

Room details

Unit 6984

TYPE	LEVEL	DIMENSIONS	FLOORING
Living room	1st floor	11 X 20.6 ft / 3.35 X 6.25 m	Wood
Hall	1st floor	7 X 7.6 ft / 2.13 X 2.29 m	Ceramic tile
Kitchen	1st floor	12.6 X 14 ft / 3.81 X 4.27 m	Ceramic tile
Powder/Laundry Room	1st floor	5.4 X 8.8 ft / 1.63 X 2.64 m	Ceramic tile
Bedroom	2nd floor	12.4 X 16 ft / 3.76 X 4.88 m	Wood
Bedroom	2nd floor	13.4 X 13 ft / 4.06 X 3.96 m	Wood
Hall	2nd floor	8 X 13 ft / 2.44 X 3.96 m	Wood
Bathroom	2nd floor	5 X 7 ft / 1.52 X 2.13 m	Ceramic tile

Unit 6986

TYPE	LEVEL	DIMENSIONS	FLOORING
Living room	1st floor	12 X 19.6 ft / 3.66 X 5.94 m	Wood
Hall	1st floor	7 X 8 ft / 2.13 X 2.44 m	Ceramic tile
Kitchen	1st floor	14 X 14.6 ft / 4.27 X 4.42 m	Ceramic tile
Powder/Laundry Room	1st floor	5.4 X 8.7 ft / 1.63 X 2.62 m	Ceramic tile
Bedroom	2nd floor	13.2 X 13 ft / 4.01 X 3.96 m	Wood
Bedroom	2nd floor	13 X 13.6 ft / 3.96 X 4.11 m	Wood
Hall	2nd floor	8 X 13 ft / 2.44 X 3.96 m	Wood
Bathroom	2nd floor	5 X 7 ft / 1.52 X 2.13 m	Ceramic tile

Features

HEATING

Electric baseboard units, Electricity

WINDOWS

Aluminum, Sliding

KITCHEN CABINETS

Wood

LAUNDRY

Powder room, 1st level/Ground floor, In partial bathroom ground level

BASEMENT

6 feet and more, Unfinished

PARKING

Asphalt

SIDING

Wood, Brick

ROOFING

Asphalt and gravel

FOUNDATION

Poured concrete

DETACHED / ATTACHED

Semi-detached

BUILDING USE

Residential, Commercial

FENCING

Fenced

LOT

Landscaped, Flat

NEARBY

Highway, CEGEP, Daycare centre, Hospital, Metro, Park, Bicycle path, Elementary school, High school, Commuter train, Public transportation, University

WATER SUPPLY

Municipality

SEWAGE SYSTEM

Municipality

AMENITIES

Balcony/terrace, Yard, Indoor storage space

Inclusions

Adjacent Vacant Lot # 2249696, Dimensions 6.86m x 22.72m = 155.9m² (1677 sqft), Municipal Evaluation: \$135,300, Municipal Taxes : \$3040.87, School Taxes: \$74.54

Exclusions

Appliances and Tenant Belongings

Rented equipment

Water heater (2)

32.00 \$/mo

These items are under a separate rental contract the buyer will be required to assume.

Renovations

Bathroom	2005
Electricity	2005
Floor	2005
Heating	2005
Insulation	2005
Kitchen	2005
Doors	2005
Plumbing	2005
Roof covering	2014

Financial details

Municipal assessment (2026)

LAND	197,900 \$
BUILDING	407,000 \$

Taxes & Fees (2026)

MUNICIPAL	3,964 \$
SCHOOL	454 \$
TOTAL	4,418 \$

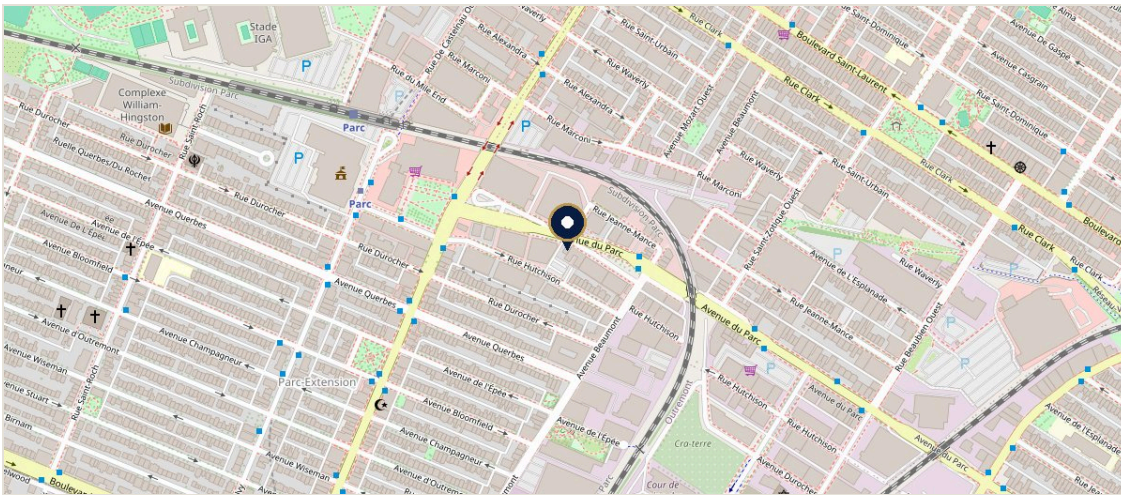
Expenses

GENERAL — INSURANCE	3,028 \$
GENERAL — HYDRO SOLUTION	32 \$
TAX — MUNICIPAL	3,964 \$
TAX — SCHOOL	454 \$
TOTAL	7,478 \$

Income

POTENTIAL GROSS REVENUE	On request
PRICE PER UNIT	549,000 \$

Location



About 1 km around the property · © OpenStreetMap contributors



**Photos, video and contact
online**

johnverreault.com/en/listings/6984-6986-avenue-du-parc-montreal

Request more information



John Verreault

Residential Real Estate Broker

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Authorized to practise real estate brokerage in the province of Québec.

Legal notices

Listing broker: John Verreault, Residential Real Estate Broker

The seller has completed a seller's declaration; supporting documents are available on request.

The property is sold without legal warranty of quality, at the buyer's risk.

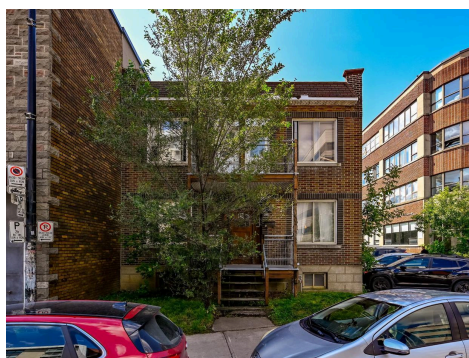
This sheet does not constitute an offer or a promise binding the seller, but an invitation to submit such offers or promises.

Information from Centris®, deemed reliable but not guaranteed.

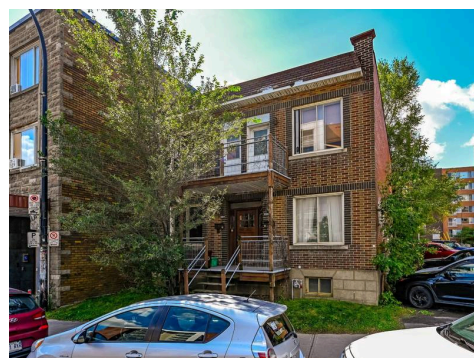
Photos



Front of building



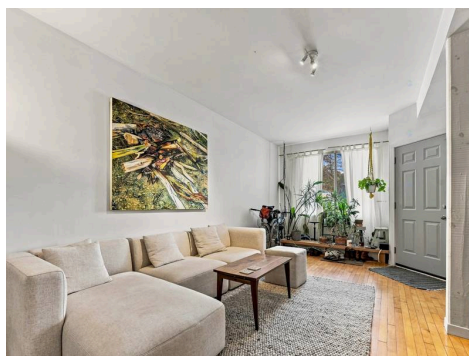
Front of building



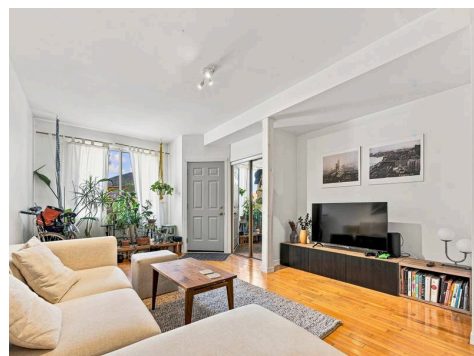
Front of building



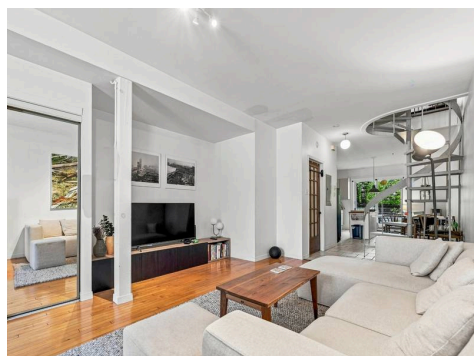
Lot — Vacant Lot - ~6.45mx~22.96m = 155.9m2 (1677sqft)



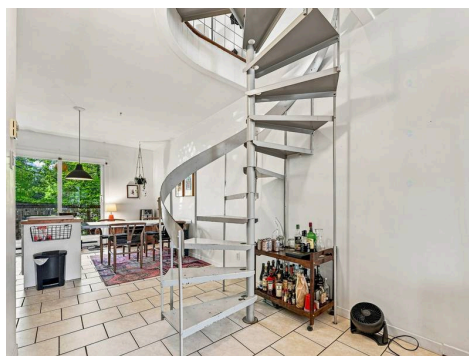
Living room



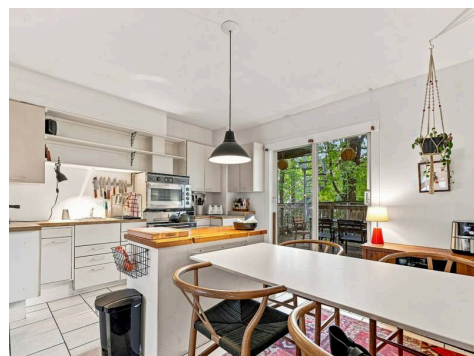
Living room



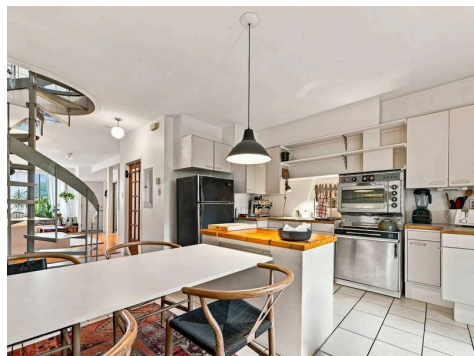
Living room



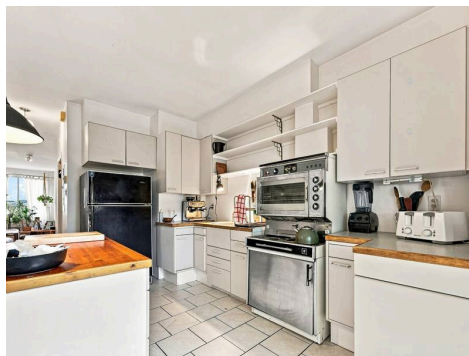
Mudroom



Kitchen



Kitchen



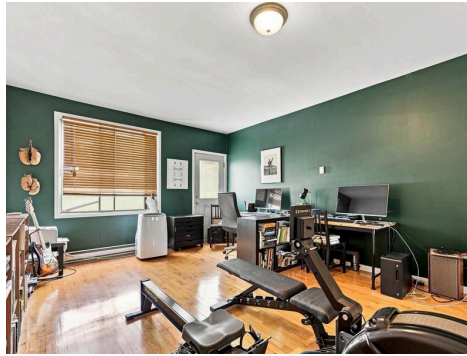
Kitchen



Powder/Laundry Room



Bedroom



Bedroom



Bedroom



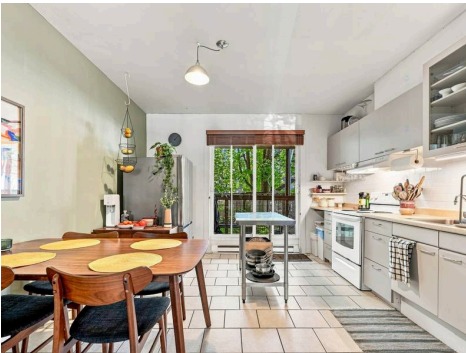
Bathroom



Living room



Living room



Kitchen



Kitchen



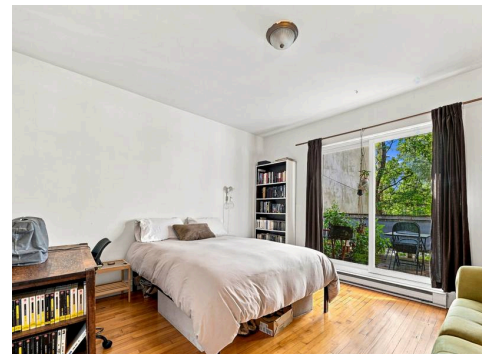
Kitchen



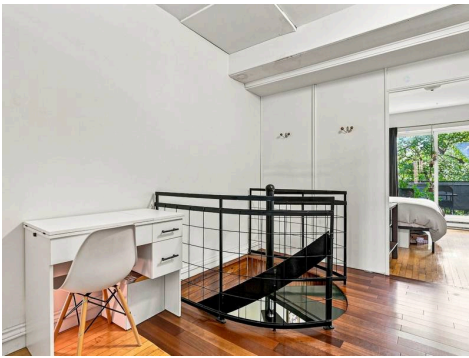
Powder/Laundry Room



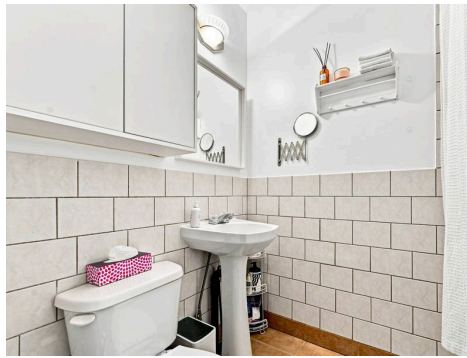
Bedroom



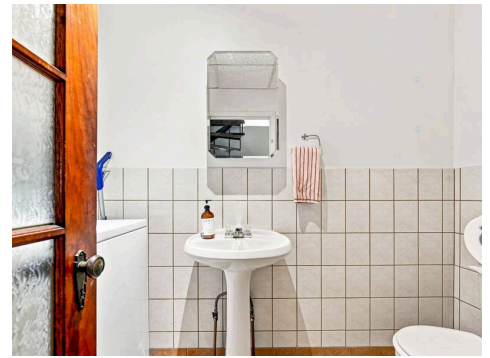
Bedroom



Mudroom



Bathroom



Bathroom



Rear Deck



Courtyard