



Shapoor Hoghooghi, Residential and Commercial Real Estate Broker
BLVD IMMOBILIER
 Real Estate Agency
 6600, Rte Transcanadienne #203
 Pointe-Claire (QC) H9R 4S2
<http://www.shapoorhoghooghi.com>

514-295-8787 / 514-575-7984
 Office : 514-944-2583
brokers@shapoorhoghooghi.com



Centris No. 13878816 (Active)



\$865,000

983-985 Av. Wilson
Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
H4A 2T1

Region Montréal
Neighbourhood Notre-Dame-de-Grâce
Near
Body of Water

Property Type	Duplex	Year Built	1966
Property Use	Residential only	Lot Assessment	\$233,600
Building Type	Attached	Building Assessment	\$557,900
Total Number of Floors	2	Total Assessment	\$791,500 (109.29%)
Building Size		Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Certificate of Location	No
Lot Area	2,224 sqft	File Number	
Cadastre	2608034	Occupancy	30 days PP Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	985	End of Lease	Owner-occupant	Included in Lease
No. of Rooms	9	Monthly Rent	\$2,500	
No. of Bedrooms (al3)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	16.2 X 9.2 ft		
GF	Kitchen	18.5 X 8.11 ft		
GF	Bedroom	15.7 X 7.9 ft		
GF	Bedroom	14.2 X 9.9 ft		
GF	Bedroom	14.4 X 8.10 ft		
GF	Bathroom	7.9 X 4.11 ft		
BA1	Living room	15.4 X 10.9 ft		
BA1	Kitchen	14.7 X 10.9 ft		
BA1	Bathroom	6.11 X 5 ft		
BA1	Laundry room	18.1 X 16.7 ft		

Apt. No.	983	End of Lease	2025-06-30	Included in Lease
No. of Rooms	5	Monthly Rent	\$1,120	
No. of Bedrooms (al3)		Rental Value		Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
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2	Living room	16.2 X 9.2 ft
2	Kitchen	18.5 X 8.11 ft
2	Bedroom	15.7 X 7.9 ft
2	Bedroom	14.2 X 9.9 ft
2	Bedroom	14.4 X 8.10 ft
2	Bathroom	7.9 X 4.11 ft
Annual Potential Gross Revenue		\$43,440 (2024-09-08)

Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing	Asphalt and gravel	Pool	
Siding	Brick, Concrete stone	Parkg (total)	Driveway (1), Garage (1)
Dividing Floor		Driveway	Paving stone
Windows	PVC	Garage	Built-in
Window Type	Sliding	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	Flat
Floor Covering		Distinctive Features	
Basement	6 feet and more, Finished basement	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Property/Unit Amenity		Occupancy	
Building Amenity			
Mobility impaired accessible			

Inclusions
Lights, Blinds (where installed), Garage Door Opener

Exclusions

Remarks
 Duplex for Sale in NDG This charming duplex, lovingly maintained by its original owners, offers an excellent opportunity for both owner occupation or investment. Located in the heart of NDG, this property boasts great potential, including the possibility of adding a third rental unit in the basement.

Addendum
 This duplex is situated in a close-knit community, offering the perfect blend of vibrant city life and neighborhood charm . With its prime location, you'll enjoy easy access to local amenities, parks, shops, and public transit.

 Don't miss this rare opportunity to invest in one of NDG's most desirable areas!

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration Yes SD-53524

Source
 BLVD IMMOBILIER, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.

Financial Summary

983-985 Av. Wilson Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce) H4A 2T1

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