



Residential and Commercial Real Estate Broker

BLVD IMMOBILIER
 Real Estate Agency
 6600, Rte Transcanadienne #203
 Pointe-Claire (QC) H9R 4S2

Laurie Fearon 514-575-7984
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Shapoor Hoghooghi 514-295-8787
 Real Estate Broker
 Brokers@ShapoorHoghooghi.com



Centris No. 23304668 (Active)



\$1,425,000

49 Prom. Ronald
Montréal-Ouest
H4X 1M9

Region Montréal

Neighbourhood
Near

Body of Water

Property Type	7-Plex	Year Built	1958
Property Use	Residential only	Lot Assessment	\$368,500
Building Type	Detached	Building Assessment	\$738,700
Total Number of Floors		Total Assessment	\$1,107,200 (128.70%)
Building Size	68 X 30 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area	2,040 sqft	Trade possible	
Lot Size	88 X 73 ft	Certificate of Location	Yes (2010)
Lot Area	6,423 sqft	File Number	
Cadastre	1291585	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 7 unit(s)

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
4 1/2	6	6	\$5,175	0	
2 1/2	1	1	\$600	0	
Annual Potential Gross Revenue			\$69,300 (2023-07-01)		

Features

Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool
Siding		Parkg (total)
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating		Lot
Heating System		Topography
Floor Covering		Distinctive Features
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
 Stove, fridge, dishwasher (where installed) except #6. 7 bathroom vanities , and 7 new toilets purchased for future renovation .

Exclusions
 Tenants belongings . Appliances in unit #6

Remarks
 Exceptional Investment Opportunity in Thriving Montreal West Discover the potential of this exclusive seven-plex in Montreal West, a neighborhood celebrated for its vibrant community and strong rental demand. This well maintained property presents a unique opportunity for discerning investors seeking a stable income stream and long-term capital growth.

Addendum

****Property Highlights:****

- ****Location Excellence:**** Nestled in the heart of Montreal West, this property benefits from its proximity to major transportation, renowned educational institutions, shops, and local restaurants making it highly attractive to potential renters.
- ****Diverse Unit Mix:**** The building comprises six 2 bedroom units and one 1 bedroom unit. Spacious as bright with ideal layout.
- ****Recent Upgrades:**** Key enhancements new roof , safety door to garage , new flooring on main floor common area. Fixtures for all seven units are available for bathroom reno (over \$4000 value)
- ****Strong Occupancy Rates:**** Thanks to its prime location and superior living conditions, the property enjoys high occupancy rates and a consistent rental history, providing investors with immediate cash flow.
- ****Community Focused:**** Montreal West is known for its community-oriented lifestyle, recreational facilities, and annual events that draw families and professionals alike.

****Investment Benefits:****

- ****Turnkey Operation:**** With all units currently leased and managed by a property management team, this investment offers a seamless transition for the new owner.
- ****Financial Performance:**** Competitive rental prices and a well-maintained property minimize operational costs and maximize returns.
- ****Appreciation Potential:**** Situated in one of Montreal's rapidly appreciating neighborhoods, this property is poised for significant value growth over time.

Seize the opportunity to own a piece of Montreal West, a community where demand for rental properties continues to rise. Whether expanding your portfolio or stepping into the investment property market, this seven-plex promises to be a cornerstone of your real estate holdings.

****Contact us today to schedule a viewing and discover all that this premier property has to offer !****

Renovations :

- Exterior stair resurfacing
- New stair rail
- New lighting in common areas
- New flooring on main floor
- Garage door opener
- New security for garage
- Resurfacing of most bath tubs
- New kitchen flooring , counter top and fridge in unit 4
- Crack repaired
- New Roof 2024

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

Seller's Declaration No

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

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