



- DETAILS
- MULTIMEDIA
- OWNERS CORNER
- OPEN HOUSE
- RESOURCES

7401 Av. Papineau, Montréal (Villeray/Saint-Michel/Parc-Extension) **\$ 1,350,000.00** [GET DIRECTIONS](#) Call **Emdadul Hoque - (514) 654-8890**



MLS#: 25069257

Property type: N/A

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About this property

**** New on the market a detached Semi-Commercial property with excellent revenues **** Property has Residential and Commercial mixed use with 2 apartments on the 2nd floor, and main floor commerce in business approximately 40 years with a full basement. It has two 4 ½ and one depanneur / convenience store. Per month rental income is (710+710+3,000) = 4,420\$. Property is well managed and maintained with a fabulous investment opportunity in a fully residential area and is close to shopping, schools, parks, restaurants, cafes, etc ****New on the market!!** Detached Semi-Commercial property with excellent revenues** The property is a traditional 2-1/2 story mixed-use building, with depanneur/convenience store on the ground floor, and the residential units being on the 2nd floor. Property is being sold as fully tenanted, which offers a unique opportunity for users and investors to realize any vision they might have for the building. - Buses Line: 45,359 - Metro: Fabre and D'Iberville - HWY 15,40 For all inquiries, please contact me for details !

Property	Details
Category	Revenue property
Building Type	Detached
Year of Construction	1949
Building Size	9.73x25.18 M
Lot Area Dimensions	28.49x12.94 M
Heating system	Electric baseboard units
Water supply	Municipality
Heating energy	Electricity
Garage	Heated
Garage	Fitted

Contact Brokers



Emdadul Hoque
 Residential and Commercial Real Estate Broker
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Lot Surface Area 368 SM

Garage	Single width
Proximity	Highway
Proximity	Cegep
Proximity	Daycare centre
Proximity	Hospital
Proximity	Park - green area
Proximity	Bicycle path
Proximity	Elementary school
Proximity	Réseau Express Métropolitain (REM)
Proximity	High school
Proximity	Cross-country skiing
Proximity	Public transport
Proximity	University
Parking	Garage
Sewage system	Municipal sewer
Roofing	Asphalt and gravel
Zoning	Commercial
Zoning	Residential



Inquire About This Listing

YOUR NAME

TELEPHONE

E-MAIL

MESSAGE

Rooms Description

Rooms: 4 Bedrooms: 2 Bathrooms + Powder Rooms: 1 + 0

Not available for this listing.

Inclusions

Not available for this listing.

Exclusions

Not available for this listing.

Commercial Property

Without Legal Warranty Yes

Units

Total Number of Units 3

Revenue Opportunity

Not available for this listing.

Renovations

Not available for this listing.


Rooms(s) and Additional Spaces - Intergenerational

Not available for this listing.


Assessment, Property Taxes and Expenditures

Expenditure/Type	Amount	Frequency	Year
Building Appraisal	\$ 593,500.00		2021
Lot Appraisal	\$ 347,100.00		2021
Total Appraisal	\$ 940,600.00		2021
Municipal Taxes	\$ 14,513.00	Yearly	2022
School taxes	\$ 715.00	Yearly	2022

Mortgage Calculator

<p>Sale Price</p> <input type="text" value="\$1,350,000.00"/> <p>% Down \$ Down</p> <input type="text"/> <input type="text"/> <p>Term (Years)</p> <input type="text"/> <p>% Interest Rate</p> <input type="text"/>	<p>Monthly Payment</p> <input type="text"/> <p>Total Payment</p> <input type="text"/> <p><i>Mortgage premium is not included.</i></p> <p>"Our mortgage partners are making house calls 7 days a week. Call me to have access to preferential rates."</p> <p style="text-align: right;">Print</p>	 <p>Emdadul Hoque Residential and Commercial Real Estate Broker (514) 654-8890 Solutions 4030 Boul. Cote-Vertu Saint-Laurent, QC H4R 1V4</p>
CALCULATE		



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