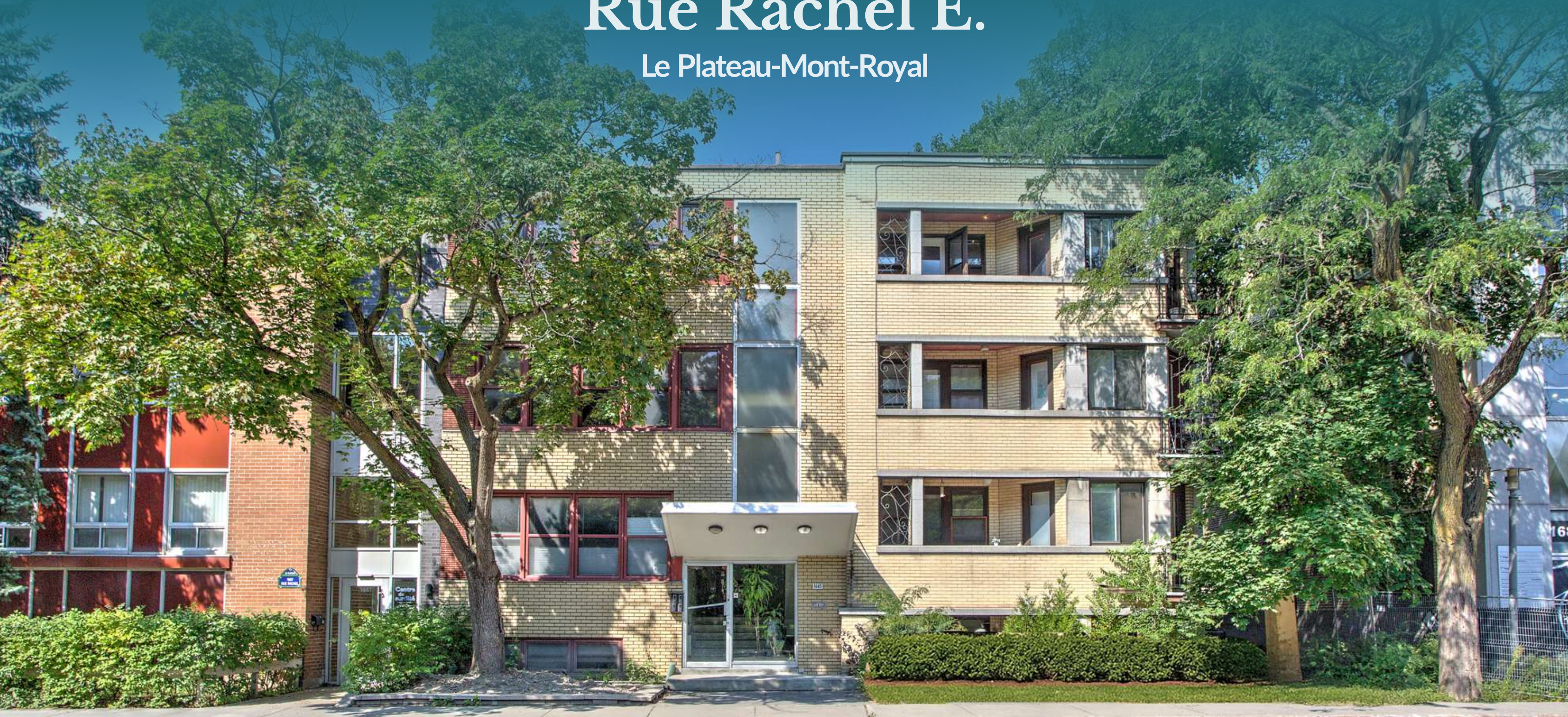


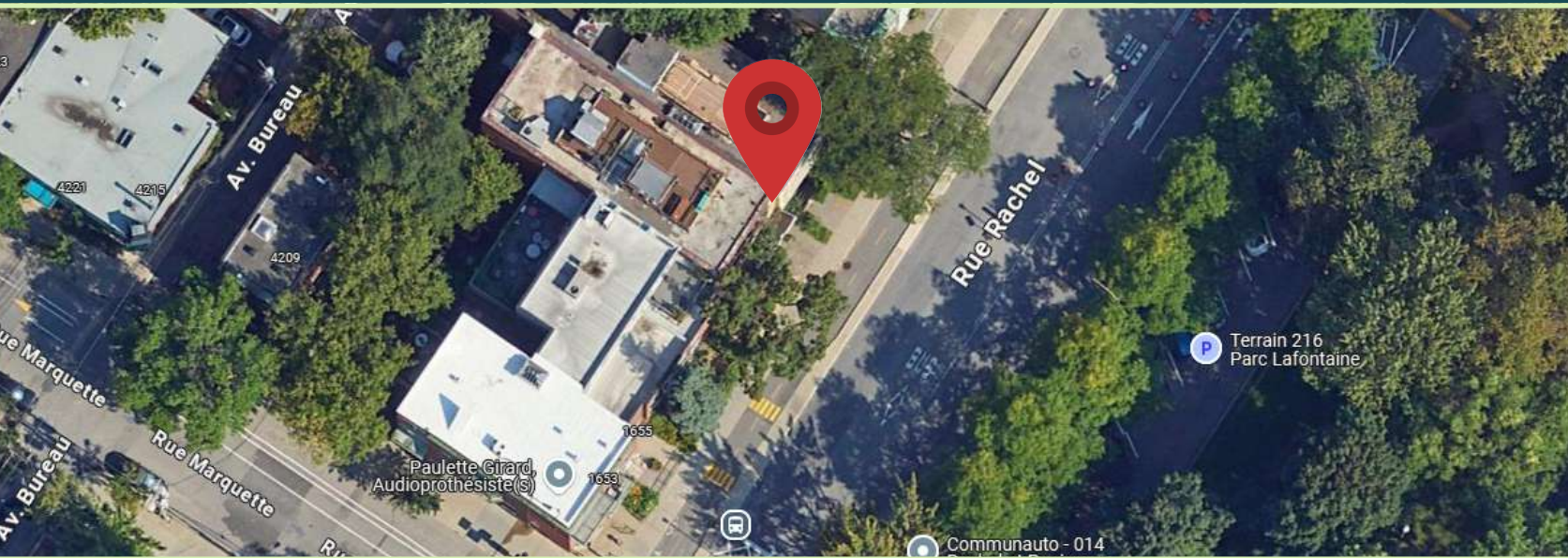
MI  
TRIMONT

MULTI-RESIDENTIAL INVESTMENT  
FOR SALE

1673-1675  
Rue Rachel E.  
Le Plateau-Mont-Royal



# PROPERTY DETAILS



## FEATURES

- Exceptional opportunity to acquire a 20-unit multi-residential property.
- Located across from Parc La Fontaine, the property offers immediate access to one of Montreal's largest green spaces, ideal for year-round outdoor activities.
- Situated in the heart of the Plateau-Mont-Royal, it's surrounded by a vibrant mix of culture, dining, and local shops that define the neighborhood's charm.
- Interior parking and onsite laundry room available.

## BUILDING INFORMATION

	<b>CONSTRUCTION YEAR</b>	1959
	<b>BUILDING AREA</b>	± 9,192 SQ.FT.
	<b>NUMBER OF UNITS</b>	20

## FINANCIAL INFORMATION

	<b>GROSS REVENUE</b>	\$ 403,380
	<b>OPERATING EXPENSES</b>	\$ 107,353
	<b>NET INCOME</b>	\$ 296,027

## UNIT BREAKDOWN

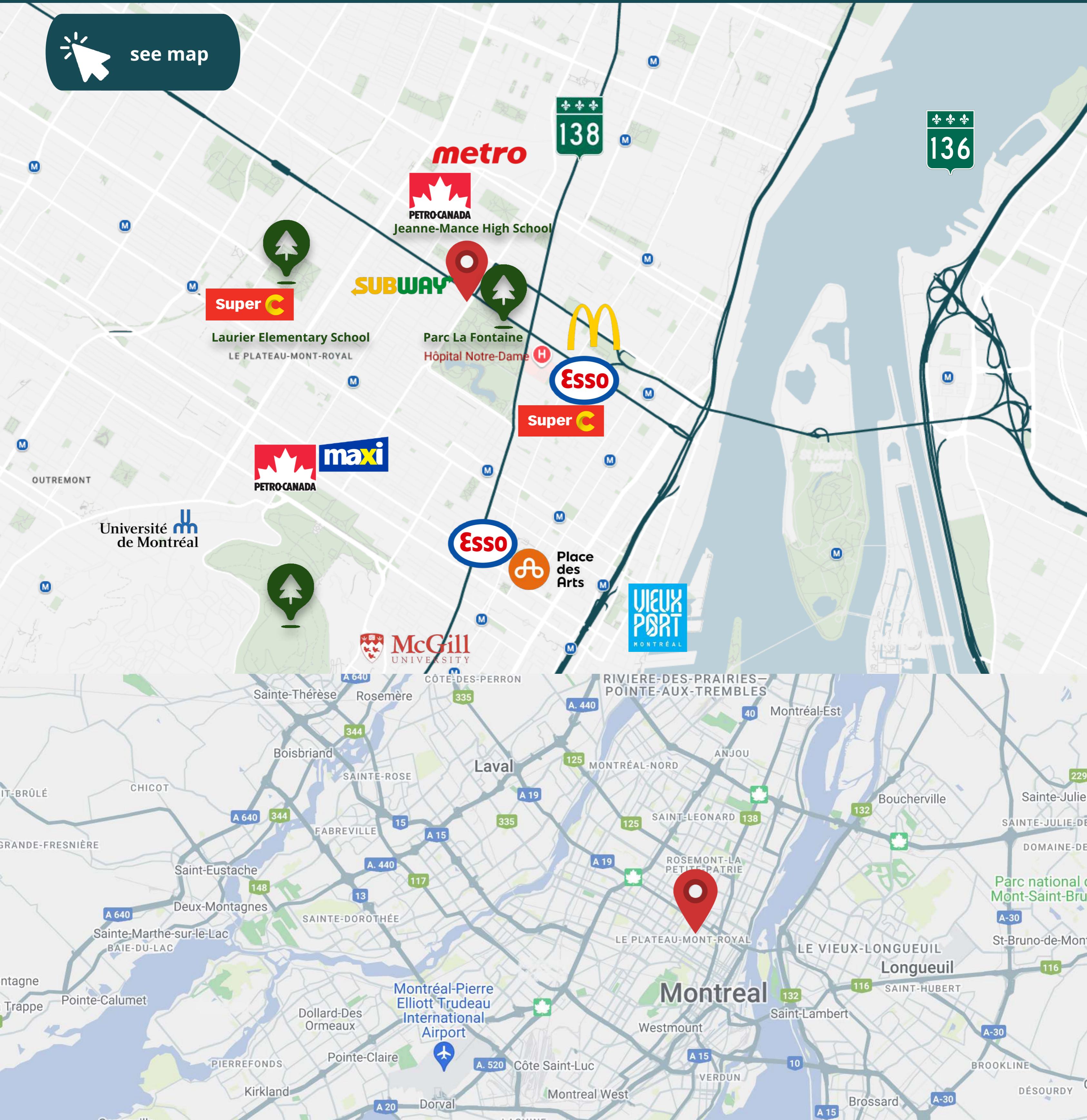
Unit Type	Number of Units
1 1/2	2
2 1/2	7
3 1/2	3
4 1/2	7
6 1/2	1
<b>TOTAL:</b>	<b>20</b>

**MULTI-RESIDENTIAL INVESTMENT FOR SALE**

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# LOCATION

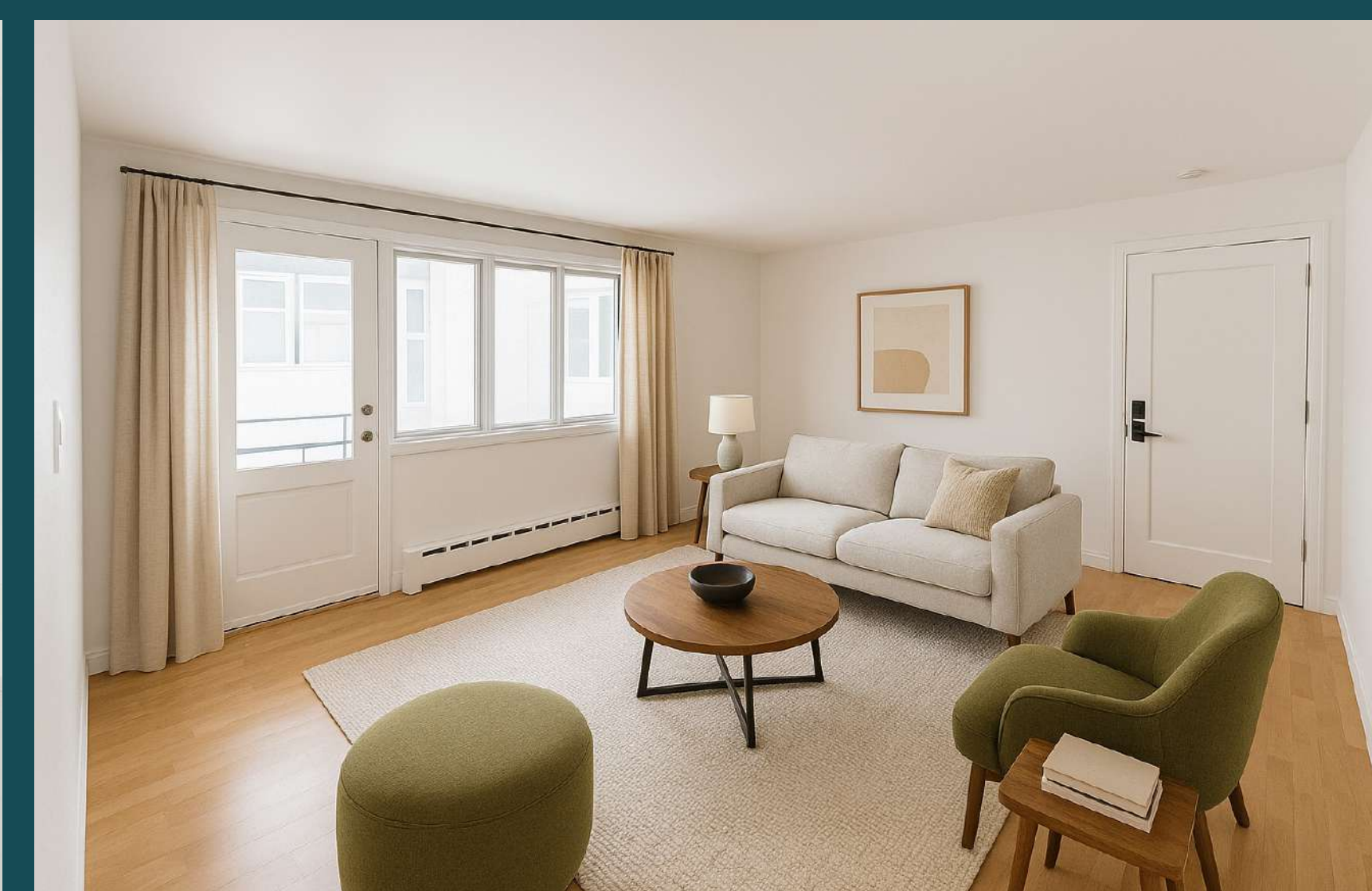
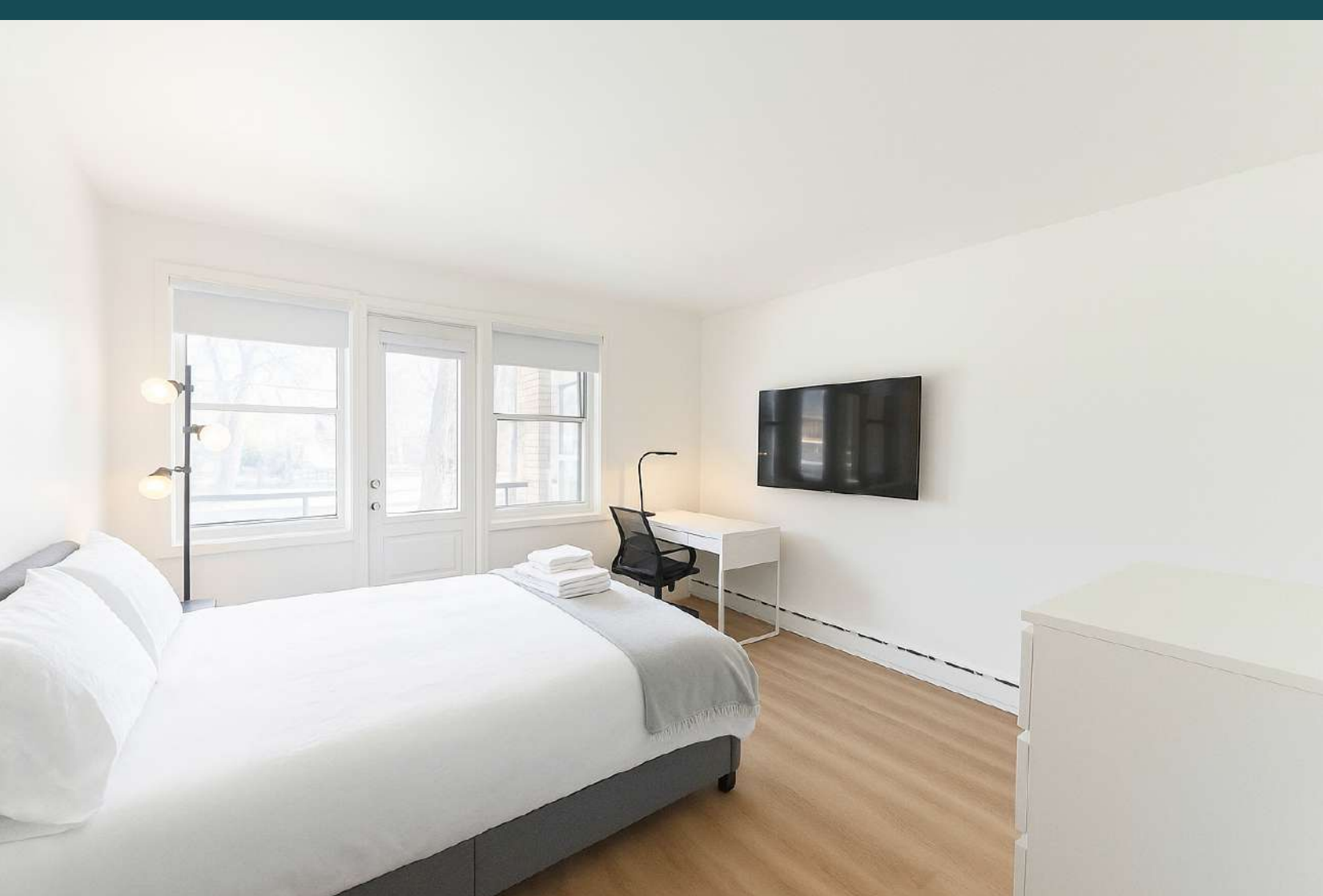
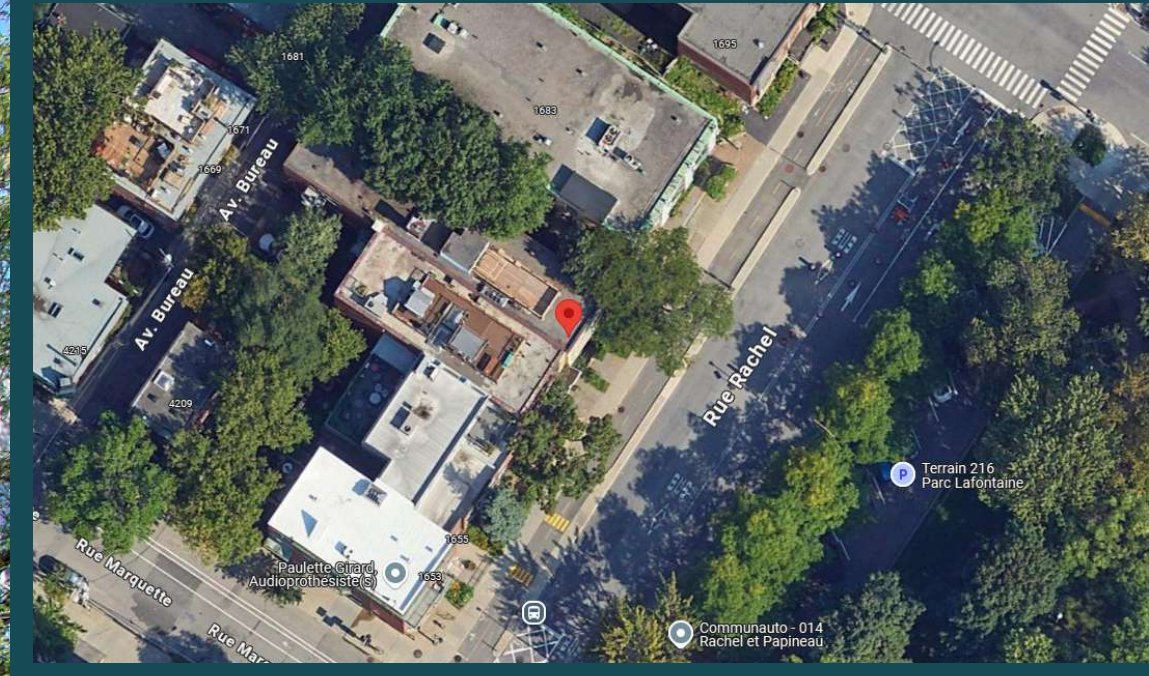
Situated in the heart of the Plateau-Mont-Royal, it's surrounded by a vibrant mix of culture, dining, and local shops that define the neighborhood's charm.



MULTI-RESIDENTIAL INVESTMENT FOR SALE

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514.736.0511

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