

Centris No. 13071859 (Active)

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\$1,139,000

31-31A Av. Northview
Montréal-Ouest
H4H 1C8
Region Montréal
Neighbourhood
Near
Body of Water

Property Type	Duplex	Year Built	1975
Property Use	Residential only	Lot Assessment	\$517,500
Building Type	Semi-detached	Building Assessment	\$526,300
Total Number of Floors		Total Assessment	\$1,043,800 (109.12%)
Building Size	33.5 X 48 ft	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area	1,608 sqft	Trade possible	
Lot Size	40 X 93 ft	Certificate of Location	Yes (2025)
Lot Area	3,713 sqft	File Number	
Cadastre	1 292 202	Occupancy	90 days PP Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 3 unit(s)

Apt. No.	31 A	End of Lease	Owner-occupant	Included in Lease
No. of Rooms	8	Monthly Rent		
No. of Bedrooms (al4		Rental Value	\$3,575	Excluded in Lease
No. Bath/PR	1+1	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	18.6 X 23.6 ft		
GF	Dining room	8.5 X 10.11 ft		
GF	Kitchen	10.1 X 10.11 ft		
GF	Bedroom	13.6 X 10.11 ft	Parquetry	
GF	Bathroom	9.11 X 7.9 ft	Ceramic	
GF	Bedroom	13.6 X 9.7 ft	Parquetry	
GF	Primary bedroom	13.6 X 13.7 ft	Parquetry	
GF	Powder room	4.4 X 3.11 ft	Ceramic	adjacent
Additional Space		Size		
Garage		18.3 X 22.8 ft		

Apt. No.	31	End of Lease	Owner-occupant	Included in Lease
No. of Rooms	6	Monthly Rent		
No. of Bedrooms (al3		Rental Value	\$1,875	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Apt. No.	31 B	End of Lease	Owner-occupant	Included in Lease
No. of Rooms	6	Monthly Rent		
No. of Bedrooms (al2		Rental Value	\$1,250	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		

Annual Potential Gross Revenue		\$80,400 (2025-09-22)	
Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing		Pool	
Siding		Parkg (total)	Driveway (3), Garage (2)
Dividing Floor		Driveway	Asphalt, Double width or more
Windows		Garage	Built-in, Double width or more
Window Type		Carport	
Energy/Heating		Lot	
Heating System		Topography	
Floor Covering		Distinctive Features	
Basement	6 feet and more	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Highway, Public transportation
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Property/Unit Amenity		Occupancy	
Building Amenity	Balcony/terrace		
Mobility impaired accessible			
Inclusions			
Exclusions			
Owner's personal belonging and furniture. / 2 water heaters, rented - HydroSolution			
Remarks			
This well-maintained duplex, currently configured a 3 units, offers an excellent investment or multi-generational living opportunity. All 3 units are occupied by the owner's family and possibility to be delivered vacant. Ground Floor Unit: Features 4 spacious bedrooms, including one with a private powder room, and direct access to the interior garage. Upper Floor Unit: Offers 3 comfortable bedrooms and a bright, functional layout. Basement Bachelor: Includes 2 bedrooms and a separate entrance, ideal for rental income or extended family. Ideally located within walking distance to the Montreal- West train. 5 Parkings: 2 interior and 3 driveway			
Addendum			
Visit of the unit 31 A (RDC) only on the SUNDAYS, between 10h and 15h, with a 24h notice; Visit of the other units will be upon accepted promise to purchase;			
Sale with exclusion(s) of legal warranty : the sale is made without legal warranty of quality, at the Purchaser's risk and peril;			
Seller's Declaration		Yes SD-75044	
Mortgage Loan			
Creditor	Balance	As Of	% Rate Term Amort. Maturity Date Payment
Banque Royale du Canada			
Owner		Representative	
Succession of: MARIA MARENA VELOCE (E) 1700 Ch. Ste-Marie Kirkland H4X 1C8		TEODORO VELOCE (E) (Liquidator of a succession) 1700 Ch. Ste-Marie, apt. 403 Kirkland H4X 1C8	
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.			

Listing Broker(s)

COLDWELL BANKER COMMERCIAL
ROSELLI
Real Estate Agency
514-497-9752, 514-497-9752
roselli@coldwellbanker.ca
http://www.coldwellbankercommercial.com

Tommaso Roselli
Certified Residential and Commercial Real Estate Broker AEO
514-281-1515, 514-497-9752
roselli@coldwellbanker.ca
https://www.tommasoroselli.com

Compensation sharing		Broker's Declaration	No
Sale	2%	Contract-Sale	71802
Date of Contract Signature	2025-09-23	Listing on the Internet	Yes
Expiration Date	2026-12-31	Last Price	\$1,139,000 (2026-07-09)
Appointment Info	24-hour minimum notice	Previous Price	\$1,189,000
Name of the person to contact		Original Price	\$1,350,000
Telephone for Appointment			
Info Selling Broker	All promise to purchase shall be transmitted to the listing broker at roselli@coldwellbanker.ca; A pre authorized bank form or a proof of funds shall be supplied with the promise; Visit of the unit 31 A (RDC) only on the SUNDAYS, between 10h and 15h, with a 24h notice; Visit of the other units will be upon accepted promise to purchase ; Both parties shall decide together the choice of the inspector before the inspection. Offers open for at least 72 hrs; Fireplaces or combustion appliances with chimneys must be checked by the buyer and are sold without legal warranty.		

Financial Summary

31-31A Av. Northview Montréal-Ouest H4H 1C8

Potential Gross Revenue (2025-09-25)		Residential	
Residential	\$80,400	Type	Number
Commercial		6 ½	2
Parking/Garages		8 ½	1
Other		Total	3
Total	\$80,400	Commercial	
Vacancy Rate and Bad Debt		Type	Number
Residential		Others	
Commercial		Type	Number
Parking/Garages			
Other			
Total			
Effective Gross Revenue			
	\$80,400		
Operating Expenses			
Municipal Tax (2026)	\$10,032	Gross Income Multiplier	14.17 ²
School Tax (2025)	\$793	Price per door	\$379 667
Infrastructure Tax		Price per room	\$56 950
Business Tax		Coefficient comparison of number of rooms	6.67
Water Tax		Total number of rooms	20
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$10,825		
Net Operating Revenue	\$69,575		



Frontage



Passageway



Living room



Dining room



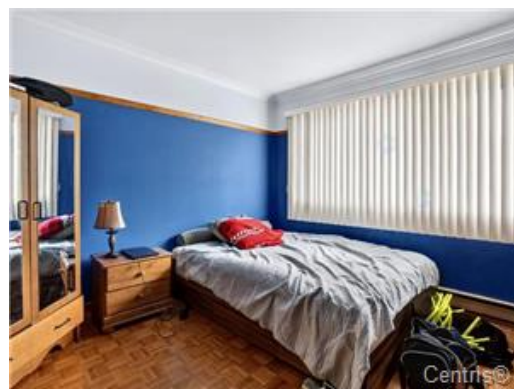
Dining room



Kitchen



Bedroom



Bedroom



Bedroom



Bathroom



Powder room



Balcony



Garage



Backyard



Backyard



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Bathroom



Bathroom



Balcony



Balcony

² Revenue is not 100% effective