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**Montréal (Mercier/Hochelaga-Maisonneuve)-9239-9245, Rue
De Grosbois**

\$569000



**9239-9245, Rue De Grosbois, Montréal (Mercier/Hochelaga-
Maisonneuve), H1K4N6**

ULS : 27032389

[VISITE DE LA PROPRIÉTÉ](#)

EXCELLENT OPPORTUNITY - MERCIER-HOCHELAGA ! Semi-commercial property featuring two (2) commercial spaces rented to stable tenants and one (1) modern, tastefully renovated three (3) bedroom apartment. Strategic location with high visibility and foot traffic, plus four (4) parking spaces dedicated to the commercial units. Close to public transportation, schools, services, and shops. Turnkey investment!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$179,300.00
Évaluation du bâtiment	\$204,300.00
Évaluation municipale	\$383,600.00

Taxes

Municipale	\$5,527.00
École	\$294.00
Total	\$5,821.00

ADDENDA

WELCOME to 9239--9245 Rue De Grosbois, MERCIER-HOCHELAGA!
SEMI-COMMERCIAL PROPERTY - PRIME LOCATION
Located in a high-traffic area on a busy street offering excellent visibility and accessibility. The neighborhood is family-friendly and vibrant, with a wide range of nearby amenities: schools, shops, parks, public transit, and more.
REVENUE & OCCUPANCY

The property generates stable rental income from reliable tenants. Ideal for an investor seeking a well-maintained building with low management hassle.

GENERAL FEATURES

- * Well-maintained property
 - * Renovations completed over the years (see Seller's Declaration)
 - * Attractive rental income with strong return on investment
 - * Total living area of 2,880 sq. ft. (City of Montreal property assessment)
 - * Four (4) parking spaces dedicated to the commercial units
 - * An (1) exterior shed
- An excellent investment opportunity in a high-demand area!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1982
Number of Rooms	5
Superficie Habitable	2,880.45 PC
Nombre d'étages	2
Revêtement	Brick
Toiture	Asphalt and gravel

Caractéristiques du terrain et extérieur

Dimensions du terrain	8.81 ft x 89.87 ft
Superficie du terrain	2,573.67 SF
Stat. (total)	Outdoor , 4
Proximité	Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	2nd floor	12.5x18.7 ft	Wood	
Dining room	2nd floor	16.7x19.7 ft	Wood	
Kitchen	2nd floor	10.10x18.7 ft	Wood	
Master bedroom	2nd floor	11.3x18.8 ft	Wood	
Bathroom	2nd floor	8.3x10.9 ft	Ceramic tiles	
Bedroom	2nd floor	8.3x18.7 ft	Wood	
Bedroom	2nd floor	8.9x14.11 ft	Wood	

Caractéristiques

Systeme de chauffage	Electric baseboard units
Approvisionnement en eau	Municipality
Systeme d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Commercial , Residential
Sous-sol	No basement
Allée	Asphalt
Fondation du sous-sol	Concrete slab on the ground

INCLUSIONS & EXCLUSIONS

Inclusions	Permanently installed electrical lighting and control devices, all permanent heating installations. Residential heat pump. Two water heaters (2020) and one (2024).
Exclusions	Personal belongings and business equipment of commercial tenants and residential tenants.

