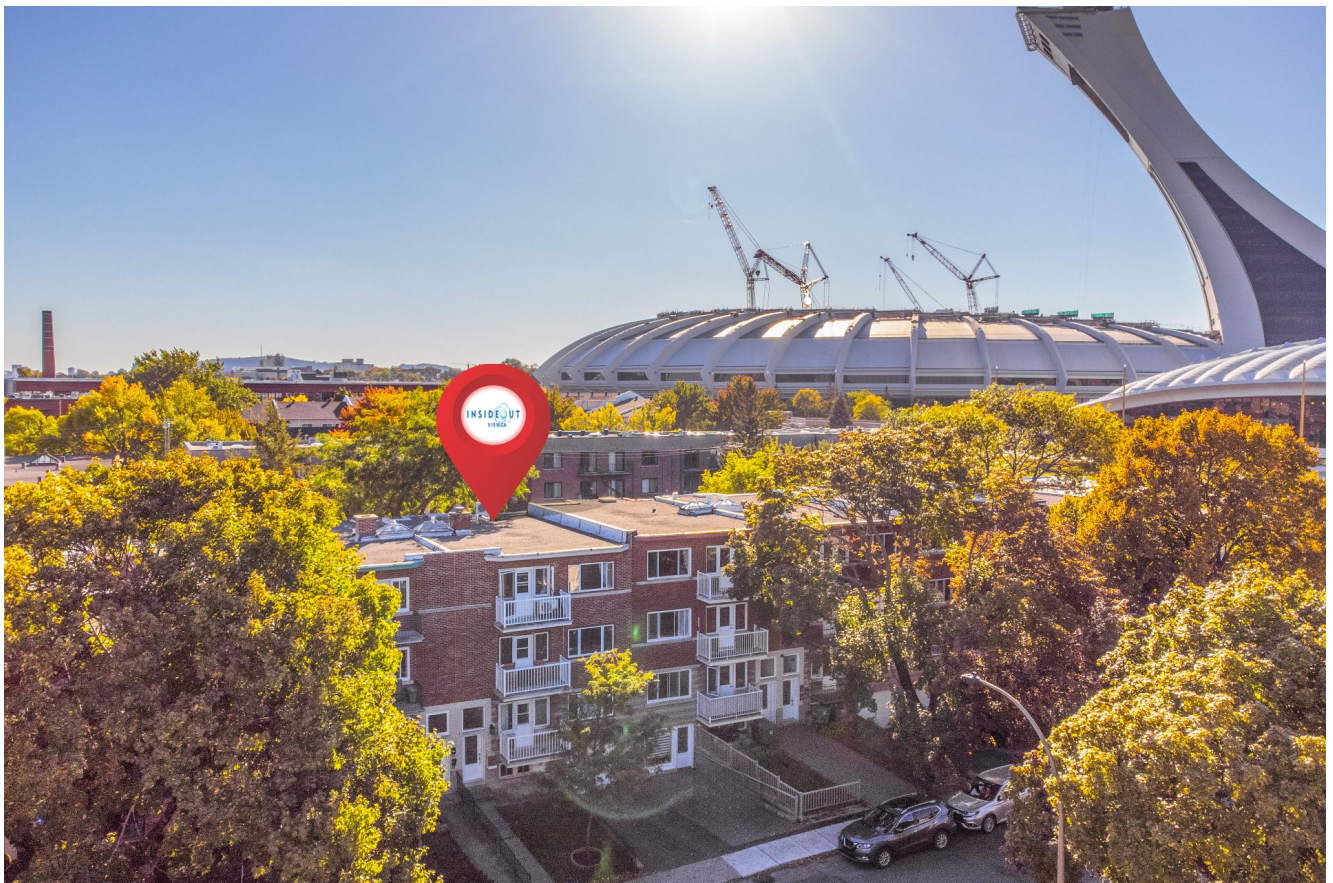




Stéphane Garneau
Courtier immobilier résidentiel et
commercial Stéphane Garneau Courtier
Immobilier Inc.
C : 514 244-7744
C: stephane@stephane-garneau.com

**Montréal (Mercier/Hochelaga-Maisonneuve)-2642-2646, Rue
Sicard**

\$1199000



**2642-2646, Rue Sicard, Montréal (Mercier/Hochelaga-
Maisonneuve), H1V2Y7**

ULS : 25382968

[VISITE DE LA PROPRIÉTÉ](#)

MAGNIFICENT TRIPLEX in excellent condition, just steps from Viau metro, the Olympic Stadium, the Biodome, Maisonneuve Park, and 400 m from Maxi grocery store. The property includes 3 units generating \$67,200/year. Several recent renovations ensure comfort and peace of mind. The basement, with over 6 ft of ceiling height, has undergone preliminary work to add two 3 ½ apartments (plans available, permit in progress). The next buyer can transform this triplex into 5 units, raising revenues to \$90,000+/year. A rare opportunity in a sought-after, vibrant neighborhood.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1
Garage en vedette	2

Financiers

Évaluation municipale

Évaluation du terrain	\$350,200.00
Évaluation du bâtiment	\$609,600.00
Évaluation municipale	\$959,800.00

Taxes

Municipale	\$5,732.00
École	\$694.00
Total	\$6,426.00

ADDENDA

WELCOME to 2642-2646 Sicard Street, Montreal
(Mercier--Hochelaga-Maisonneuve)

EXCEPTIONAL LOCATION

Just steps from Viau metro, the Olympic Stadium, the Biodome, Saputo Stadium, Maisonneuve Park, and only 400 m from Maxi grocery store, this property enjoys a dynamic environment. The neighborhood is undergoing revitalization and offers shops, schools, public transportation, and attractions nearby, ensuring steady rental demand and an excellent quality of life.

GENERAL DESCRIPTION

Beautiful triplex in excellent condition, composed of three units (1×5 ½ and 2×4 ½) bright and functional. Current annual income: \$67,200. The building has benefited from many renovations over the years, ensuring comfort, durability, and peace of mind. The basement is ready to be developed, adding significant optimization potential.

INCOME OPTIMIZATION

The basement, with a height of over 6 ft, underwent preliminary work in 2025 (flooring, walls, underground plumbing) in preparation for new units. Plans and specifications are available. A permit is in progress with the City of Montreal for the addition of two 3 ½ apartments. Presentation to the Urban Planning Advisory Committee (CCU) is scheduled for November 2025. The buyer will have the opportunity to transform this triplex into a 5-unit property, with projected income of \$90,000+/year.

RENOVATIONS AND IMPROVEMENTS (per seller's declaration)

2010: Main entrance door replaced.

2011: Floors sanded.

2012: Oil tank removed; heating converted to convectair.

2015: 2644 kitchen, new copper plumbing; renovated bathrooms; new exterior doors, rear windows, garage door, skylight.

2020: 2646 kitchen and recessed lights; brick façade repointing.

2021: 2642 kitchen.

2023: 2646 -- washer-dryer closet, electrical supply, plumbing, venting, refrigerator partition, complete painting.

2024: 2642 -- washer-dryer closets, electrical/air outlets, refrigerator partitions, painting, new lighting and switches, floors sanded, new bedroom partition with door.

2024: 2644 -- new partition with door, floors sanded, new baseboards and moldings, complete painting.

2025: Preliminary basement work for 2 additional units; new gate door to backyard.

HIGHLIGHTS

Stable, high revenues for a triplex: \$67,200/year.

Future potential: 5 units / \$90,000+ per year.

Strategic location within walking distance of metro and major attractions.

Recent renovations ensure security, durability, and added value.

Ideal for owner-occupant or investor seeking growth and return.

NOTES AND CLARIFICATIONS

Plans and specifications available for the two future units.

Permit in process (buyer to validate).

Buyer must confirm with municipal authorities the conformity and final conditions to complete the basement project.

Basement to be finished by the future buyer.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1957
Number of Rooms	4
Superficie Habitable	3,275.49 PC
les fenêtres	PVC
Type de Windows	Sliding , Crank handle
Revêtement	Brick
Toiture	Asphalt and gravel
Garage	Fitted , Single width

Caractéristiques du terrain et extérieur

Dimensions du terrain	7.92 ft x 100 ft
Superficie du terrain	2,599.51 SF
Topographie	Flat
Stat. (total)	Outdoor , 1 , Garage , 1
Proximité	Highway , Cegep , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Bedroom	1st level/Ground floor	9.8x10.1 ft	Wood	
Master bedroom	1st level/Ground floor	11.2x13.11 ft	Wood	
Walk-in	1st level/Ground floor	11.2x4.3 ft	Wood	
Home office	1st level/Ground floor	11.2x9.3 ft	Wood	
Bathroom	1st level/Ground floor	9.4x5.5 ft	Ceramic tiles	

Living room	1st level/Ground floor	11.6x11.10 ft	Wood	
Kitchen	1st level/Ground floor	7.4x11.11 ft	Ceramic tiles	
Dining room	1st level/Ground floor	6.1x11.10 ft	Wood	
Bedroom	2nd floor	13.7x10.3 ft	Wood	
Master bedroom	2nd floor	11.0x14.1 ft	Wood	
Walk-in	2nd floor	11.0x3.9 ft	Wood	
Bathroom	2nd floor	9.4x4.8 ft	Ceramic tiles	
Living room	2nd floor	11.4x12.9 ft	Wood	
Kitchen	2nd floor	7.7x12.8 ft	Ceramic tiles	
Dining room	2nd floor	6.0x12.8 ft	Wood	
Bedroom	2nd floor	11.0x8.9 ft	Wood	
Bedroom	3rd floor	13.7x12.6 ft	Wood	
Master bedroom	3rd floor	10.11x14.1 ft	Wood	
Walk-in	3rd floor	10.11x5.4 ft	Wood	
Bathroom	3rd floor	9.4x5.6 ft	Ceramic tiles	
Living room	3rd floor	10.11x20.2 ft	Wood	
Kitchen	3rd floor	7.10x11.11 ft		
Dining room	3rd floor	6.2x12.2 ft		
Possibility of 2 x 3 1/2	Basement	24.7x39.7 ft	Concrete	To be fitted out

Caractéristiques

Système de chauffage	Space heating baseboards
Énergie de chauffage	Electricity
Équipements / services	Wall-mounted heat pump
Approvisionnement en eau	Municipality

Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Sous-sol	6 feet and over , Other , Possibility to convert 2 appartmen 3 1/2 , Unfinished
Allée	Asphalt
Aménagement paysager	Landscape
Armoire	Melamine
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions	Light fixtures, blinds, microwave hood in the 3 apartments, wall-mounted heat pumps in the 3 apartments (4x), washer-dryer (3x), refrigerator (3x), stove (3x), dishwasher (1x), water heater (3x)
Exclusions	All tenants' property and personal effects.

