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**Montréal (Rosemont/La Petite-Patrie)-6728-6732, 12e  
Avenue**

**\$999000**



**6728-6732, 12e Avenue, Montréal (Rosemont/La Petite-  
Patrie), H1X3B1**

ULS : 23323349

[VISITE DE LA PROPRIÉTÉ](#)

MAGNIFICENT triplex in excellent condition, ideally located just steps from St-Michel metro station, Collège Rosemont, Jean-Eudes School, Beaubien Park, and Maxi. Three bright, well-maintained units generating +/- \$58,440 per year in potential income. The ground floor unit is VACANT and available for the BUYER. Beautiful private backyard with no rear neighbors, offering the possibility to park one car. Each unit features its own washer and dryer installations. The ground floor unit benefits from an additional room in the basement with an exterior entrance. A profitable and rare property, offering an exceptional quality of life. Walk Score 92!

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$313,500.00
Évaluation du bâtiment	\$515,400.00
Évaluation municipale	\$828,900.00

#### Taxes

Municipale	\$4,902.00
École	\$614.00
Total	\$5,516.00

### ADDENDA

WELCOME to 6728--6732 12th Avenue, Montréal (Rosemont/La Petite-Patrie)

This magnificent triplex, carefully maintained over the years, stands out for both its strategic location and the quality of its units. Situated in one of Rosemont's most sought-after neighbourhoods, it represents an exceptional opportunity for an investor or a future owner-occupant seeking a solid, high-performing and durable income property.

#### OUTSTANDING LOCATION

The property enjoys a highly coveted setting, just steps from St-Michel metro station, Beaubien Park, Sainte-Bernadette Park, Maxi grocery store, a RONA, and several reputable schools including Collège Rosemont and École Jean-Eudes. The area offers an ideal blend of residential tranquility and vibrant urban living, with cafés, restaurants, shops, essential services, and excellent public transit access. Multiple bus lines complement the metro for easy daily commutes. With an impressive Walk Score of 92, nearly everything can be done on foot, helping attract and retain high-quality tenants.

#### GENERAL DESCRIPTION OF THE BUILDING

The triplex includes three bright and functional units:

- \* A 6½ on the ground floor, featuring an additional room in the basement, an exterior exit providing direct access to the yard, as well as a patio leading to the backyard.
- \* A 5½ on the upper floor, offering an efficient layout and spacious rooms.
- \* A 3½ in the basement, easy to rent and ideal for maximizing income.

The ground floor apartment is vacant and available to the buyer, allowing the buyer to move in or re-rent at market value. The private backyard, with no immediate rear neighbours, provides appreciated privacy and the possibility to park a car--an undeniable asset in Montréal.

#### MAINTENANCE AND IMPROVEMENTS (as declared by the seller)

The building has benefited from several upgrades over the years, offering comfort, longevity, and stability for future occupants:

2025 : Replacement of water heaters in all three units.

2022 : Unit 6732: New flooring and installation of a bathroom and kitchen ventilation system.

2022 : Unit 6728: New flooring in the basement corridor and kitchen.

#### KEY HIGHLIGHTS

- \* The ground floor unit is VACANT and available for the BUYER.
- \* High and stable potential annual income: +/- \$58,440/year.
- \* Prime location near the metro, schools, shops, and essential services.
- \* Private backyard with potential parking space.
- \* Well-maintained property with improvements carried out over the years.
- \* Rapidly growing and in-demand neighbourhood, ideal for owner-occupants or investors.
- \* Strong rental demand ensuring easy occupancy and excellent growth potential.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1955
Number of Rooms	6
Superficie Habitable	1,985.96 PC
les fenêtres	Aluminum
Type de Windows	Sliding
Revêtement	Aluminum , Brick , Vinyl
Toiture	Asphalt and gravel

## Caractéristiques du terrain et extérieur

Dimensions du terrain	7.62 ft x 90.29 ft
Superficie du terrain	2,249.68 SF
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	9.0x19.7 ft	Wood	Double living room
Dining room	1st level/Ground floor	6.6x13.4 ft	Wood	wooden slat
Kitchen	1st level/Ground floor	6.5x14.4 ft	Wood	Large patio door
Master bedroom	1st level/Ground floor	8.6x12.6 ft	Wood	Wooden slat
Bathroom	Basement	8.6x5.10 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	9.0x12.2 ft	Wood	Wooden slat
Workshop	Basement	9.3x10.9 ft	Concrete	

Laundry room	Basement	9.3x10.9 ft	Concrete	
Corridor	Basement	5.0x14.5 ft	Concrete	Exterior Exit
Living room	2nd floor	9.3x19.7 ft	Floating floor	Double living room
Dining room	2nd floor	6.5x14.2 ft	Floating floor	
Kitchen	2nd floor	6.4x14.2 ft	Floating floor	
Master bedroom	2nd floor	8.8x13.4 ft	Floating floor	
Bathroom	2nd floor	8.8x4.9 ft	Floating floor	
Bedroom	2nd floor	9.3x11.9 ft	Floating floor	
Living room	Basement	9.3x13.5 ft	Wood	Wooden slat
Dining room	Basement	6.5x13.6 ft	Floating floor	
Kitchen	Basement	6.4x13.6 ft	Floating floor	
Bathroom	Basement	9.1x5.8 ft	Floating floor	
Bedroom	Basement	9.2x12.9 ft	Wood	Wooden slat

## Caractéristiques

Système de chauffage	Space heating baseboards
Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Sous-sol	6 feet and over , Separate entrance , Finished basement
Aménagement paysager	Patio , Fenced , Land / Yard lined with hedges , Landscape
Armoire	Melamine
Fondation	Poured concrete

Caractéristiques distinctives    Wooded

## **INCLUSIONS & EXCLUSIONS**

Inclusions                      Three (3) water heaters

Exclusions                      The tenants' property and personal belongings.

