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Montréal (Ville-Marie)-2030, Rue Lespérance, 201

\$339000



2030, Rue Lespérance, Montréal (Ville-Marie), H2K2N9

ULS : 11909679

[VISITE DE LA PROPRIÉTÉ](#)

GREAT OPPORTUNITY! Two (2) bedroom condo of 699 sq. ft. (2011), a 5-minute walk from Préfontaine metro station and Promenade Ontario, in a sought-after and fast-growing neighbourhood. Bright unit with a functional layout, private rear balcony with adjoining storage space. Well-managed co-ownership on a quiet street, all services within walking distance: grocery store, parks, restaurants, public transit. Jacques-Cartier Bridge and downtown less than 10 minutes away. Currently rented - Lease until June 30, 2027. Occupancy possible July 2027 for an owner-occupant (repossession notice required before Dec. 31, 2026). Ideal to plan your purchase!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$55,700.00
Évaluation du bâtiment	\$264,000.00
Évaluation municipale	\$319,700.00

Taxes

Municipale	\$1,860.00
École	\$216.00
Total	\$2,076.00

Dépense annuelle

Frais de copropriété	\$244.00
Total	\$244.00

Énergie

Électricité	\$940.00
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ADDENDA

WELCOME to 2230 Lespérance Street, Unit 201, Ville-Marie

UNIT FEATURES:

- + Two (2) bedroom condo, 699 sq. ft., built in 2011
- + Bright unit with a functional layout
- + Private rear balcony
- + Private storage space adjoining the balcony
- + Currently rented -- lease in effect until June 30, 2027
- + Occupancy possible in July 2027 for an owner-occupant, subject to the repossession notice being sent before December 31, 2026

THE CO-OWNERSHIP:

- + Well-managed condominium syndicate
- + Financial statements and minutes available
- + Contingency fund in place

LOCATION:

Property ideally located in a rapidly transforming neighbourhood, between downtown and Hochelaga-Maisonneuve. In recent years, Ontario Street, near the Préfontaine and Frontenac metro stations, has been revitalized with new shops, restaurants and activities, offering a dynamic and pleasant living environment.

TRANSPORTATION:

- + Préfontaine metro station (green line), a 5-minute walk
- + Frontenac metro station (green line), a 10-minute walk
- + Bus 125 (toward downtown) and bus 94 (toward Iberville)
- + Bike paths and BIXI stations nearby
- + Jacques-Cartier Bridge and quick access to downtown in less than 10 minutes by car

WITHIN WALKING DISTANCE:

- + Raymond-Préfontaine and Médéric-Martin parks: children's playground, wading pool, tennis, pétanque, community gardens
- + Indoor pool at the Jean-Claude-Malépart centre
- + Frontenac library and cultural centre
- + Arena, gyms, dance school
- + Cafés, restaurants, bars, grocery store, convenience store, pharmacy, outdoor markets in summer
- + Daycares, elementary and high schools

This condo represents an ideal opportunity to plan your purchase in the heart of a vibrant neighbourhood.

A new certificate of location is on order

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2011
Number of Rooms	8
Superficie Habitable	698.58 PC

Nombre d'étages 3

Revêtement Brick

Caractéristiques du terrain et extérieur

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
Hallway	1st level/Ground floor	12.1x4.9 ft	Floating floor	
Master bedroom	1st level/Ground floor	12.11x11.10 ft	Floating floor	
Bathroom	1st level/Ground floor	8.5x6.10 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	7.9x9.9 ft	Floating floor	
Dining room	1st level/Ground floor	8.3x9.9 ft	Floating floor	
Living room	1st level/Ground floor	9.10x9.9 ft	Floating floor	
Bedroom	1st level/Ground floor	13.9x7.9 ft	Floating floor	
Laundry room	1st level/Ground floor	5.4x2.3 ft	Ceramic tiles	

Caractéristiques

Système de chauffage Electric baseboard units

Énergie de chauffage Electricity

Équipements / services Entry phone

Approvisionnement en eau Municipality

Système d'égout Municipal sewer

Zonage Residential

INCLUSIONS & EXCLUSIONS

Exclusions The tenants' personal property and belongings.

