

Centris No. 20406918 (Active)

[See all pictures](#)



\$799,000

1250-1254 Rue Cardinal
Montréal (Saint-Laurent)
H4L 3E8

Region Montréal
Neighbourhood Others
Near Rochon

Body of Water

Property Type	Duplex	Year Built	1949
Property Use	Residential only	Lot Assessment	\$288,700
Building Type	Semi-detached	Building Assessment	\$415,100
Total Number of Floors		Total Assessment	\$703,800 (113.53%)
Building Size	9.57 X 8.87 m	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Certificate of Location	Yes (2018)
Lot Area	372.5 sqm	File Number	
Cadastre	1516605	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	1250	End of Lease	2027-06-30	Included in Lease	Water taxes
No. of Rooms	11	Monthly Rent	\$1,690	Excluded in Lease	Heating, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Furnished, Partially furnished, Snow removal, Lawn
No. of Bedrooms (al3		Rental Value			

No. Bath/PR	2+0	Features
Washer/Dryer (inst.)	Yes	No. of Parking Spaces

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	3.96 X 3.78 m	Wood	
GF	Dinette	2.44 X 3.78 m	Ceramic	
GF	Kitchen	3.78 X 3.05 m	Ceramic	
GF	Primary bedroom	3.66 X 3.05 m	Wood	
GF	Bedroom	3.35 X 2.44 m	Wood	
GF	Office	2.44 X 1.83 m	Wood	
GF	Bathroom	1.83 X 3.05 m	Ceramic	
BA1	Family room	5.49 X 3.35 m	Vinyl	
BA1	Bedroom	4.57 X 3.96 m	Vinyl	
BA1	Bathroom	3.66 X 3.05 m	Vinyl	
BA1	Storage	3.05 X 3.05 m	Vinyl	

Apt. No.	1254	End of Lease	Vacant	Included in Lease
No. of Rooms	6	Monthly Rent		
No. of Bedrooms (al2		Rental Value	\$1,650	Excluded in Lease

No. Bath/PR	1+0	Features
Washer/Dryer (inst.)	Yes	No. of Parking Spaces

Level	Room	Size	Floor Covering	Additional Information
2	Living room	3.96 X 3.78 m	Vinyl	
2	Dinette	2.44 X 3.78 m	Vinyl	
2	Kitchen	3.78 X 3.05 m	Vinyl	

2	Primary bedroom	4.57 X 3.78 m	Vinyl
2	Bedroom	4.57 X 3.78 m	Vinyl
2	Bathroom	1.83 X 3.05 m	Vinyl
Annual Potential Gross Revenue			\$40,080 (2026-07-29)

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing	Elastomeric membrane	Pool	
Siding		Parkg (total)	Driveway (1)
Dividing Floor		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Floor Covering		Distinctive Features	
Basement	6 feet and more, Finished basement, Outdoor entrance	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Metro, Park, Public transportation, Réseau Express Métropolitain (REM), University
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Property/Unit Amenity		Occupancy	Single
Building Amenity			
Mobility impaired accessible			

Inclusions

Any appliances or accessories included in the leases

Exclusions

All of the tenants personal belongings

Remarks

Excellent opportunity to own a well-maintained duplex in the heart of Saint-Laurent. Renovated in 2018, this property offers flexibility for both investors and owner-occupants. The vacant upper unit is ready for immediate occupancy, while the main floor is tenant occupied, providing instant rental income. Ideally located within walking distance of the métro, REM Montpellier station, parks, schools, shopping and everyday amenities, with quick access to major highways. A turnkey property in a sought-after neighbourhood offering both convenience and long-term potential.

Addendum

Visits to both units will take place during two scheduled visitation periods per week . Dates and times will be communicated upon request.
The upper unit is currently vacant and available for occupancy.
The main floor unit is tenant occupied.

Sale with exclusion(s) of legal warranty : The sale is made without legal warranty as to quality and at the risk and peril of the buyer

Seller’s Declaration	Yes SD-02182
-----------------------------	--------------

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

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.

Financial Summary

1250-1254 Rue Cardinal Montréal (Saint-Laurent) H4L 3E8

Potential Gross Revenue (2026-07-29)		Residential	
Residential	\$40,080	Type	Number
Commercial		6 ½	1
Parking/Garages		Other	1
Other		Total	2
Total	\$40,080	Commercial	
Vacancy Rate and Bad Debt		Type	Number
Residential		Others	
Commercial		Type	Number
Parking/Garages			
Other			
Total			
Effective Gross Revenue			
\$40,080			
Operating Expenses			
Municipal Tax (2026)	\$4,420	Gross Income Multiplier	
School Tax (2026)	\$516	Price per door	
Infrastructure Tax		Price per room	
Business Tax		Coefficient comparison of number of rooms	
Water Tax		Total number of rooms	
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	\$4,936		
Net Operating Revenue	\$35,144		