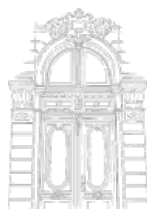


# PONCET & PONCET

*L'Immobilier d'Exception*  
FRANCE

WESTMOUNT, QC, CANADA



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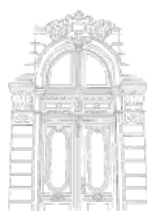
*L'Immobilier d'Exception*

FRANCE

## WESTMOUNT, QC, CANADA

It is an exceptional income property located in the highly sought-after Victoria Village. This gorgeous and classic Victorian building of 3-stories with five (5) residential apartments with separate entrances is located at the corner of Chesterfield & Prince-Albert along with a quiet, peaceful, and beautiful street. These charming apartments feature a historical appeal to them. Considering its incredible revenue potential and tremendous living space, this is an excellent investment opportunity in a unique location in Westmount. A unique opportunity to own a 5-plex in a sought-after area of Westmount with a total livable area of 5,600 square feet including a street-level apartment in Victoria Village. A solid and timeless corner building with plenty of natural light and large windows. Every unit features high ceilings, hardwood floors, and classical doors, preserving its architectural old-world charm. In addition to incredible living spaces and historic architectural details spread over three floors, this rental property offers separate entrances, car parking, a rooftop terrace, and much more. The listing includes construction plans prepared by Dahan Design. Each unit has been thoughtfully divided and designed to allow for plenty of usable space and comfortable living. It is an exceptional and rare transformation possibility into a luxurious home or condos in Westmount. Renovated units around the building sold up to 1,000\$ per square foot of livable area in the past 12 months and the market is still going higher. Just a few steps from plenty of restaurants and boutiques on Sherbrooke Street, this Centennial Victorian style is typical with high ceilings and great space. This property is one of the very few in Westmount with a permit for short-term accommodations. In proximity to Greene Avenue, Westmount Square, highway access (Decarie Expressway), metro Atwater and many local services. Just steps from Westmount Park and the recreation center, this revenue property has it all.

Prix : \$3,720,930.00 USD



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