



QUADRUPLEX IN VILLERAY

7337-7341, Berri Street, Montréal
FOR SALE

Highlights

\$ 1,298,000
Asking price

4
Units

3
Floors

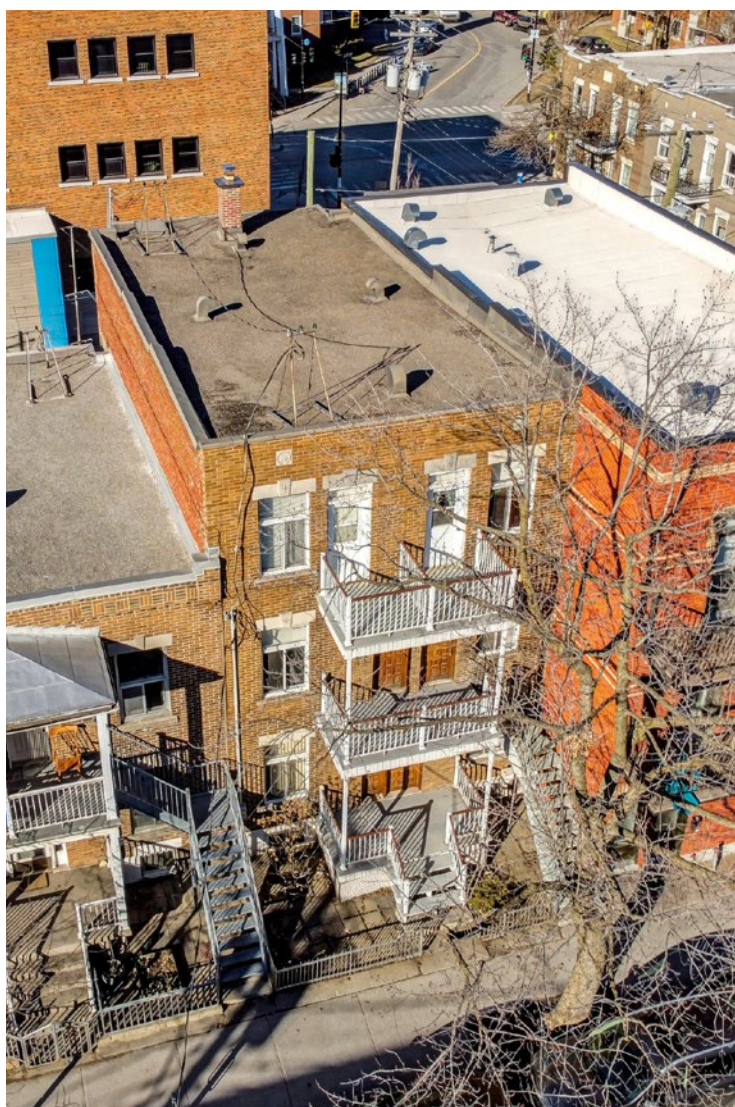
863 sq.ft.
Average area of the units

\$ 1,386
Average rent

Resume

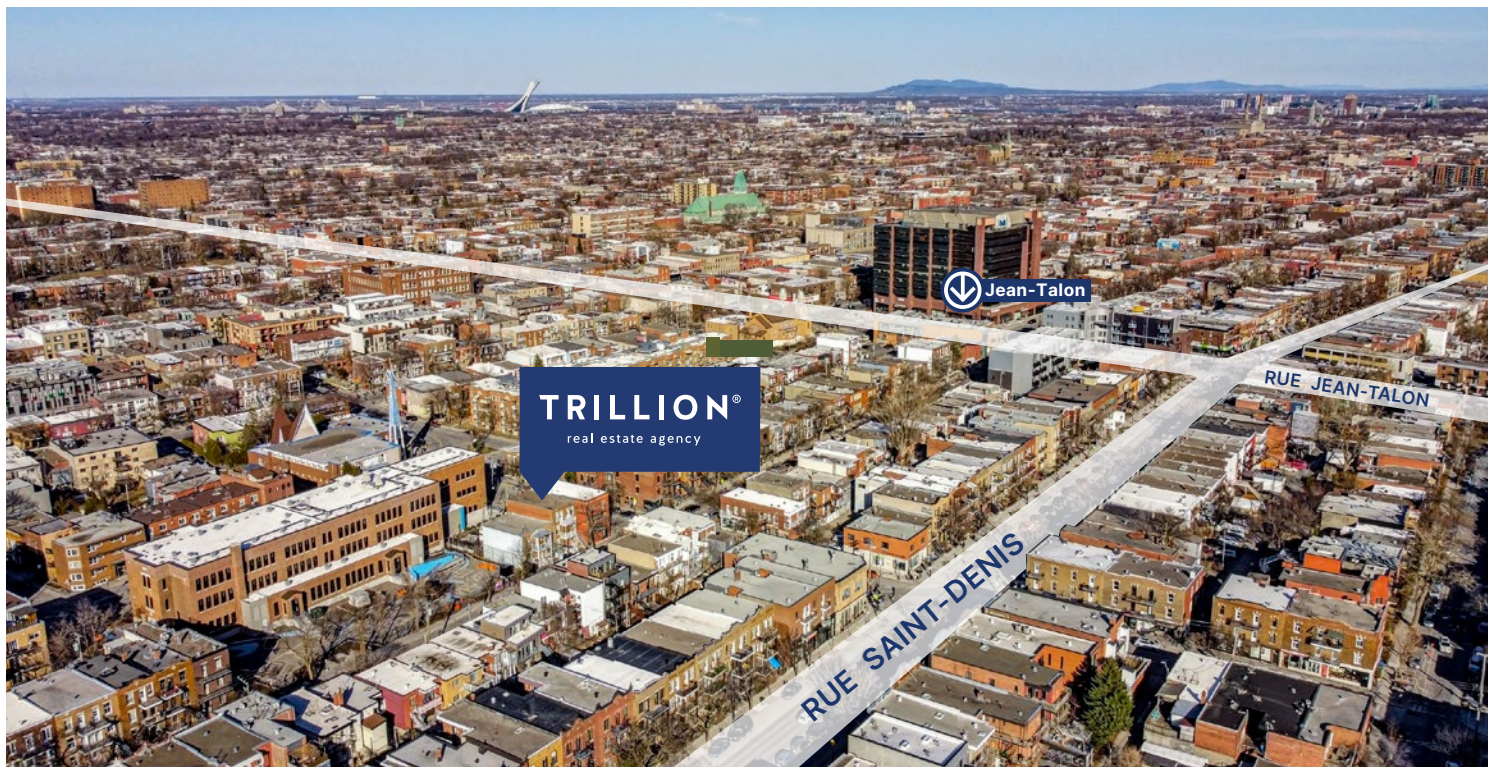
Row building comprising 4 residential units on 3 floors, carefully maintained over the years. Possibility of double occupancy: apartment #7341 is available now and apartment #7337 will be available at your convenience.

Distribution of units



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Property summary

Construction year	1927
Number of floors	3
Property type	Attached
Total living area	3,450 sq.ft.
Land size	2,252 sq.ft.
Energy	Electricity
Siding	Brick
Washer/Dryer inst.	In each unit
Parking	2 (driveway)
Zoning	Residential
Cadastre	3457938

Distribution of units

Unit	Rooms	Monthly rent
7337	6 1/2	\$ 1,800
7339	4 1/2	\$ 600
7339A	4 1/2	\$ 645
7341	6 1/2	\$ 2,500

Financial information

Asking price	\$ 1,298,000
Gross revenue	\$ 66,540
Operation expenses	\$ 9,756
Net Revenue	\$ 56,694
Municipal evaluation	2023-2024-2025
Evaluation, land	\$ 334,900
Evaluation, building	\$ 636,600
Evaluation, total	\$ 971,500
Municipal taxes (2024)	\$ 6,317
School taxes (2024)	\$ 775
Taxes, total	\$ 7,092

Sale without legal warranty

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Renovated
kitchen

7337 Berri

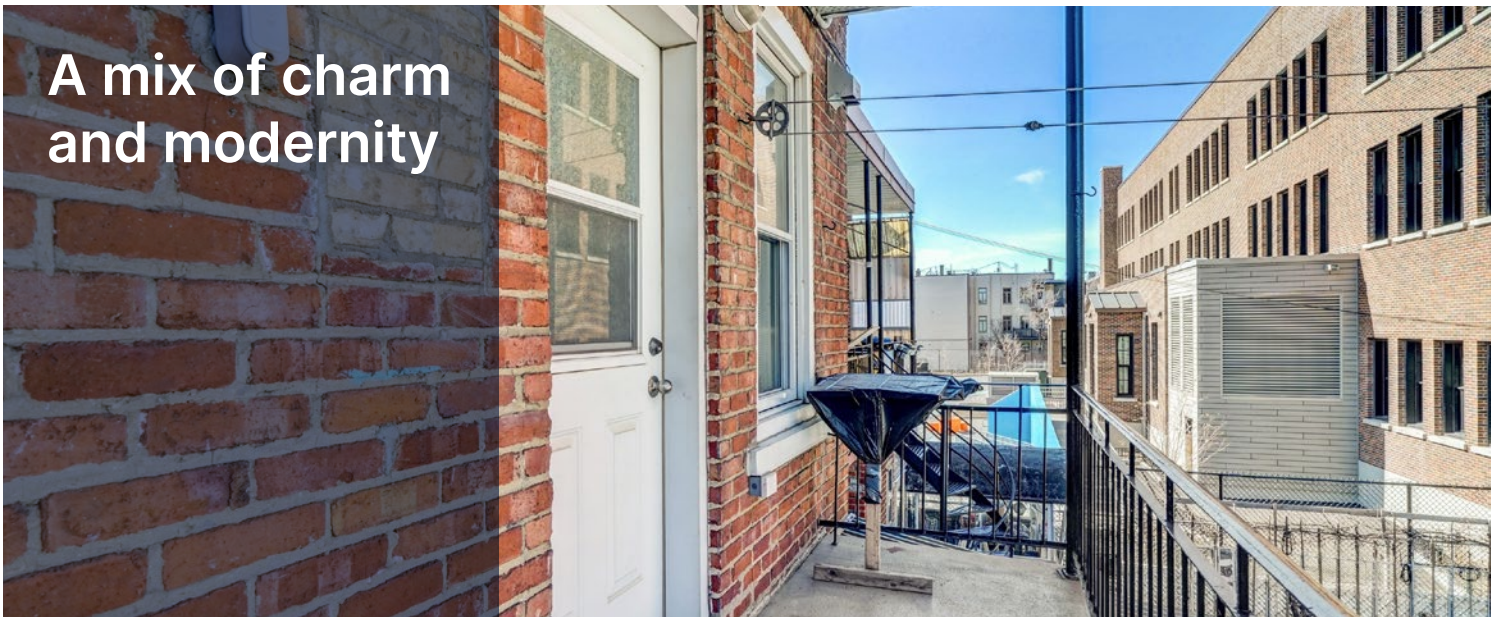


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7337 Berri

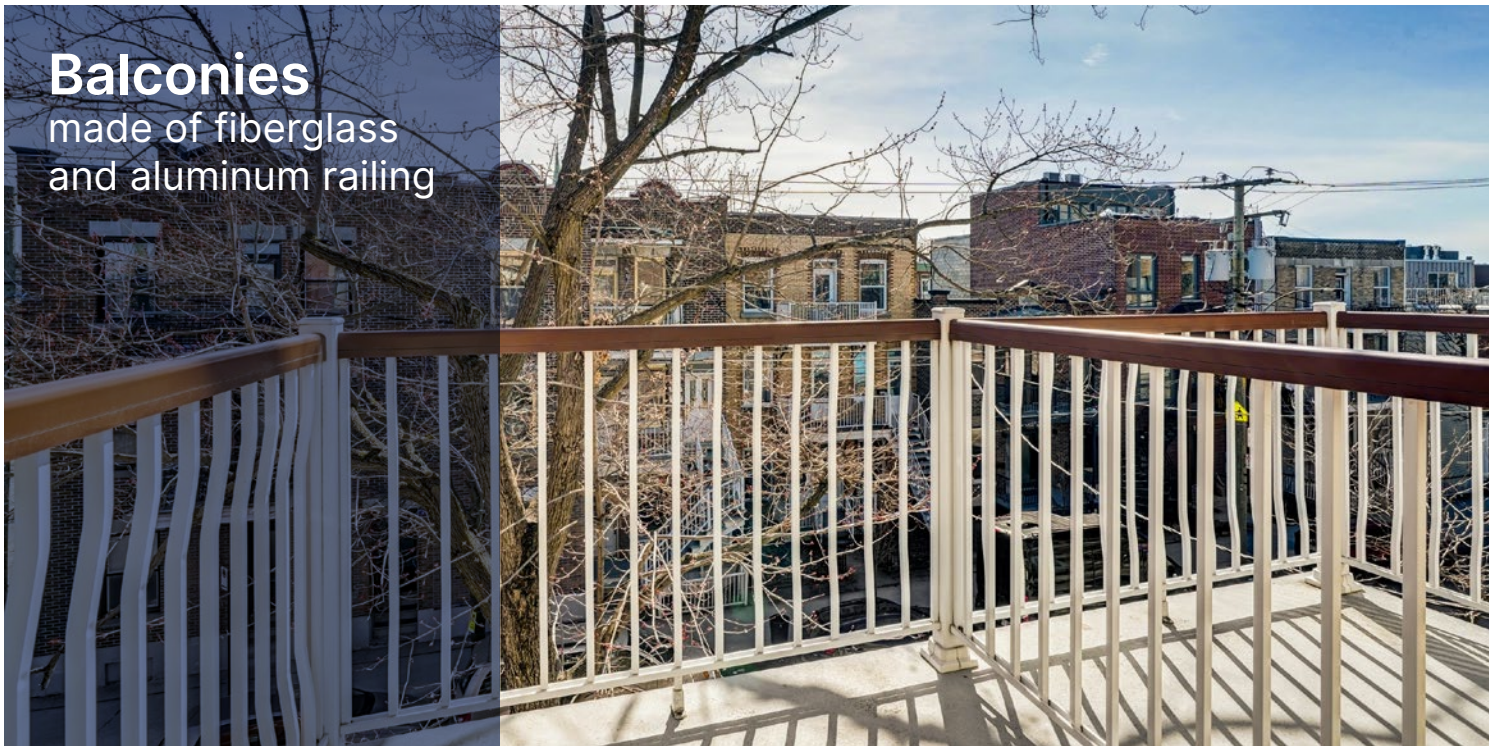


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Balconies

made of fiberglass
and aluminum railing



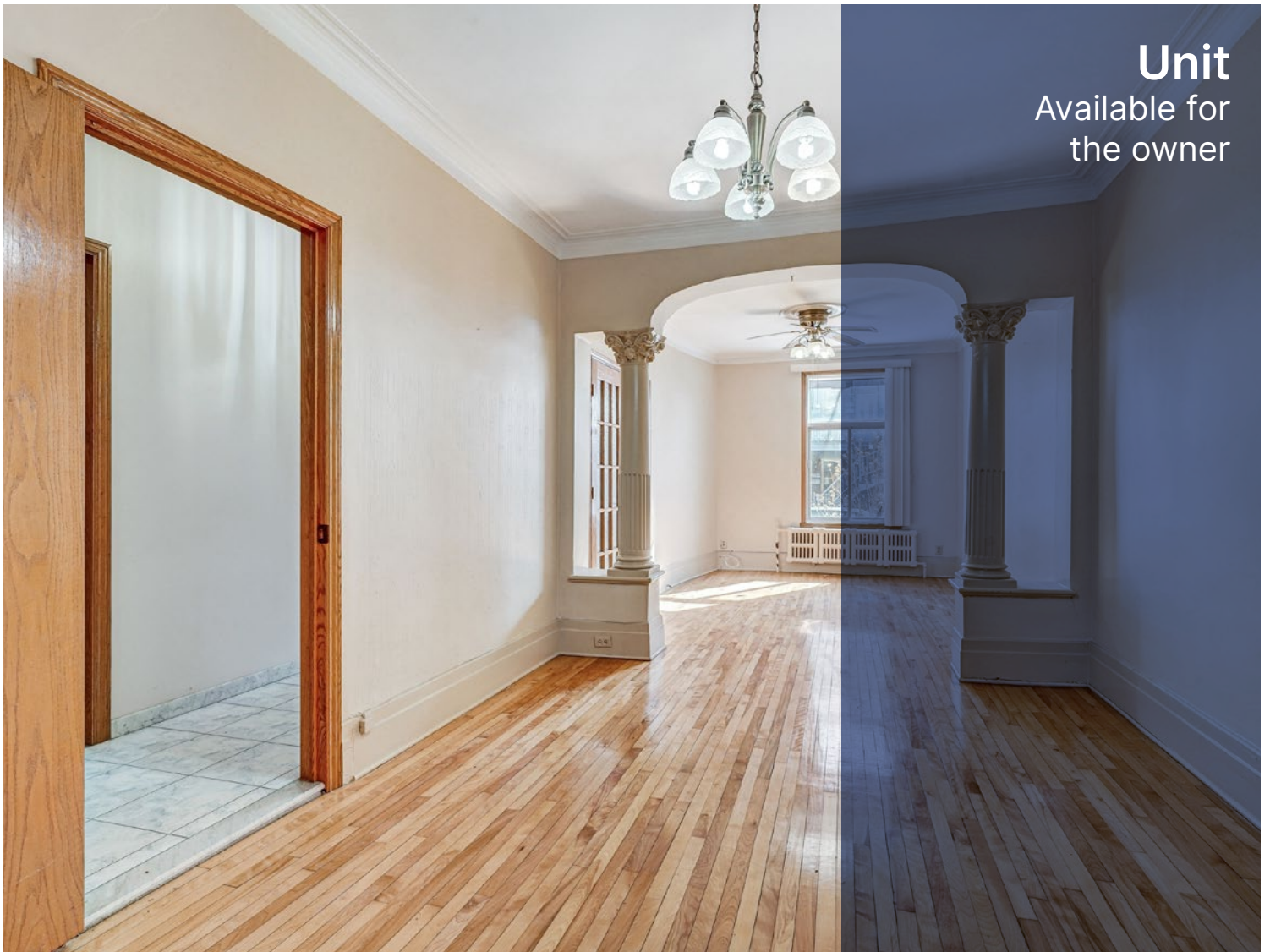
7339 Berri



7337-7341, Berri Street, Montréal



7341 Berri



Unit
Available for
the owner

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Location

In the heart of the vibrant Villeray neighborhood, this quadruplex offers one of the most coveted locations in Montreal. Located just steps away from the Jean-Talon metro station, a connection point between the orange and blue metro lines, this location provides unparalleled accessibility to the entire city. Less than 300 meters away lies the famous Jean-Talon Market, renowned for its fresh local products, while Jarry Park and Plaza St-Hubert are also within a short walking distance.



This ideal location offers exceptional convenience to fully explore the many attractions and services of Villeray.

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Contact us



Daniel Bergeron

Vice President,
Commercial Real
Estate Broker

514.743.9638

daniel@agencetrillion.com

agencetrillion.com