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Centris No. 25265270 **(Active)**

[See all pictures](#)



\$995,000

9-11 Rue Legault
Sainte-Anne-de-Bellevue
H9X 1Z3

Region Montréal
Neighbourhood South
Near St-Jacques

Body of Water

Property Type	Duplex	Year Built	1900
Property Use	Residential only	Lot Assessment	\$213,700
Building Type	Detached	Building Assessment	\$219,600
Total Number of Floors	2	Total Assessment	\$433,300 (229.63%)
Building Size	36 X 40 ft irr	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	96 X 53 ft	Certificate of Location	Yes (2026)
Lot Area	5,111 sqft	File Number	
Cadastre	1556534	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	9	End of Lease	2027-05-31	Included in Lease	Outdoor parking (2), Water taxes, Indoor parking (0)
No. of Rooms	6	Monthly Rent	\$2,300	Excluded in Lease	Heating, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Furnished, Partially furnished
No. of Bedrooms (al4		Rental Value			

No. Bath/PR	1+1	Features	
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Int. : 0 Ext. : 2

Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	12 X 11 ft irr	Wood	
GF	LVR/DNR	17.4 X 15 ft irr	Wood	
GF	Bedroom	10.9 X 9.10 ft	Wood	
GF	Powder room	7 X 3.6 ft	Wood	
2	Bedroom	13.3 X 9 ft	Wood	
2	Bedroom	11.7 X 9 ft	Wood	
2	Bedroom	14 X 8 ft	Wood	
2	Bathroom	7.10 X 6.9 ft	Wood	
Additional Space			Size	
Garage			44.4 X 18.3 ft	

Apt. No.	11	End of Lease	Vacant	Included in Lease	Outdoor parking (4), Hot water, Indoor parking (0)
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No. of Rooms	7	Monthly Rent			
No. of Bedrooms (all)	4	Rental Value	\$2,500	Excluded in Lease	Heating, Water taxes, Internet, Electricity, Air conditioning, Cable/TV
No. Bath/PR	1+1	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces	Int. : 0 Ext. : 4		
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	19.5 X 11.2 ft	Vinyl	Pantry	
GF	Living room	14.3 X 9 ft	Vinyl		
GF	Dining room	15.8 X 8.7 ft	Vinyl		
GF	Powder room	5 X 4.6 ft	Vinyl		
GF	Walk-in pantry	8.2 X 3.6 ft	Vinyl		
2	Bedroom	11.6 X 11.1 ft irr	Wood		
2	Bedroom	12.5 X 8.6 ft	Wood		
2	Bedroom	12.3 X 8.5 ft	Wood	Walk-in closet	
2	Bedroom	11.5 X 8 ft	Wood		
2	Bathroom	8.3 X 4.10 ft irr	Vinyl		
2	Landing	11.3 X 9.6 ft irr	Wood		
Annual Potential Gross Revenue			\$57,600	(2026-10-01)	

Other monthly revenues - 1 unit(s)

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
Parking/Garages	1	1	\$500		
Annual Potential Gross Revenue			\$6,000	(2026-10-01)	

Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	Water heater - 2 (\$32)
Foundation		Renovations	
Roofing	Elastomeric membrane, Sheet metal	Pool	
Siding		Parkg (total)	Driveway (6), Garage (4)
Dividing Floor		Driveway	Double width or more, Unpaved, With outside socket
Windows	PVC	Garage	Detached, Double width or more
Window Type	Guillotine, Sliding	Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Fenced
Heating System	Electric baseboard units	Topography	Flat
Floor Covering	Wood, Vinyl	Distinctive Features	Street corner
Basement	Crawl space, Low (less than 6 feet), Unfinished	Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, University
Fireplace-Stove		Environmental Study	
Kitchen Cabinets	Melamine	Energy efficiency	
Property/Unit Amenity		Occupancy	
Building Amenity			
Mobility impaired accessible			

Inclusions

All 5 appliances in each unit; Fridge, stove, built-in dishwasher, washer, dryer.

Exclusions

Remarks

Rare opportunity in Ste-Anne-de-Bellevue south! Duplex with an oversized 800sf detached garage, two private driveways with parking for 6 cars, on a large 5,111sf corner lot. Excellent investment opportunity generating monthly revenue of \$5,300. Annual revenue of \$63,600. Unlike a traditional up-and-down duplex, both units are spacious two-storey townhouses, each featuring their own two private entrances, offering greater privacy and a true single-family home feel for tenants and/or occupants. Walk to McGill/John Abbott/boardwalk/buses/train.

Addendum

Unit #9 is a spacious 4-bedroom (6½) townhouse, two floors with 1.5 bathrooms, two private entrances, single-width driveway with parking for 2 cars (tandem)

Currently rented for \$2,300/month until May 31, 2027.

Unit #11 is a spacious 4-bedroom (7½) townhouse, two floors with 1.5 bathrooms, two private entrances. Potential to convert the living room into a 5th bedroom to increase rental income. Double-width driveway with parking for 4 cars.

Unit #11 has intentionally been left vacant by the seller to provide flexibility and maximize options for the future buyer.

Previously rented for \$2,500/month.

Rare 800sf detached garage (18'3" x 44'4") ... with electricity and a garage door opener. Garages of this size are rare in Ste-Anne-de-Bellevue (this one has acquired rights) as current zoning limits newly constructed detached garages to a maximum of 430sf.

The garage is currently rented for \$500/month.

Parking for multiple vehicles.

Ideal for workshop, hobbyists, contractors, collectors, or extensive storage.

Updates:

Duplex:

New CanExel siding and aluminum trim on entire building (2025)

Windows and exterior doors updated. (2010)

Metal roof (installed by previous owners) remains in good condition and has never leaked.

Garage: New roof structure; includes new trusses, ¾ plywood + elastomeric membrane. Also complete rebuild of the north wall with 2x6's. New siding. (2017)

#9: Completely updated in 2010, new 1.5 bathrooms, new kitchen, new bamboo flooring on 2nd level, hardwood floors on main level.

#11: Kitchen was redone in 2015. New bamboo floors in 3 bedrooms on 2nd level. 100amp panel box with breakers (2017)

Bathroom and powder room updated in 2026.

Prime location within walking distance to McGill University's Macdonald Campus + John Abbott College (1km), train station, buses, the village waterfront, restaurants, cafés and boardwalk, parks, schools and recreational facilities, highway 20, offering quick access to downtown Montreal and the West Island. Shuttle to the REM.

Bank pre-approval or proof of funds is required prior to all showings.

Property is in the process of being re-assessed by Évaluation foncière Montréal. Evaluation & taxes will increase.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-98490

In compliance with environmental protection laws

Source

Notice of disclosure

Yes

ROYAL LEPAGE URBAIN, Real Estate Agency

IMMEUBLES MTL / MTL REALTY, Real Estate Agency (Interest: Direct)

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

9-11 Rue Legault Sainte-Anne-de-Bellevue H9X 1Z3

Potential Gross Revenue (2026-10-01)		Residential	
Residential	\$57,600	Type	Number
Commercial		6 ½	1
Parking/Garages	\$6,000	7 ½	1
Other		Total	2
Total	\$63,600	Commercial	
Vacancy Rate and Bad Debt		Type	Number
Residential		Others	
Commercial		Type	Number
Parking/Garages		Parking/Garages	1
Other			
Total		Gross Income Multiplier	15.64 ²
Effective Gross Revenue		Price per door	\$497 500
	\$63,600	Price per room	\$76 538
Operating Expenses		Coefficient comparison of number of rooms	6.50
Municipal Tax (2026)	\$3,567	Total number of rooms	13
School Tax (2025)	\$314		
Infrastructure Tax			
Business Tax			
Water Tax			
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			
2 hot water heaters	\$384		
Recovery of expenses			
Total	\$4,265		
Net Operating Revenue	\$59,335		



Frontage



Frontage



Frontage



Other



Other



Other



Other



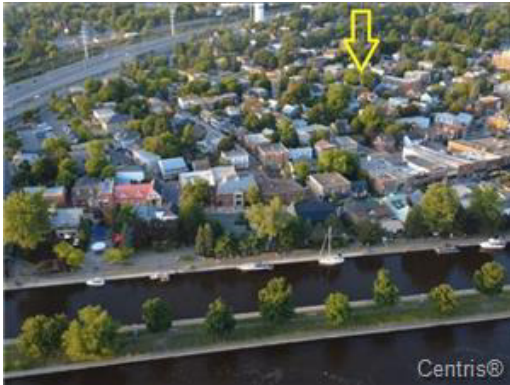
Garage



Garage



Aerial photo



Aerial photo



Other



Other



Other



Other



Other



Other



Other



Other



Other



Other



Other



Other



Other