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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		
No. of Bedrooms (al	4	**Rental Value**		**Excluded in Lease**	Heating, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Furnished, Partially furnished
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)

No. of Rooms	7	**Monthly Rent**			
No. of Bedrooms (al	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	$700		

Annual Potential Gross Revenue $8,400 (2026-11-13)

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 $5,500. Annual revenue of $66,000. 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.
Garage rental is $700/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.

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	$57,600
Commercial	
Parking/Garages	$8,400
Other	
Total	**$66,000**
Vacancy Rate and Bad Debt	
Residential	
Commercial	
Parking/Garages	
Other	
Total	
Effective Gross Revenue	**$66,000**
Operating Expenses	
Municipal Taxe (2026)	$3,567
School Taxe (2025)	$314
Infrastructure Taxe	
Business Taxe	
Water Taxe	
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	**$61,735**

Residential

Type	Number
6 ½	1
7 ½	1
Total	**2**

Commercial

Type	Number

Others

Type	Number
Parking/Garages	1

Gross Income Multiplier	15.08[2]
Price per door	$497 500
Price per room	$76 538
Coefficient comparison of number of rooms	6.50
Total number of rooms	13



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