Centris No. 28836103 **(Active)**

[See all pictures]





$600,000

7744-7746 Rue Serge
Montréal (LaSalle)
H8N 2B9
Region Montréal
Neighbourhood
Near Rue Thierry

Body of Water

Property Type	Duplex	**Year Built**	1970
Property Use	Residential only	**Lot Assessment**	$166,600
Building Type	Attached	**Building Assessment**	$292,400
Total Number of Floors	3	**Total Assessment**	$459,000 (130.72%)
Building Size		**Expected Delivery Date**	
Living Area	167.1 sqm	**Reposess./Judicial auth.**	No
Building Area		**Trade possible**	
Lot Size		**Certificate of Location**	No
Lot Area	138.8 sqm	**File Number**	
Cadastre	1725204	**Occupancy**	60 days PP Accepted
Zoning	Residential	**Deed of Sale Signature**	60 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	7746	**End of Lease**	Vacant	**Included in Lease**	Heating
No. of Rooms	4	**Monthly Rent**			
No. of Bedrooms (al	1	**Rental Value**	$900	**Excluded in Lease**	
No. Bath/PR	1+0	**Features**			
Washer/Dryer (inst.)	Yes	**No. of Parking Spaces**			

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	4.14 X 4.52 m	Parquetry	
GF	Bedroom	2.74 X 2.31 m	Parquetry	
GF	Bathroom	1.04 X 1.78 m	Linoleum	
GF	Utility	1.42 X 2.41 m	Concrete	

Apt. No.	7744	**End of Lease**	Owner-occupant	**Included in Lease**	
No. of Rooms	9	**Monthly Rent**			
No. of Bedrooms (al	3	**Rental Value**	$2,500	**Excluded in Lease**	
No. Bath/PR	1+1	**Features**			
Washer/Dryer (inst.)	Yes	**No. of Parking Spaces**			

Level	Room	Size	Floor Covering	Additional Information
2	Living room	5.23 X 4.7 m	Carpet	
2	Dining room	5.23 X 2.72 m	Carpet	
2	Dinette	4.32 X 3 m	Laminate floor	
2	Kitchen	3.25 X 2.57 m	Laminate floor	
2	Powder room	0.81 X 1.63 m	Tiles	
3	Primary bedroom	4.57 X 3.07 m	Carpet	
3	Bedroom	4.57 X 3.2 m	Carpet	
3	Bedroom	3.2 X 2.26 m	Carpet	
3	Bathroom	2.34 X 1.52 m	Carpet	

Annual Potential Gross Revenue $40,800 (2026-11-01)

Features

Sewage System	Municipality	**Loading Platform**	
Water Supply	Municipality	**Rented Equip. (monthly)**	
Foundation	Poured concrete	**Renovations**	
Roofing	Elastomeric membrane, bitumen and gravel	**Pool**	
Siding		**Parkg (total)**	Driveway (1), Carport (1)
Dividing Floor		**Driveway**	Asphalt
Windows		**Garage**	
Window Type		**Carport**	Attached
Energy/Heating	Natural gas	**Lot**	
Heating System	Forced air	**Topography**	
Floor Covering		**Distinctive Features**	
Basement		**Water (access)**	
Bathroom		**View**	
Washer/Dryer (installation)		**Proximity**	CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation
Fireplace-Stove		**Environmental Study**	
Kitchen Cabinets		**Energy efficiency**	
Property/Unit Amenity		**Occupancy**	
Building Amenity			
Mobility impaired accessible			

Inclusions

Exclusions

light fixtures in the staircase

Remarks

INVESTMENT OPPORTUNITY! Great potential for investors, renovators or buyers looking to build equity! This duplex features two separate units: a spacious 5½ with 3 bedrooms, a separate dining room, kitchen and dinette, plus a ground-level 3½ apartment with its own entrance. Owned by the same family since construction, the property remains largely in its original condition and requires extensive renovations. An excellent opportunity to transform, modernize and maximize its value. Bring your vision and unlock its potential!

Addendum

ADDITIONAL INFORMATION

EXCELLENT INVESTMENT OPPORTUNITY -ATTRACTIVE PRICE!
NEEDS RENOVATIONS ++
Located on Rue Serge in LaSalle, this duplex offers tremendous potential for investors, renovators, contractors or owner-occupants looking to create value.

PROPERTY HIGHLIGHTS

Duplex with two legally separate residential units.

Currently used as one single-family residence.

Spacious 5½ unit featuring 3 bedrooms, living room, separate dining room, kitchen and dinette.

Ground-level 3½ apartment with its own private entrance.

Owned by the same family since construction.

Largely original condition, requiring extensive renovations and updating.

Excellent opportunity to renovate, modernize and maximize the property's potential.

Ideal for an owner-occupant, investor or renovation project.

LOCATION & NEARBY AMENITIES

Located in an established residential neighbourhood of LaSalle.

Close to schools, daycares and educational facilities.

Nearby parks, green spaces and recreational facilities.

Convenient access to grocery stores, pharmacies, restaurants and everyday services.

Shopping at Carrefour Angrignon and along Boulevard Newman.

Public transportation with connections to Angrignon métro.

Easy access to major roadways, including Autoroute 20.

Convenient location for commuting to downtown Montréal and surrounding areas.

AN OPPORTUNITY NOT TO BE MISSED!

Whether you're looking to renovate and resell, generate rental income or create a multi-generational living arrangement, this property offers plenty of possibilities.

Priced to reflect its current condition. A fantastic opportunity for buyers with vision!

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk and peril.

Seller's Declaration Yes SD-09028

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

7744-7746 Rue Serge Montréal (LaSalle) H8N 2B9

Potential Gross Revenue (2026-11-01)	
Residential	$42,000
Commercial	
Parking/Garages	
Other	
Total	**$42,000**
Vacancy Rate and Bad Debt	
Residential	
Commercial	
Parking/Garages	
Other	
Total	
Effective Gross Revenue	**$42,000**
Operating Expenses	
Municipal Taxe (2026)	$2,930
School Taxe (2026)	$339
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	
Recovery of expenses	
Total	**$3,269**
Net Operating Revenue	**$38,731**

Residential

Type	Number
4 ½	1
9 ½	1
Total	**2**

Commercial

Type	Number

Others

Type	Number
Gross Income Multiplier	14.29[2]
Price per door	$300 000
Price per room	$46 154
Coefficient comparison of number of rooms	6.50
Total number of rooms	13