



Mark Broady, Residential and Commercial Real Estate Broker
 MARK BROADY INC.
ROYAL LEPAGE VILLAGE, Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
 http://www.teambroady.ca

514-991-3937 / 514-694-2121
 Fax : 1-855-947-4757
 mbroady@royallepage.ca



Centris No. 17325181 (Active)

[See all pictures](#)



\$799,000

**5560-5570 Rue Sir-George-Simpson
 Montréal (Lachine)**

H8T 1G2

Region Montréal
Neighbourhood West
Near 56e Av.

Body of Water

Property Type	Duplex	Year Built	1967
Property Use	Residential only	Lot Assessment	\$237,600
Building Type	Semi-detached	Building Assessment	\$442,100
Total Number of Floors	3	Total Assessment	\$679,700 (117.55%)
Building Size	31 X 42 ft	Expected Delivery Date	
Living Area	2,600 sqft	Repossess./Judicial auth.	No
Building Area	1,302 sqft	Trade possible	
Lot Size	41 X 79 ft	Certificate of Location	Yes (2026)
Lot Area	3,247 sqft	File Number	
Cadastre	1524648	Occupancy	30 days PP Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	5560	End of Lease	Vacant	Included in Lease
No. of Rooms	12	Monthly Rent		
No. of Bedrooms (al4		Rental Value	\$3,100	Excluded in Lease
No. Bath/PR	2+1	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	11 X 8.4 ft	Wood	
GF	Dining room	11.4 X 10.7 ft	Wood	
GF	Kitchen	9.11 X 9 ft	Tiles	washer/dryer
GF	Dinette	11 X 6.10 ft	Tiles	
GF	Primary bedroom	10.5 X 18.2 ft	Wood	
GF	Ensuite bathroom	4.6 X 7.10 ft	Ceramic	
GF	Bedroom	10.5 X 16 ft	Wood	
GF	Bedroom	8.3 X 13 ft	Wood	
GF	Bathroom	7.9 X 4.7 ft	Wood	
BA1	Living room	18 X 10.10 ft	Parquetry	
BA1	Dining room	18 X 10.8 ft	Parquetry	
BA1	Kitchen	9.11 X 8 ft	Tiles	
BA1	Bedroom	8.9 X 14.4 ft	Parquetry	
BA1	Powder room	5.5 X 5.5 ft	Tiles	
Additional Space			Size	
Garage			10.9 X 40.3 ft	

Apt. No.	5570	End of Lease	Vacant	Included in Lease
No. of Rooms	8	Monthly Rent		
No. of Bedrooms (all)	3	Rental Value	\$2,300	Excluded in Lease
No. Bath/PR	2+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Level	Room	Size	Floor Covering	Additional Information
2	Living room	11 X 18.9 ft	Wood	
2	Kitchen	12 X 16.2 ft	Tiles	washer/dryer
2	Primary bedroom	10.3 X 17.10 ft	Wood	
2	Ensuite bathroom	4.5 X 7.4 ft	Ceramic	
2	Bedroom	10.3 X 17.2 ft	Wood	
2	Bedroom	8.3 X 13.8 ft	Wood	
2	Office	7.9 X 10.8 ft	Wood	
2	Bathroom	8.2 X 4.10 ft	Ceramic	
Additional Space			Size	
Balcony			7.9 X 3.11 ft	
Annual Potential Gross Revenue			\$64,800	(2026-05-01)

Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation	Poured concrete	Renovations	
Roofing	Elastomeric membrane	Pool	
Siding		Parkg (total)	Driveway (1), Garage (2)
Dividing Floor		Driveway	Paving stone
Windows		Garage	Attached, Built-in, Single width, Tandem
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Hot water	Topography	
Floor Covering		Distinctive Features	
Basement	6 feet and more, Finished basement, Outdoor entrance	Water (access)	
Bathroom	Ensuite bathroom	View	
Washer/Dryer (installation)	kitchen (Other)	Proximity	
Fireplace-Stove		Environmental Study	
Kitchen Cabinets		Energy efficiency	
Property/Unit Amenity	Wall-mounted heat pump	Occupancy	
Building Amenity			
Mobility impaired accessible			

Inclusions
all light fixtures, all window coverings, all bathroom mirrors and fixtures, all appliances, any furniture left in the units, including outdoor furniture.

Exclusions

Remarks
Investor's gem! This expansive, 1967-built semi-detached duplex offers rare double occupancy and incredible value-add potential. The main unit features 3 bedrooms, 2 baths (including primary ensuite), plus a massive finished basement with a second kitchen and 4th bedroom. The upper unit mirrors this spaciousness with 3 bedrooms, 2 baths, and a home office space leading to a front balcony. With hardwood floors throughout a double garage, and a membrane roof (2021), this solid property is steps from 55th Ave highway access. An opportunity to unlock maximum rental values!

Addendum
A rare find in Lachine, this large duplex (1967) is perfect for a multi-generational family or an investor looking to renovate and capitalize on high market demand. With double occupancy available, you can move in or make improvements to maximize

rental income immediately.

Main Unit (Lower & Basement)

The ground floor offers a traditional, spacious layout with hardwood flooring throughout:

Living & Dining: Formal living room and dining room for entertaining.

Kitchen: Functional kitchen featuring a convenient dinette area and a laundry closet.

Bedrooms: Three generous bedrooms, including a primary suite with a walk-in closet and private ensuite bathroom.

Finished Basement: A massive secondary living space featuring a large living/dining area, a bar, a powder room, a second kitchen, and a 4th bedroom.

Garage: Direct interior access to a double (tandem) garage.

Upper Unit

The second floor provides a bright and extensive living space:

Layout: Features a large living room and a kitchen with a dinette and laundry closet.

Bedrooms: Three bedrooms, highlighted by a primary suite with a walk-in closet and ensuite bath.

Office Space: A dedicated home office that leads directly to a private front balcony.

Flooring: Beautiful hardwood floors throughout the main living areas and bedrooms.

Exterior & Mechanics

Roof: High-quality membrane roof redone in 2021.

HVAC: Electric hot-water heating with wall-mounted heat-pumps in both units.

Condition: While the kitchens and bathrooms are older, they are perfectly functional, offering a blank canvas for those looking to modernize and increase the property's value.

Location

Elite Schooling: Walking distance to both Académie Sainte-Anne and the Collège Sainte-Anne Dorval campus.

Commuter's Dream: Immediate access to Highway 20 via 55th Ave, making trips downtown or to the airport effortless.

Lachine Lifestyle: Minutes away from the Lachine Canal, waterfront parks, and the vibrant shops, restaurants, and services of the area.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-89510

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

5560-5570 Rue Sir-George-Simpson Montréal (Lachine) H8T 1G2

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Frontage



Interior



Living room



Dining room



Dinette



Kitchen



Kitchen



Kitchen



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Basement



Basement



Basement



Basement



Patio



Living room



Kitchen