

3589-3591 rue Clark

Montréal (QC) · Le Plateau-Mont-Royal

A building with 2 dwellings (3 storeys), built in 1910, on a 101 m² lot. 6 building permits since 1990. Listed in the inventory of heritage buildings built before 1940. Saint-Laurent metro station is 640 m away.

Assessed, 2026 roll	Welcome tax on that value	Dwellings	Built
\$1,022,500	\$15,799	2	1910

- 1 Check
- 4 Note
- 3 Clear

At a glance

Check	In the inventory of heritage buildings built before 1940
Note	Built before 1970, not tested: the water service line may be lead
Note	6 building permits since 1990
Note	Assessed at \$1,022,500
Note	2 contaminated sites within 100 m
Clear	No notice of deterioration
Clear	No City right of first refusal
Clear	Not in a mapped flood zone

What the records show, and what to do

Check In the inventory of heritage buildings built before 1940

WHAT THE RECORD SAYS	Listed by the City in its inventory of heritage buildings built before 1940 (adopted 2026-03-26).
WHAT IT MEANS	A demolition request for a listed building is reviewed for its heritage value, and the Minister of Culture must be told, which can add months. Renovation is not frozen.
WHAT TO DO	If you plan a rebuild or major exterior changes, ask the borough which review applies.

Source: Ville de Montréal: inventories of heritage buildings built before 1940

Note Built before 1970, not tested: the water service line may be lead

WHAT THE RECORD SAYS	Built 1910, 2 dwellings. No City screening test is published for this address. The City considers buildings with fewer than 8 dwellings built before 1970 likely to have a lead service line.
WHAT IT MEANS	Replacing the private part of a lead service line is the owner's responsibility and is mandatory in Montréal.
WHAT TO DO	Ask the seller whether the service line was tested or replaced, or call 311 to ask whether the City has tested it.

Source: Ville de Montréal: lead service lines (buildings under 8 dwellings built before 1970)

Note 6 building permits since 1990

WHAT THE RECORD SAYS	2015-08-13: Renovation or alteration — En façade, remplacer 2 portes d'entrée, 3 fenêtres au 2e par des fenêtres à guillotine. Re...; 2015-06-15: Renovation or alteration — En façade, remplacer la brique par de la brique Riverdale Smooth de Hanson et reproduire à...; 2015-04-02: Renovation or alteration — Laver le mur de briques sous pression d'eau, démanteler la brique et la ré-installer. Repr...;
WHAT IT MEANS	The open data shows when a permit was issued, not whether the work was finished and inspected.
WHAT TO DO	Ask the seller for the permits and invoices of the main renovations.

Source: Ville de Montréal: building, renovation and demolition permits

Note Assessed at \$1,022,500

WHAT THE RECORD SAYS	2026-2028 roll (market of 2024-07-01): land \$263,400, building \$759,100, total \$1,022,500. Previous roll: \$1,012,400.
WHAT IT MEANS	The roll reflects the market on July 1, 2024, so it can be far from today's price. The welcome tax is calculated on the higher of the price and the adjusted assessed value.
WHAT TO DO	Ask your broker for recent sales nearby before you set your price.

Source: MAMH: assessment roll of Montréal 2026-2028; Ville de Montréal: assessment units

Note **2 contaminated sites within 100 m**

**WHAT THE RECORD
SAYS**

Nearest: 3569, rue Clark Montréal (Québec), 45 m away.

WHAT IT MEANS

Usually a former gas station, garage or workshop. It matters mostly if you plan to dig (basement, foundation, garden) or if groundwater is affected.

WHAT TO DO

If you plan major excavation, ask about a phase I environmental site assessment.

Source: MELCCFP: register of contaminated sites (GTC)

Clear **No notice of deterioration**

**WHAT THE RECORD
SAYS**

The City's register of notices of deterioration has no entry for this address.

WHAT IT MEANS

No maintenance notice from the City is registered on the title for this building.

Source: Ville de Montréal: notices of deterioration

Clear **No City right of first refusal**

**WHAT THE RECORD
SAYS**

The property is not on the City's list of properties subject to its right of preemption.

WHAT IT MEANS

The City cannot step in to buy the property before you.

Source: Ville de Montréal: properties subject to the right of preemption

Clear **Not in a mapped flood zone**

**WHAT THE RECORD
SAYS**

The lot is outside the zones of the provincial flood zone database.

WHAT IT MEANS

Quebec is publishing new flood maps by risk level since 2026; check the borough for the latest map. Basement water from sewer back-up is a separate risk.

Source: MELCCFP: flood zone database (BDZI)

Assessed value and welcome tax

Roll	2026-2027-2028, market of 2024-07-01
Land	\$263,400
Building	\$759,100
Total	\$1,022,500
Previous roll	\$1,012,400

Welcome tax (transfer duties) on \$1,022,500, Montréal 2026 brackets

Bracket	Rate	Tax
\$0 – \$62,900	0.5 %	\$315
\$62,900 – \$315,000	1.0 %	\$2,521
\$315,000 – \$552,300	1.5 %	\$3,560
\$552,300 – \$1,104,700	2.0 %	\$9,404
Total on \$1,022,500		\$15,799

The notary calculates the tax on the highest of the price paid, the price stated and the assessed value multiplied by the comparative factor. Some transfers are exempt.

Building permits since 1990

Work descriptions are quoted as the borough publishes them, in French.

Issued	Permit	Work	Filed under
Aug 2015	3000494156	Renovation or alteration Transformation combinée · 3 Logements En façade, remplacer 2 portes d'entrée, 3 fenêtres au 2e par des fenêtres à guillotine. Remplacer 3 allèges au 2e par 3 allèges en pierre St-Marc. À l'arrière au rc, remplacer une porte.	3589 rue Clark
Jun 2015	3000477913	Renovation or alteration Transformation combinée · 3 Logements En façade, remplacer la brique par de la brique Riverdale Smooth de Hanson et reproduire à l'identique les arches au dessus des portes et fenêtres. Remplacer 2 linteaux fissurés.	3589 rue Clark
Apr 2015	3000454634	Renovation or alteration Transformation combinée · 3 Logements Laver le mur de briques sous pression d'eau, démanteler la brique et la ré-installer. Reproduire l'arche au-dessus des portes et fenêtres et installer les briques en soldat tel que l'existant. Les allèges doivent être remplacés par des allèges en pierre St-Marc.	3589 rue Clark
Jul 2014	3000389343	Renovation or alteration Transformation combinée · Mixte AU REZ-DE-CHAUSSÉE, AMÉNAGER UNE ÉPICERIE. EN FACADE, REMPLACER 2 FENETRES PAR FENETRES GUILLOTINE 50 - 50 AVEC IMPOSTES. MUR ARRIÈRE INSTALLER UNE SORTIE D'AIR POUR LA HOTTE DE CUISINE.	3591 rue Clark
May 2014	3000362022	Renovation or alteration Transformation combinée · 3 Logements AU TROISIEME ÉTAGE REMPLACE 4 FENÊTRE A GUILLOTINE, 2 EN FAÇADE AVANT, UNE SUR FAÇADE GAUCHE ET UNE SUR FAÇADE ARRIÈRE.	3589 rue Clark
Jan 2013	3000321887	Renovation or alteration Transformation combinée · 3 Logements À L'ARRIÈRE, 2E ET 3E ÉTAGE CHANGER LES PLANCHER DES BALCONS EN FIBRE DE VERRE, FASCIA ET SOFFITE EN ALUMINIUM, CHANGER LES GARDE-CORPS EN FER HAUTEUR DE 42 POUCES	3589 rue Clark

The building and the lot

Use	Residential (1000)
Year built	1910
Storeys	3
Type	Semi-detached
Lot area	101 m² (1,087 pi²) · frontage 8.6 m
Floor area	263 m²
Cadastre lots	2160856, 5441125
Roll number	9941-14-3284-4-000-0000
Owner registered since	2013-12-16
Land use in the urban plan	Mixed
Heritage inventory	3589-3591, rue Clark · Retenu

Lot outlines come from the City’s assessment units and have no legal value. The certificate of location and the cadastre decide.

Police-reported incidents nearby

235 incidents reported to the SPVM within 300 m in the last 12 months. That is more than around 100% of Montréal addresses.

Type	Incidents
Break-ins	79
Theft from vehicles	58
Vehicle theft	47
Mischief	36
Robbery	15

The City moves each incident to the nearest intersection and publishes only some categories. The numbers describe the surrounding area, not this building.

Metro, bus and street

Nearest metro	Station Saint-Laurent (Green line) · 640 m
Bus routes within 400 m	24, 29, 55, 80, 125, 129, 144, 356, 360, 363, 365, 480
City trees in front	None recorded
Construction permits within 300 m, 2 years	1
Demolition permits within 300 m, 2 years	1

Questions for the seller, your broker and your notary

1. Can you give me the seller's declarations form, filled in and signed?
2. Is there a certificate of location less than 10 years old that reflects the building as it is today?
3. Which renovations were done while you owned the property, and were permits obtained for each?
4. Has there ever been water infiltration, a sewer backup, mould or an insurance claim?
5. Is there an oil tank on the property now, or was one removed, with proof?
6. Has the water service line been checked or replaced (lead)?
7. Can I get the current leases, the rents, and any Tribunal administratif du logement files for the units?

Sources

- Ville de Montréal: inventories of heritage buildings built before 1940
- Ville de Montréal: lead service lines (buildings under 8 dwellings built before 1970)
- Ville de Montréal: building, renovation and demolition permits
- MAMH: assessment roll of Montréal 2026-2028; Ville de Montréal: assessment units
- MELCCFP: register of contaminated sites (GTC)
- Ville de Montréal: notices of deterioration
- Ville de Montréal: properties subject to the right of preemption
- MELCCFP: flood zone database (BDZI)
- SPVM: criminal acts, published by the Ville de Montréal

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About this report

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