

SHERBROOKE

LAND TO DEVELOP

Price : **\$429,000** + GST/PST | Area : **5486 pi²**

Cadastral number : **1 028 928**



PMML



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PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

A 5,486 sq. ft. lot ready for the construction of a 20-unit multi-residential project with 4 parking spaces! This vacant lot is located in the Mont-Bellevue area, just steps away from LaRocque School and downtown Sherbrooke. The project is already well underway and includes construction plans, civil engineering plans, site plans, an environmental study, an energy efficiency study, specifications, and more. A professional valuation of the land at \$550,000 is available! Act fast!

Contact us today for more information !

INFORMATION

PPCMOI : **Depending on the nature of the project, a PPCMOI application might be required to obtain the necessary authorizations.**

Number of Floors : **Three storeys above grade plus a partial basement.**

Type of Construction : **Brick and wood**

Lot Number : **1 028 928**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **0 \$**

Municipal Land Assessment : **81 600 \$**

Total Municipal Assessment : **81 600 \$**

ASKING PRICE :

\$429,000

+ GST/PST

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. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

Cadastre

1 028 928

Number of Storeys Permitted

Max: 3



Type of Use

Multi-residential, Commercial

Permitted Density

Max: 50%



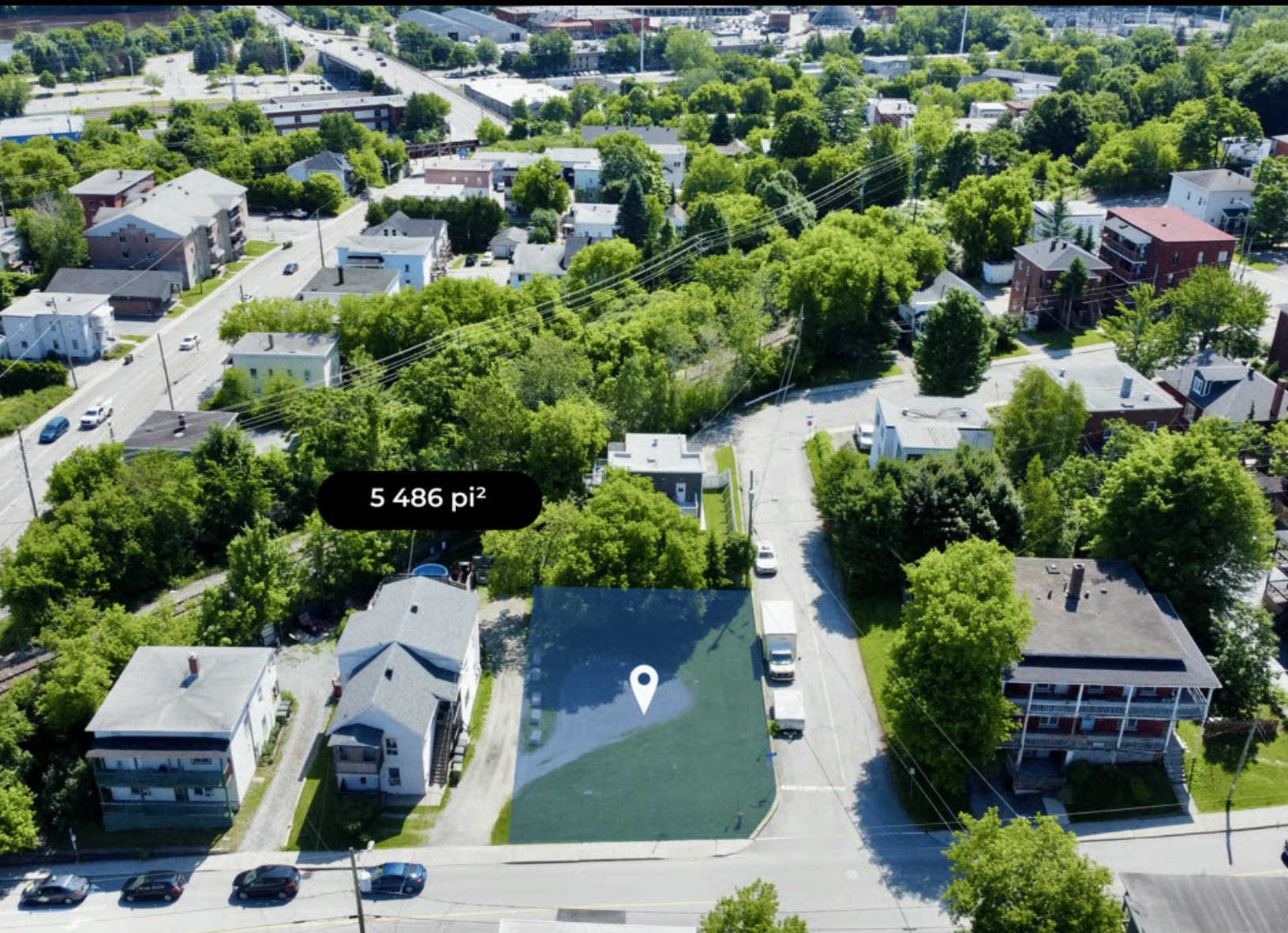
Price per SQ. Ft.

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5 486 pi²

1 028 928 Larocque, Sherbrooke



5 486 pi²

SHERBROOKE

Area attractions



ZONING

➤ **Zoning Code**

Zone H1086

➤ **Zoning Description**

C-202

H-1, H-111, H-4, H-6

➤ **Specific Uses**

Refer to the usage chart for any specific uses.

➤ **Public Services**

Water mains, storm sewers, sanitary sewers, lighting, fire hydrants, paving, sidewalks, curbs.

➤ **Special Provisions**

In zone H1086, the maximum floor area for a commercial establishment is 350 square metres.

PROJECT PROGRESS



Environmental Studies:
Phase I - 2024



Preliminary plans and/or
subdivision in progress



Project approved



Construction plans
finalized



Demolition and/or
Construction permits
obtained

Additional Information

Professional valuation of the land at \$550,000 and the completed project at \$3,197,000.

No utility connections have been installed on the lot. Connection costs are approximately \$15,000.

The sale is made without legal warranty of quality, at the buyer's own risk.

The buyer is responsible for verifying the feasibility of their project with the city.

All information contained in this sheet is, to the best of our knowledge, accurate to date, but it is the buyer's responsibility to verify it. Development stages should be verified by the buyer based on the specific requirements of their project.