

LES NATIONS

LAND TO DEVELOP

Price : **\$269,000** | Area : **5305 pi²**

Cadastral number : **1 029 129**

PMML



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5 305 pi²

LAND DESCRIPTION

This lot is ideally located in the Mont-Bellevue borough of Sherbrooke and is zoned for multi-family housing. The property is currently occupied by a single-family home, with no residential lease in effect, offering immediate flexibility for your projects. Just a short walk from LaRocque School and close to downtown, the location is strategic for adding housing units. With an area of over 5,305 sq. ft., this lot offers great development potential. H-8, H-9, and H-111 zoning designations are permitted, opening the door to a variety of possibilities. Bring your real estate project to life, subject to verification and approval by the City.

Contact us today for more information !

INFORMATION

PPCMOI : **Please refer to the usage guidelines and municipal regulations for all specific uses.**

Lot Number : **1 029 129**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **95 500 \$**

Municipal Land Assessment : **49 300 \$**

Total Municipal Assessment : **144 800 \$**

ASKING PRICE :
\$269,000

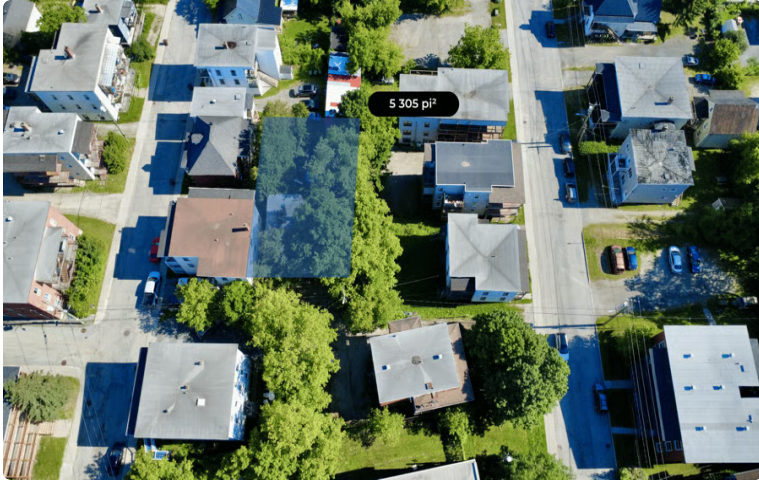
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official 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

1 029 128

Number of Storeys Permitted

Up to 3 stories



Type of Use

Single-family home

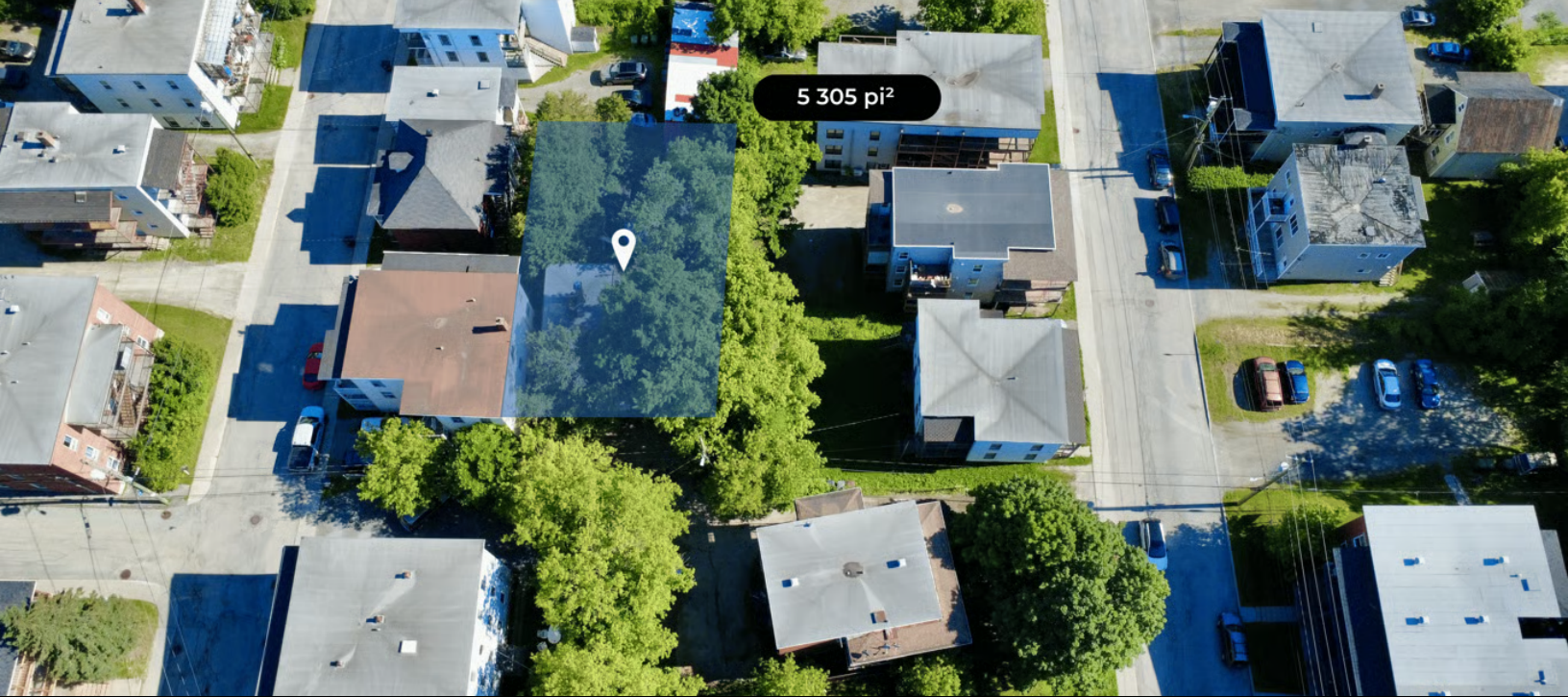
Permitted Density

Maximum floor area ratio: 50%



Price per SQ. Ft.

\$50.71



5 305 pi²

1 029 129 Téléphone-Daigle, Les Nations



5 305 pi²

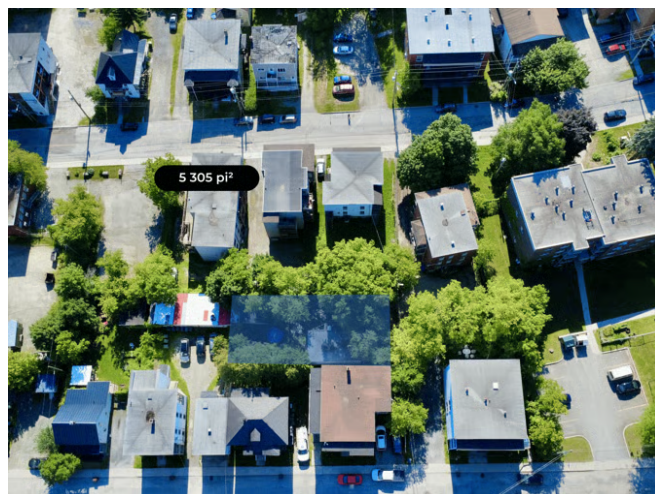
LES NATIONS

Area attractions

Located 3 km from Cégep de Sherbrooke and 5 km from the University of Sherbrooke

Within walking distance of shops, grocery stores, daycare centers, and parks

A popular rental area



ZONING

PROJECT PROGRESS

➤ Zoning Code

H1086

➤ Zoning Description

Permitted uses: H-1, H-4, H-6, H-8, H-9, H-111

Maximum height: 3 stories

Minimum side setback: 0.9 m

Minimum rear setback: 4.5 m

Minimum open space: 20%

➤ Specific Uses

Please refer to the land use table and municipal regulations for all specific uses. There is a building on the property with a right of view.

➤ Public Services

Oui, aqueduc et égouts municipaux

➤ Special Provisions

See Note 202 (1,250 m² for 9 units + 80 m² per additional unit)

Currently permitted, depending on the size: 492.9 m² = 4-8 units or zoning for up to 20 rooms.



Cadastral map and location certificate available only



Additional Information

No development project has been undertaken to date.

The building must be demolished to make way for the project.

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

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.