

# GATINEAU

## BUILDING TO DEMOLISH

Price : **\$2,300,000** + GST/PST | Area : **22044 pi<sup>2</sup>**

Cadastral number : **1104 818**

# PMML



**Olivier Payne**

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Partner

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# LAND DESCRIPTION

Residential development opportunity in Gatineau. A site designated for a residential project comprising an 82-unit concrete building on six floors, featuring underground parking. The project consists of 82 units, including: 12 studios, 48 one-bedroom units, 18 two-bedroom units, and 6 three-bedroom units. This project offers developers and investors the chance to develop a residential asset in a strategic location with excellent accessibility.

**Contact us today for more information !**

## INFORMATION

PPCMOI : **None**

Number of Floors : **6**

Type of Construction : **Concrete**

Lot Number : **1104 818**

## TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment :

**256 800\$**

Municipal Land Assessment : **463 100\$**

Total Municipal Assessment : **719 900\$**

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ASKING PRICE :

**\$2,300,000**

+ GST/PST

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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

1 104 818

## Number of Storeys Permitted

min. 2 max. 6



## Type of Use

Residential, commercial

## Permitted Density

To be verified

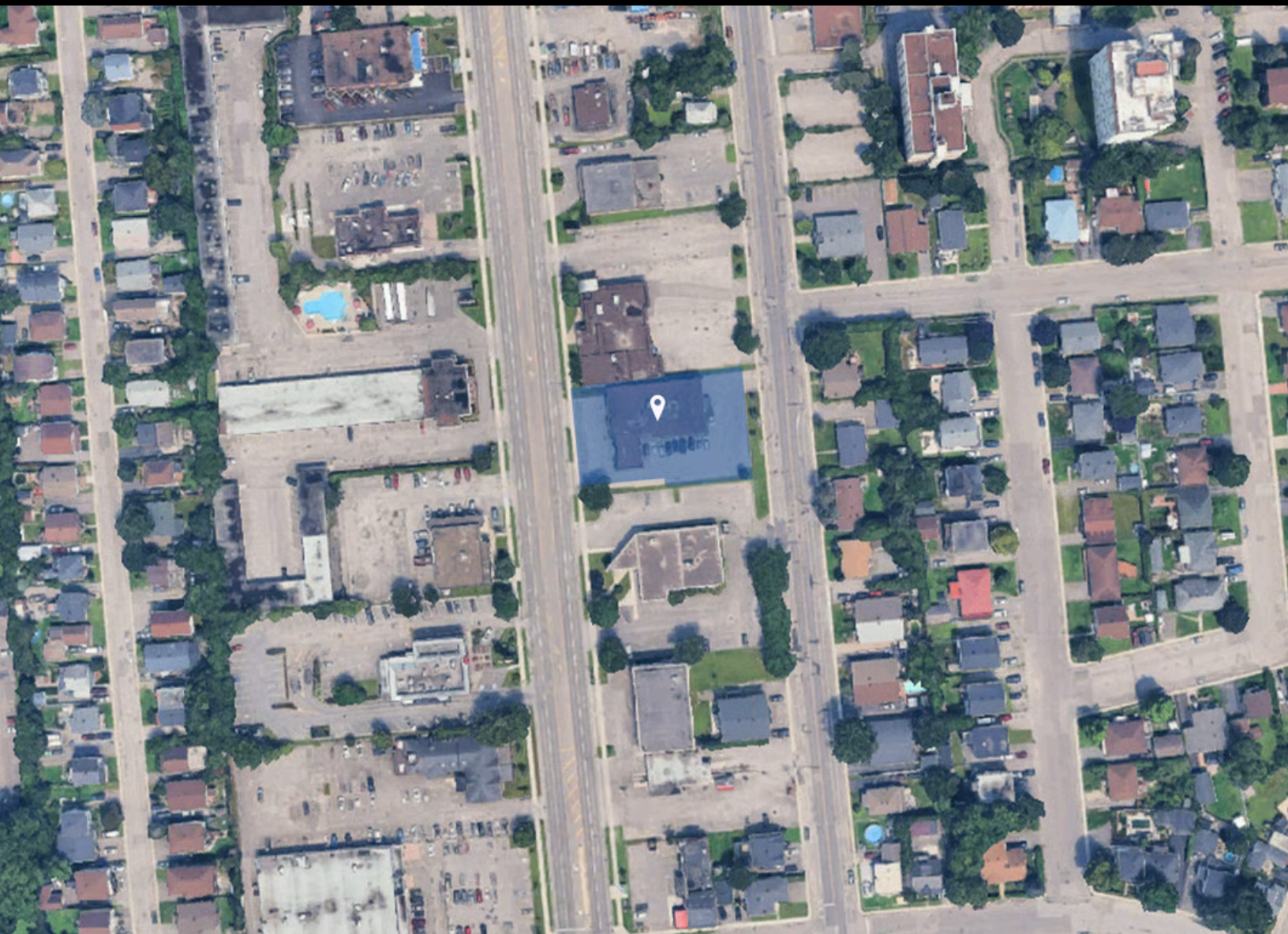


## Price per SQ. Ft.

\$104.34



1 104 818 95 Greber, Gatineau



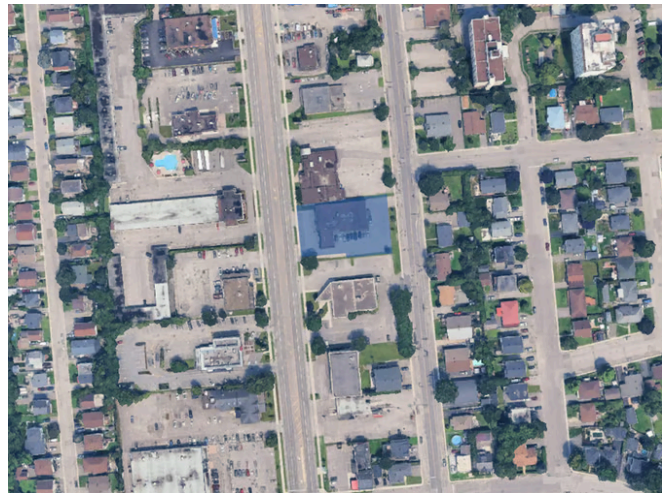
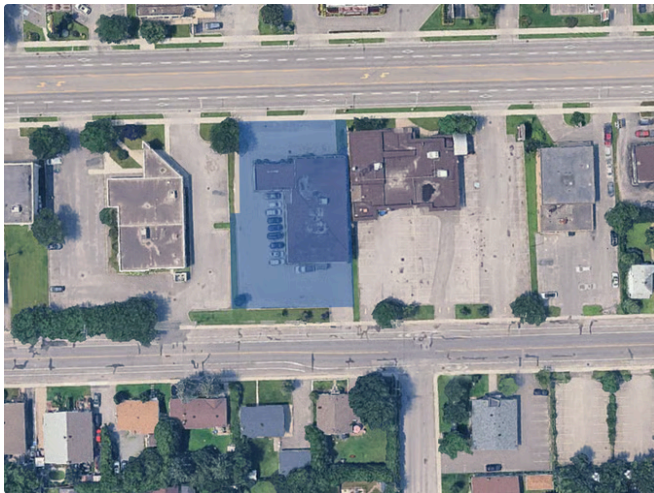
# GATINEAU

## Area attractions

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Located in the Carrefour de la Capitale area, Boulevard Gréber is a high-traffic corridor featuring numerous retail stores, restaurants, professional services, and car dealerships

The location benefits a quick access to Highway 50 and major thoroughfares in the Gatineau region, and is just 15 minutes from downtown Ottawa



# ZONING

- **Zoning Code**  
Co-06-097
- **Zoning Description**  
Residential, commercial low impact, C5 and P2
- **Specific Uses**  
Residential, commercial low impact, C5 and P2
- **Public Services**  
Municipal Water and Sewer Systems
- **Special Provisions**  
Specifically excluded use c5d

# PROJECT PROGRESS

- ☐ Environmental Studies: Phase I
- ☒ Preliminary plans and/or subdivision in progress
- ☐ Project approved
- ☐ Construction plans finalized
- ☐ Demolition and/or Construction permits obtained

## Additional Information

The commercial building currently in place can also be sold as is for commercial business's to operate their business.

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.