

SHERBROOKE

BUILDING TO DEMOLISH

Price : **\$269,000** + GST/PST | Area : **5000 pi²**
499-501 Bowen Sud



PMML



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PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

Located on the corner of Johnson and Bowen S streets, a few steps from the Hôtel Dieu dans de Cegep of Sherbrooke, this 5,000 sq ft lot can accommodate a 6-unit residential building with underground parking. Plan available offering 1x 3.5, 4x 4.5, and 1x 6.5. The existing building is to be demolished and the demolition request has been submitted. Building permit application already submitted for review by the CCU/PIIA.

Contact us today for more information !

INFORMATION

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

Number of Floors : **3**

Type of Construction : **Wood**

Lot Number : **1 133 433**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment :

\$127 000 (to be demolished)

Municipal Land Assessment : **\$102 200**

Total Municipal Assessment : **\$229 200**

ASKING PRICE :

\$269,000

+ 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

1 133 433

Number of Storeys Permitted

3

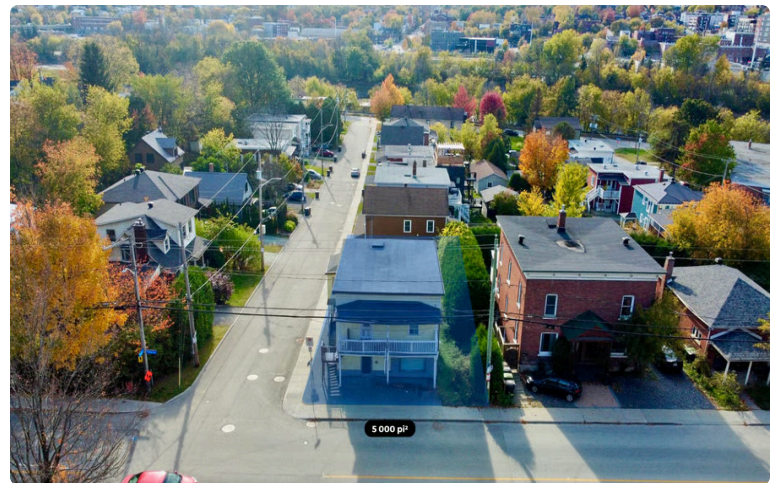


Type of Use

Multi-family dwelling & Commercial

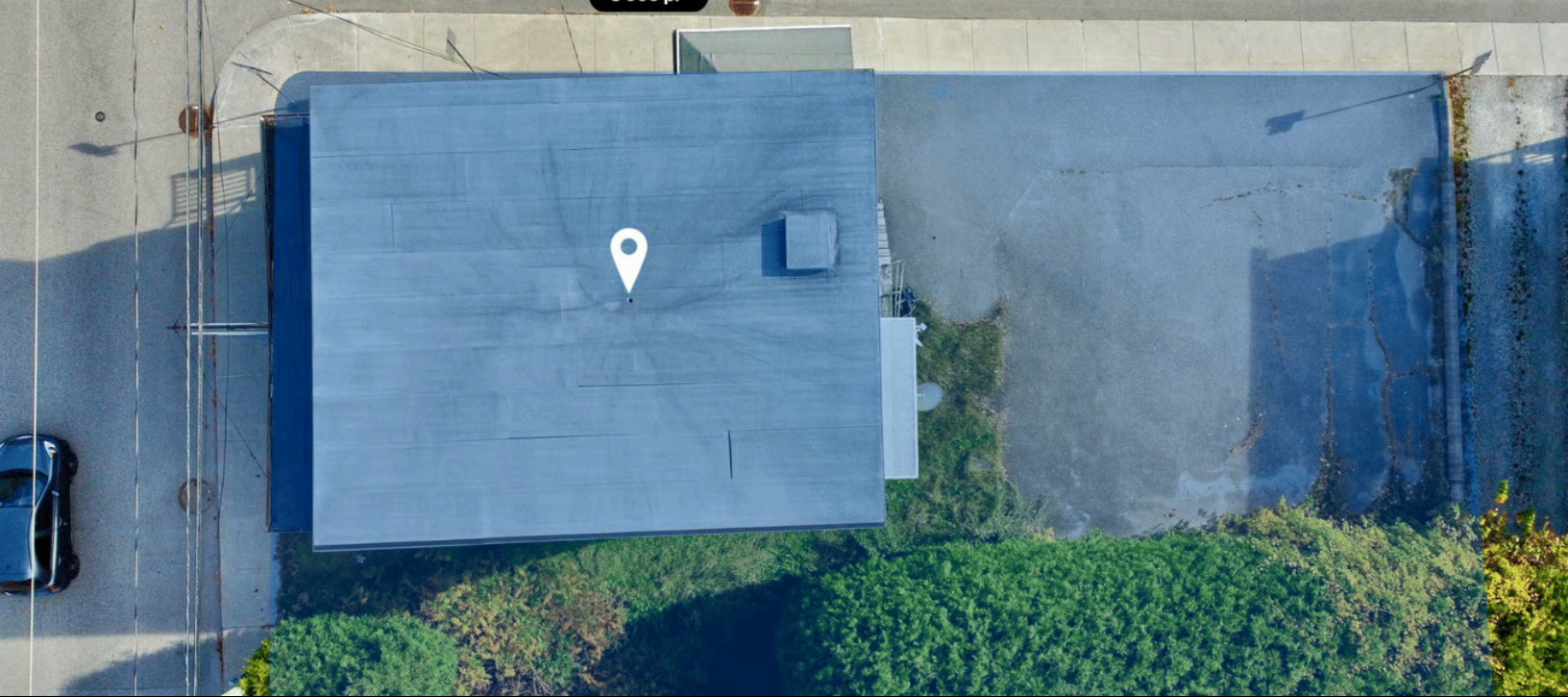
Permitted Density

Max. floor space: 40% Min. free space: 35%

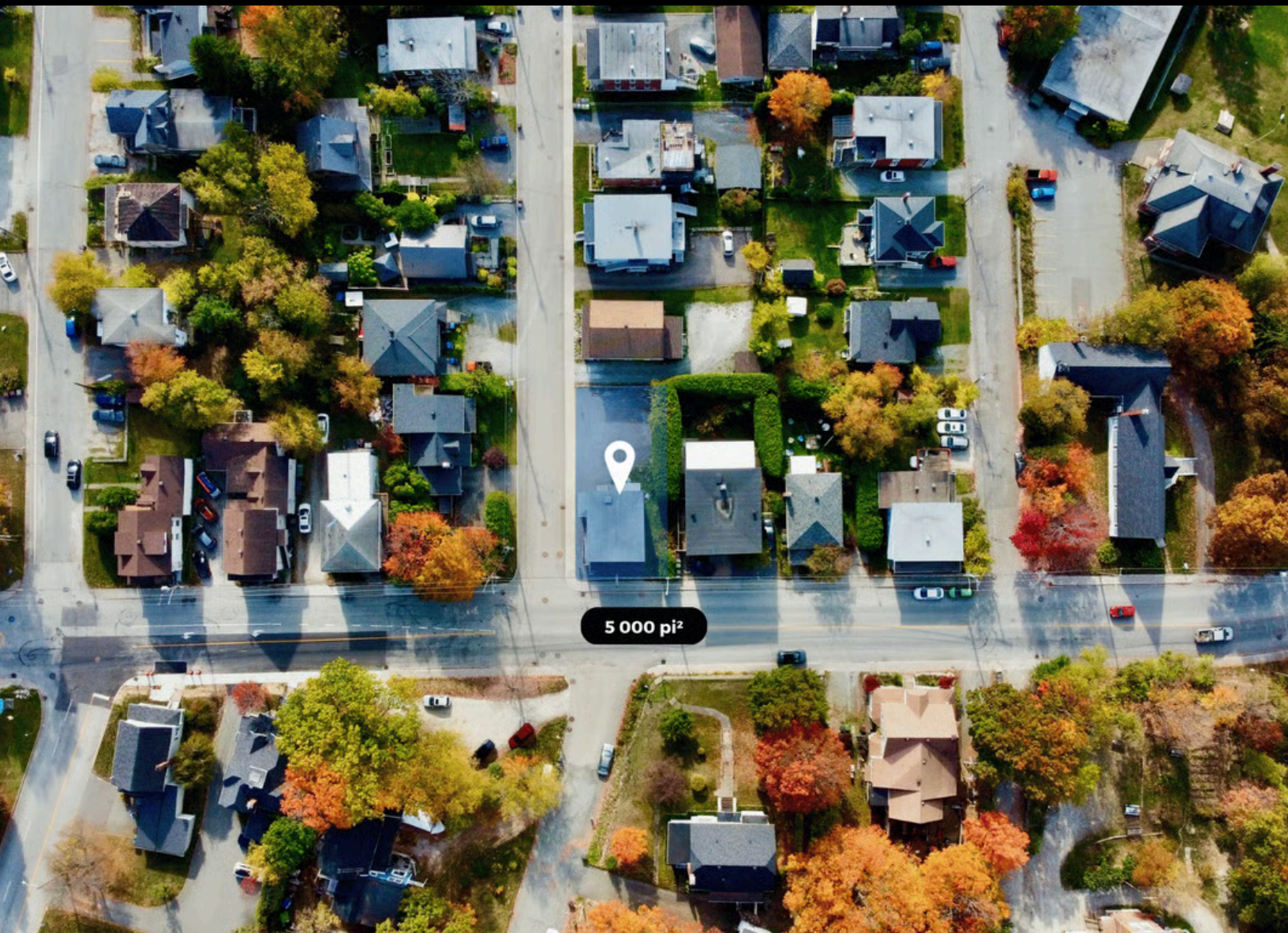


Price per SQ. Ft.

\$53.80



499-501 Bowen Sud



SHERBROOKE

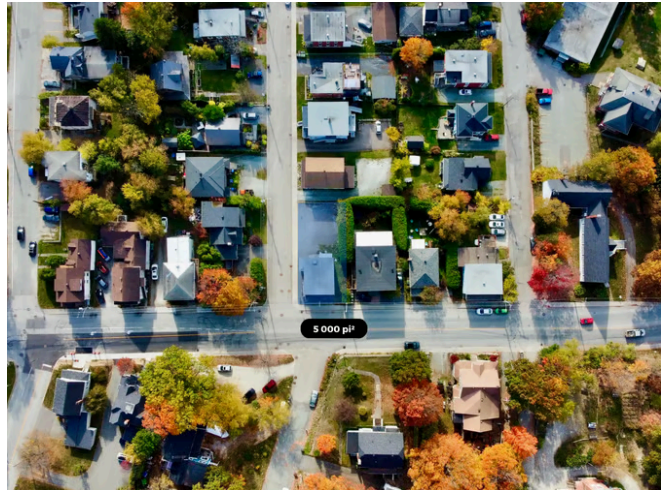
Area attractions

Located in a developing residential area

Close to all services, parks, schools, and shops on King and Wellington Streets

A stone's throw from downtown, public transportation, and bike paths

Very close to Hôtel Dieu and Cégep de Sherbrooke



ZONING

PROJECT PROGRESS

➤ Zoning Code

H1386

➤ Zoning Description

Residential Use (H-1 to H-8)

Single-family dwelling, Two-family dwelling (duplex), Three-family dwelling (triplex)

Multi-family dwelling

Commercial: Tourist lodging (503)

➤ Specific Uses

Multi-family residential use permitted. No specific prohibited uses are listed. Plans are available for the construction of six units consisting of 1 x 3.5 (712 sq ft), 4 x 4.5 (765 sq ft), and 1 x 6.5 (1,530 sq ft).

➤ Public Services

Aqueduct, sewers, electricity

➤ Special Provisions

Refer to the usage grid and municipal by-laws for any specific provisions.



Preliminary plans and/or subdivision in progress



Construction plans finalized



Demolition permit obtained

Additional Information

The sale is made without legal warranty of quality, at the BUYER'S risk and peril.

The demolition committee approved the demolition request on August 17th.

All that remains is the permit application.

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.