

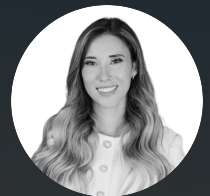
SHERBROOKE

LAND TO DEVELOP

Price : **\$1,499,000** + GST/PST | Area : **50036 pi²**

Cadastral number : **1134 348**

PMML



Jessika Lahaie

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50 036 pi²

PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

A 50,036 sq ft lot located in zone H1421 offers remarkable residential potential. Perfect for a large-scale multi-family project, it could also accommodate a rooming house or townhouses. This strategic site combines visibility, accessibility, and strong appreciation potential. A preliminary site plan is already available for a 42-unit project with 69 parking spaces (indoor and outdoor), allowing you to expedite the process. The concept can also be further optimized by a developer to maximize returns. A prime location, directly across from Canac, just 4 km from Bishop's University, 3 km from Cégep de Sherbrooke, and 7 km from the CHUS (Sherbrooke University Hospital Centre), provides an ideal positioning for students and professionals. Situated on a slope, the elevated lot offers spectacular views, a distinctive advantage that will enhance the project's appeal and optimize its rental potential.

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 : **N/A**

Type of Construction : **N/A**

Lot Number : **1134 348**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **0 \$**

Municipal Land Assessment : **177 900 \$**

Total Municipal Assessment : **177 900 \$**

ASKING PRICE :

\$1,499,000

+ 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

1 134 348

Number of Storeys Permitted

Up to 4 stories



Type of Use

Residential

Permitted Density

35 %

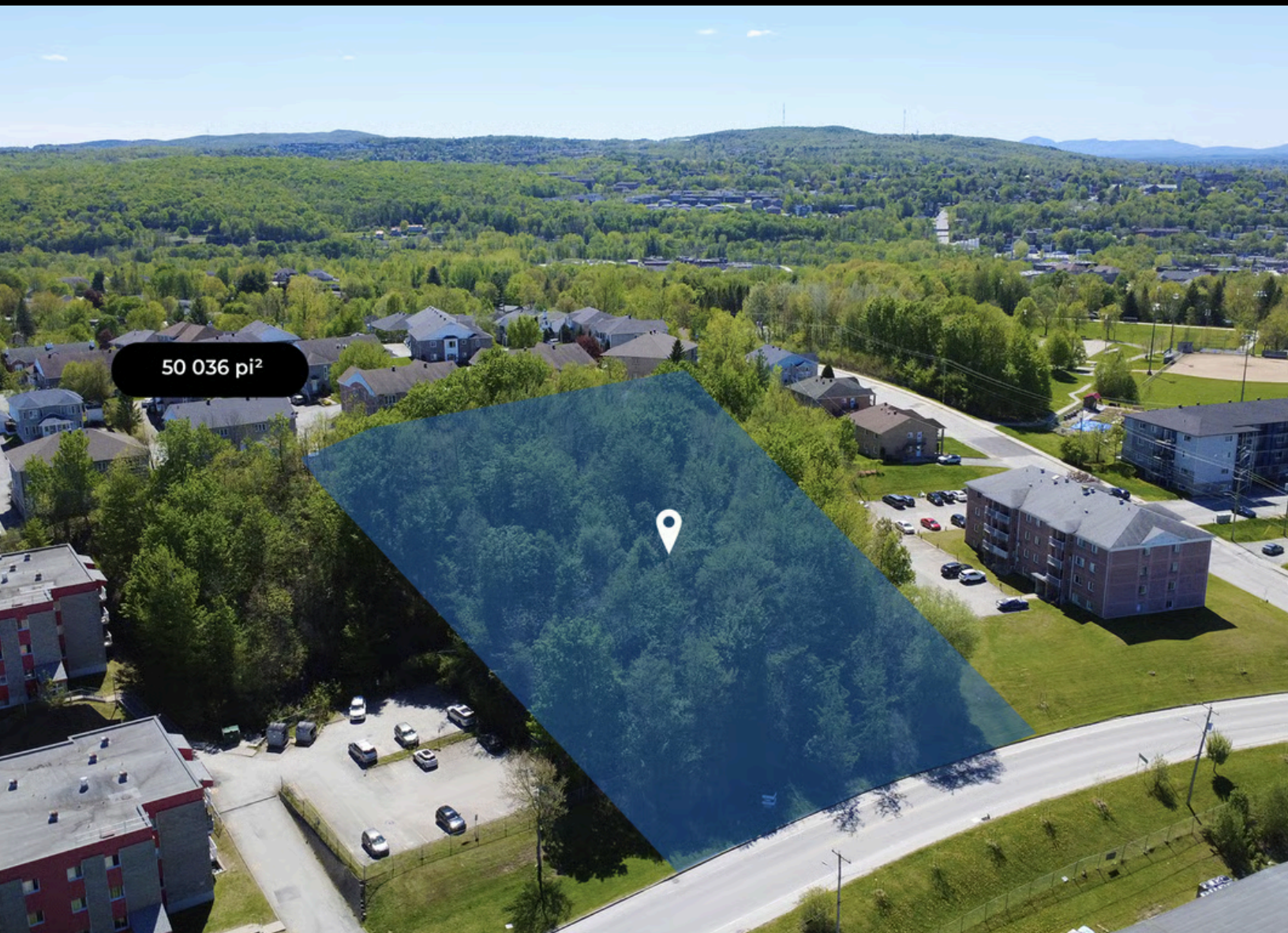


Price per SQ. Ft.

\$29.96



1 134 348 Lavigerie, Sherbrooke



SHERBROOKE

Area attractions

Located just 4 km from Bishop's University, 3 km from Cégep de Sherbrooke, and 7 km from the CHUS (Sherbrooke University Hospital Centre)!

Lavigerie Boulevard offers a vibrant and sought-after residential environment, close to everything: shops, schools, and services

Near major highways and public transportation, it combines quality of life with strong development potential

A growing sector, perfect for modern and attractive development



ZONING

PROJECT PROGRESS

➤ Zoning Code

H1421

➤ Zoning Description

H-10, H-111, H-8, H-9 - Residential sector characterized by medium to high density occupancy, promoting the coexistence of various types of collective housing: multi-family dwellings, rooming houses, row houses.

➤ Specific Uses

Refer to the usage grid

➤ Public Services

Available, but not connected

➤ Special Provisions

600 m² for 4 dwellings + 90 m² for each additional dwelling.
1,250 m² for 9 dwellings + 90 m² for each additional dwelling.
2,500 m² for 19 dwellings + 90 m² for each additional dwelling.
The width and area of the lot must comply with the subdivision standards associated with the number of equivalent dwellings.
A rooming house must have a minimum of 15 rooms.

☐☒

Implementation plan

☐☐☐

Additional Information

Rare product on the market. An opportunity to seize quickly.

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

The SELLER offers the possibility of storing the rock approximately 5 km away, at a cost that is advantageous and acceptable to the BUYER.

The BUYER is responsible for conducting the usual due diligence regarding the intended use of the land.

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.