

GATINEAU

LAND FOR SALE

WITH APPROVED PROJECT

Price : **\$3,900,000** + GST/PST | Area : **20015 pi²**

Cadastral number : **1 320 489 & 1 320 493**

PMML



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PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

"CONSTRUCTION PERMIT INCLUDED". Shutout to all serious builders/investors. Amazing opportunity to build an 87 unit residential, 8 story building. The land is located directly on the corner of the Labrosse boulevard and Marquette street. This is a prime location, close to all business and services in Gatineau and within 2 km of highway 50 and Maloney boulevard. A very unique project for the location and will definitely bring a lot of positive attention to the area. A phone call is a must to find out more!

Contact us today for more information !

INFORMATION

PPCMOI : **None / Full right project**

Number of Floors : **8**

Type of Construction : **Concrete**

Lot Number : **6,565,647**

MUNICIPAL ASSESSMENT

Municipal Building Assessment :

339 400 \$

Municipal Assessment : **785 300 \$**

Municipal Land Assessment : **445 900 \$**

ASKING PRICE PER UNIT

\$ 51 724 / Units

ASKING PRICE :

\$3,900,000

+ 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

1,320,489 and 1,320,493

Number of Storeys Permitted

min. 2 max. 8



Type of Use

Multi-unit housing, Commercial

Permitted Density

N/A



Price per SQ. Ft.

\$194.85



20 015 pi²

1 320 489 & 1 320 493 Projet Marquette, Gatineau



STATION RAPIBUS

20 015 pi²

GATINEAU

Area attractions

Labrosse Rapibus station

Access to Highway 50

Nicolas-Gatineau High School (3,321 students + 300 staff members)

Branchaud-Brière Sports Complex

Local shops

Saint-René Park and Park du Lac Beauchamp

All business's and services in the area



ZONING

- **Zoning Code**
Ha-04-130
- **Zoning Description**
CFI, H
- **Specific Uses**
 - commercial area Article 614 - type of outdoor storage
 - Article 643 - special parking requirements Article 667 - special signage Article 733
- **Public Services**
Connection request submitted to Hydro-Québec. Memorandum of understanding signed for infrastructure.
- **Special Provisions**
a.672

PROJECT PROGRESS

- ☑ Environmental Studies: Phase I
- ☑ preliminary plans and/or subdivision approved
- ☑ Project approved
- ☑ Permitted plans
- ☑ Demolition and/or Construction permits obtained

Additional Information

Architectural, engineering, and landscaping plans Building, demolition, and subdivision permits (April 15, 2025) Tree felling certificate (April 15, 2025) Phase I Biological and mobility studies Geotechnical and hydrogeological study Energy efficiency report Bank guarantee deposited for civil works and development

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.