

VAL-DES-MONTS

LAND TO DEVELOP

Price : **\$800,000** + GST/PST | Area : **297999 pi²**

Cadastral number : **1 480 181**



PMML



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PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

Large, primarily wooded lot with an area of 27,685.60 m² located directly on route 307 in Val-des-Monts. The lot is currently vacant, undeveloped, and unexploited. Possibility of building 2 to 3 fourplexes, with additional access to 4 lots, each at least half an acre in size, suitable for the construction of 4 single-family homes.

Contact us today for more information !

INFORMATION

PPCMOI : **No PPCMOI filed or approved.**

Lot Number : **1 480 181**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **0 \$**

Municipal Land Assessment : **82 600 \$**

Total Municipal Assessment : **82 600 \$**

ASKING PRICE :

\$800,000

+ 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

1 480 181

Number of Storeys Permitted

Max 3

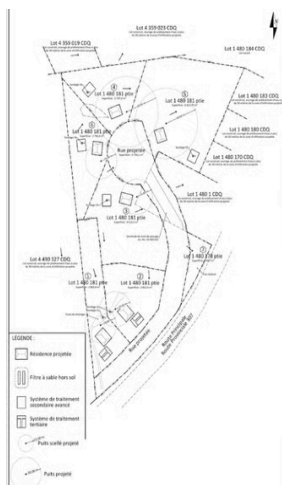
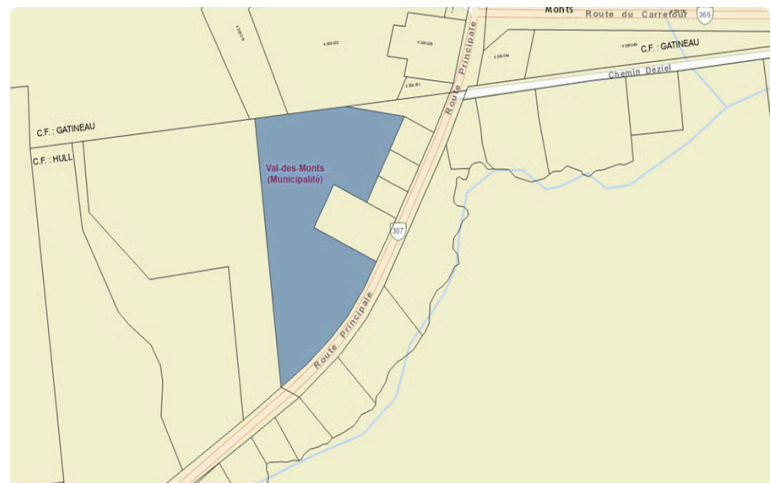


Type of Use

Commercial

Permitted Density

According to subdivision by-law 940-24.



Price per SQ. Ft.

\$2.68



1 480 181 733 Principale, Val-des-Monts



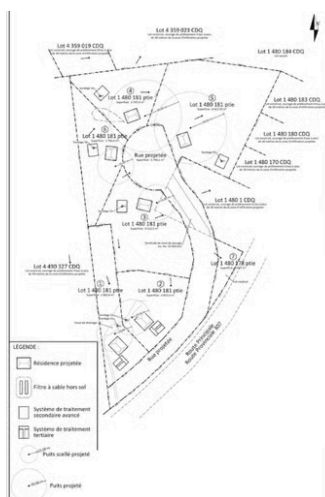
VAL-DES-MONTS

Area attractions

Located in a wooded and mountainous area of Val-des-Monts, near the intersection of Principale Road (Route 307) and Carrefour Road

The lot benefits from a quality natural environment, excellent accessibility, and is part of the Pélissier stream sub-watershed

It is not located in a mass movement zone or a mapped flood plain



ZONING

PROJECT PROGRESS

➤ Zoning Code

200 C

➤ Zoning Description

Predominantly commercial zone authorizing residential uses H1 to H4, commercial uses C1 to C6, light industries I1 to I3, as well as several public and institutional uses P1 to P3. Mobile homes, tiny houses, heavy industries, extractive activities, agricultural and forestry uses are prohibited.

➤ Specific Uses

No particular use specifically authorized or prohibited in the consulted documents.

➤ Public Services

Electricity available at the edge of the lot. Water supply must be provided by a tubular well and wastewater by an autonomous septic system.

➤ Special Provisions

Right-of-way servitude on lot 1 480 178 (registration 13 969 021). Applicable Hydro-Québec public utility servitudes. Minimum riverian strip of 15 meters. Lot located outside the agricultural zone.



Environmental Studies:
Phase I



Preliminary plans and/or
subdivision in progress



Project approved



Construction plans
finalized



Demolition and/or
Construction permits
obtained

Additional Information

A preliminary project carried out by Envirotechnik in May 2021 foresees a potential subdivision into seven lots (six buildable and one residual lot) intended for single-family residences. A population of wild leek (*Allium tricoccum*), a protected vulnerable floral species, has been identified on the lot. The sale is made without legal warranty of quality at the buyer's 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.