

VILLE-MARIE E

BUILDING TO DEMOLISH

Price : **\$1,099,000** | Area : **3196 pi²**
2049-2053 Papineau Ave.

PMML



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LAND DESCRIPTION

HIGH POTENTIAL IN VILLE-MARIE. 3,196 sq. ft. mixed-use zoned lot, with a maximum building footprint of 70% and an allowable height of 16 m. Estimated buildable area of 10,067 to 11,185 sq. ft., depending on the configuration. Located in a central area undergoing transformation, close to jobs, services, and public transit. An opportunity to create value, subject to municipal due diligence and approvals. Act quickly!

Contact us today for more information !

INFORMATION

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

Number of Floors : **4 - 5**

Lot Number : **1 566 933, 1 566 935**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **\$ 101 900**

Municipal Land Assessment : **\$ 564 100**

Total Municipal Assessment : **\$ 666 000**

ASKING PRICE :
\$1,099,000

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

1 566 933, 1 566 935

Number of Storeys Permitted

4 - 5

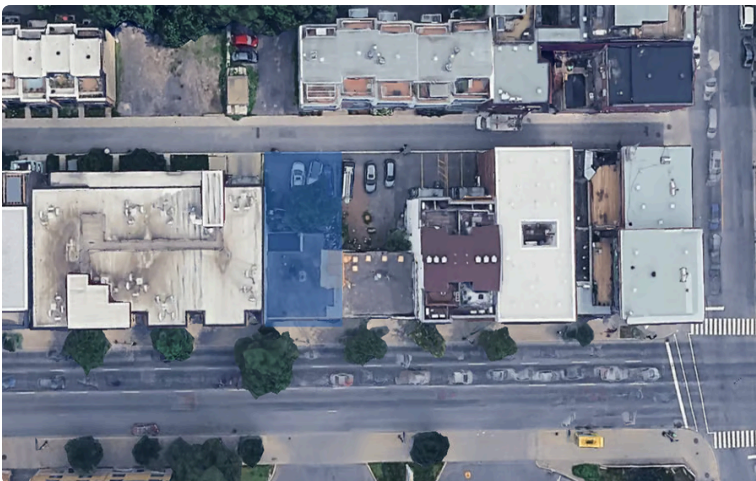
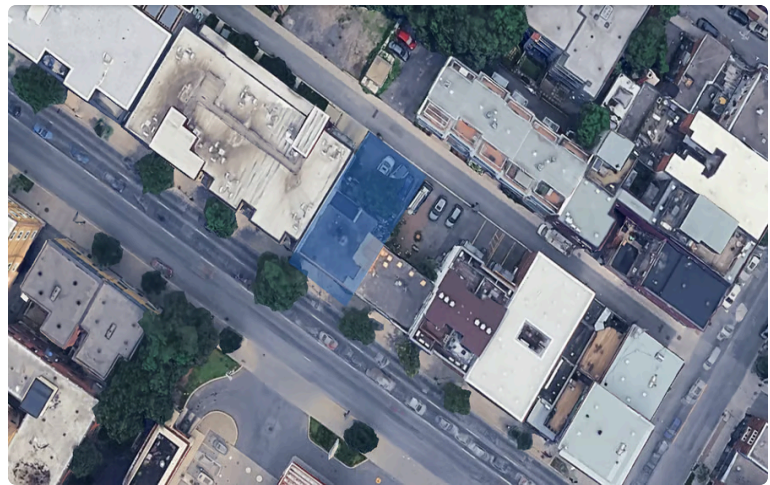


Type of Use

Mixed-use zone

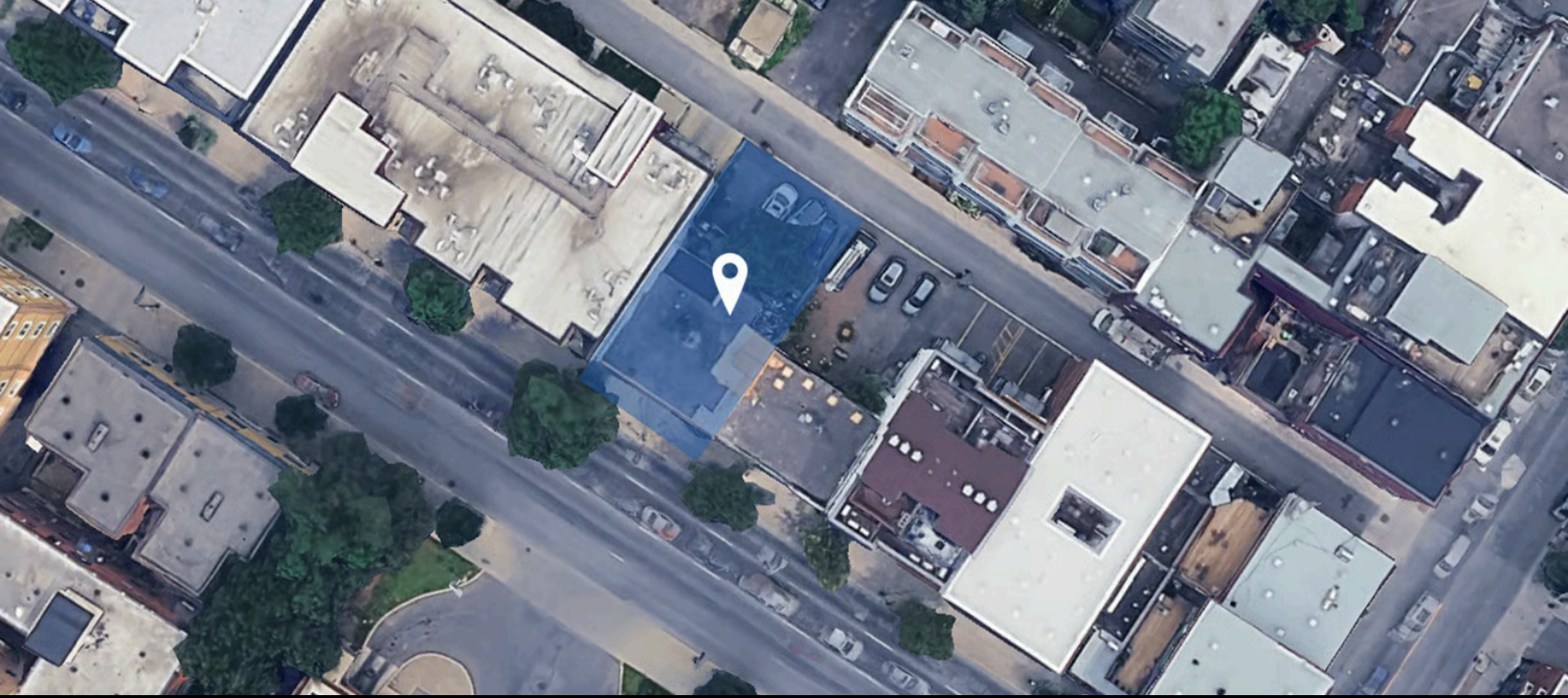
Permitted Density

3

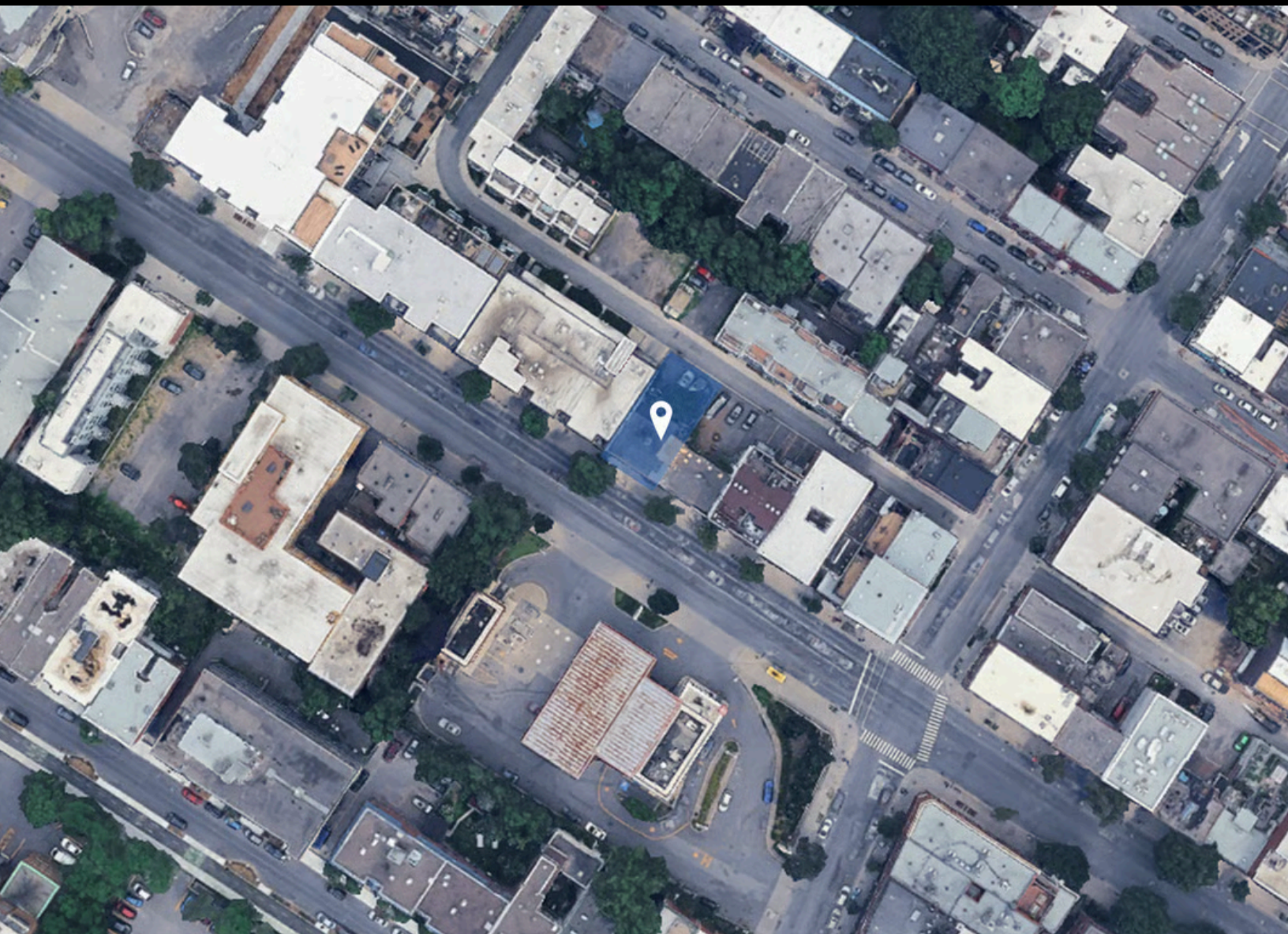


Price per SQ. Ft.

\$343.87



2049-2053 Papineau Ave.



VILLE-MARIE E

Area attractions

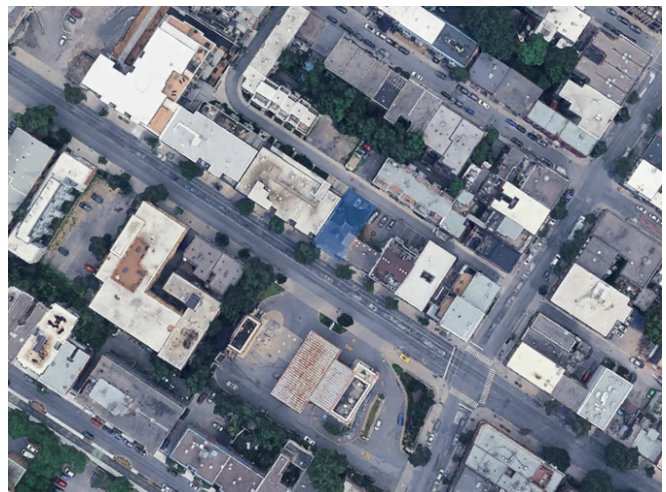
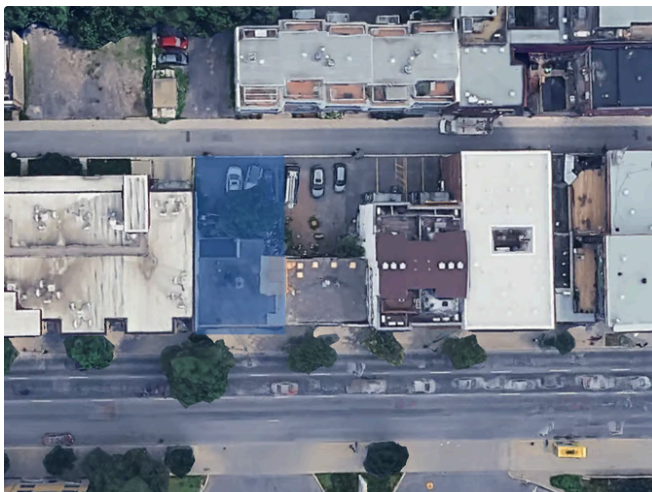
Central location in the Sainte-Marie district

Urban setting featuring a mix of residences, shops and local amenities

Situated on the Papineau corridor, a north-south connection and visibility on a major thoroughfare

Quick access to Ontario Street E , Sainte-Catherine Street E , and Sherbrooke Street E

Area served by bus routes and the Green Line metro



ZONING

➤ **Zoning Code**

0400

➤ **Zoning Description**

Maximum building footprint of 70% and a permitted height of 16 m or 52 ft; mixed-use zone M.4, permitting notably low-intensity retail and services.

➤ **Specific Uses**

Refer to the usage guide.

➤ **Public Services**

Water mains and sewers in the street

➤ **Special Provisions**

Refer to the usage guide.

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

Two cadastral lots: 1,566,933 and 1,566,935

Vacant building of approximately 3,052 sq. ft.

Potential for 4.5 or 5 stories (to be confirmed)

Buildable area: ~10,067 sq. ft. to ~11,185 sq. ft.

Mixed-use zoning (to be confirmed)

Vacant building

No tenant negotiations required

Easy to obtain demolition permit

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.