

SAINT-BASILE-LE-GRAND

LAND TO DEVELOP

Price : **\$250,000** + GST/PST | Area : **84249 pi²**

Cadastral number : **3 078 488**

PMML

84 127 pi²



Philip Lassman

Team Anthony Harchaoui

Real Estate Broker

📞 514-941-3632

✉️ philip.lassman@pmml.ca

LAND DESCRIPTION

Discover the potential of this vacant agricultural lot located in the desirable community of Saint-Basile-le-Grand. Designated as lot 3 078 488, this property offers a rare opportunity to acquire land with protected agricultural zoning and usage rights, ideal for farmers, investors, or those looking to establish a rural project within close proximity to Montréal. With no existing structures, this parcel provides a blank slate to bring your agricultural vision to life—whether for cultivation, hobby farming, or long-term land holding. Its location combines the tranquility of the countryside with convenient access to urban services, making it a strategic and attractive investment.

Contact us today for more information !

INFORMATION

PPCMOI : **N/A**

MUNICIPAL ASSESSMENT

Municipal Building Assessment : **0 \$**

Municipal Assessment : **39 100 \$**

Municipal Land Assessment : **39 100 \$**

ASKING PRICE :

\$250,000

+ 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

3 078488

Number of Storeys Permitted

Min.: 1 | Max: 2

Type of Use

Unifamily housing (H-1)

Permitted Density

To be verified

Price per SQ. Ft.

\$2.97

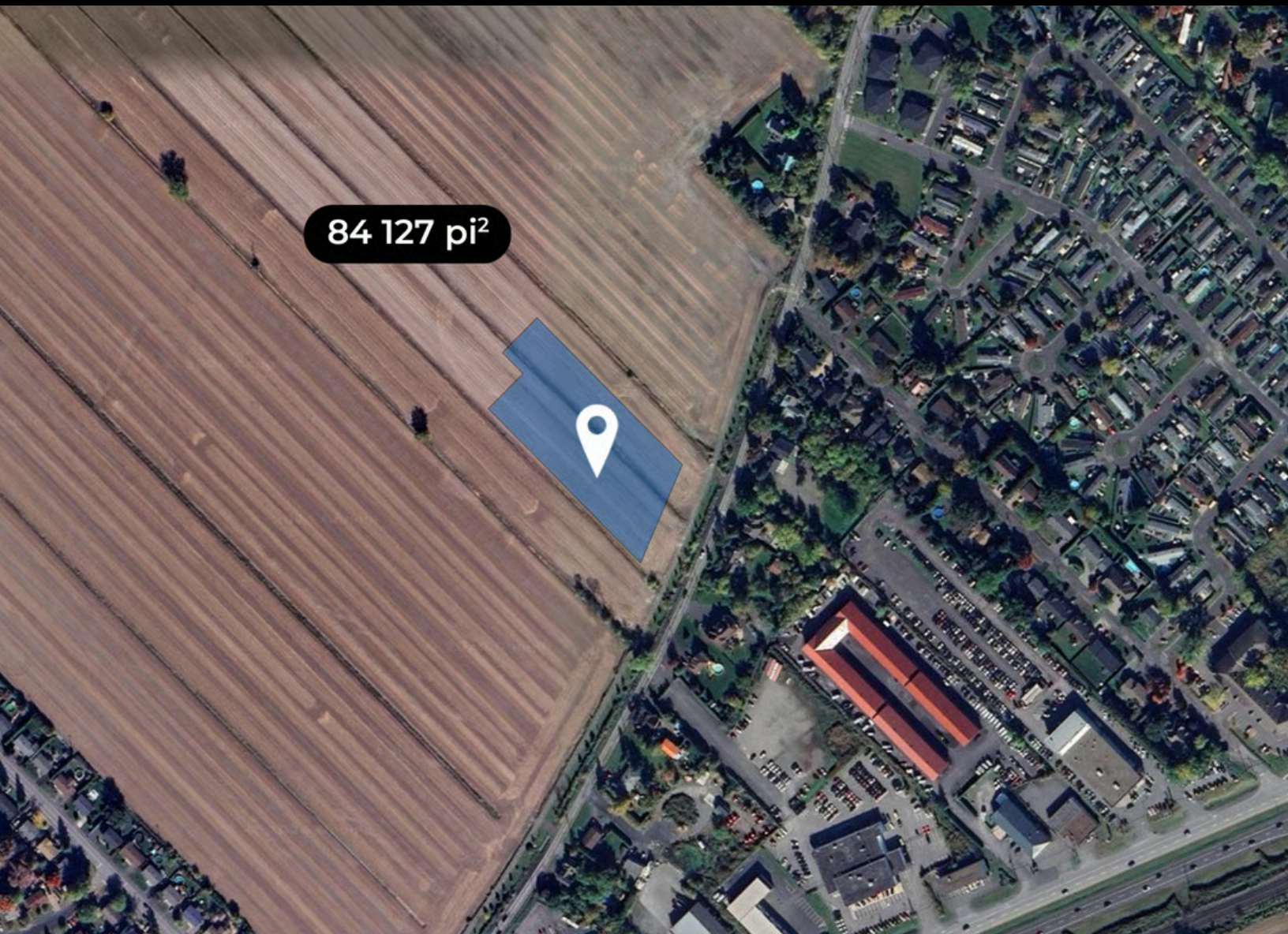


84 127 pi²



3 078 488 Principale, Saint-Basile-le-Grand

84 127 pi²



SAINT-BASILE-LE-GRAND

Area attractions

Zoned for agriculture —
protected under Québec's
agricultural land
preservation framework

Prime Montérégie location —
minutes from the heart of
Saint-Basile-le-Grand

Excellent accessibility —
quick access to Route 116 and
major commuter routes

Close to Montréal —
approximately 30 minutes to
downtown

Public transit nearby —
commuter train (REM/EXO)
access in the area



ZONING

- **Zoning Code**
502-A
- **Zoning Description**
Residential: Unifamily Housing (H-1)
Agriculture: A1 Crop Farming, A2 Livestock Farming, A3 Forestry
- **Specific Uses**
Landscaping services as a complementary use to a nursery, subject to the provisions of Section 703.
- **Public Services**
To be verified
- **Special Provisions**
Consult specific normes Single family -Stand alone building

Additional Information

This sale is made without legal warranty of quality, at the buyer's risk.

PROJECT PROGRESS

- ☐ Environmental Studies: Phase I
- ☐ Preliminary plans and/or subdivision in progress
- ☐ Project approved
- ☐ Construction plans finalized
- ☐ Demolition and/or Construction permits obtained

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.