

COATICOOK

LAND TO DEVELOP

Price : **\$475,000** + GST/PST | Area : **20053 pi²**
Cadastral number : **3 311 357, 3 311 356 (à être subdivisé)**



18 439 pi²

PMML



Jessika Lahaie

Team Jessika Lahaie

Executive VP

Real Estate Broker | PMML
Partner

📞 819-345-2487

✉️ jessika.lahaie@pmml.ca

PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

Ideally located lot at the entrance of Coaticook, offering great potential for a multi-unit residential project. Preliminary plans for a 12-unit building (featuring 5½-room apartments) are being prepared. Plans with 3D renderings are available for a project comprising two 6-unit buildings. The lots will undergo a cadastral reconfiguration, resulting in a total area of approximately 18,400 to 20,000 sq. ft. Strategically situated near the Laiterie de Coaticook and Parc de la Gorge, in an area conducive to quick rental.

Contact us today for more information !

INFORMATION

PPCMOI : **Minor variance regarding façade surface area. A PPCMOI application was approved to allow the construction of a 12-unit residential building.**

Number of Floors : **Max 2**

Type of Construction : **Brick and wood**

Lot Number : **To come**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **To come**

Municipal Land Assessment : **To come**

Total Municipal Assessment : **To come**

ASKING PRICE :

\$475,000

+ 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

Lots 3 311 356 et 3 311 357 (to be subdivided)

Number of Storeys Permitted

Max 2



Type of Use

Multi-unit housing

Permitted Density

30%



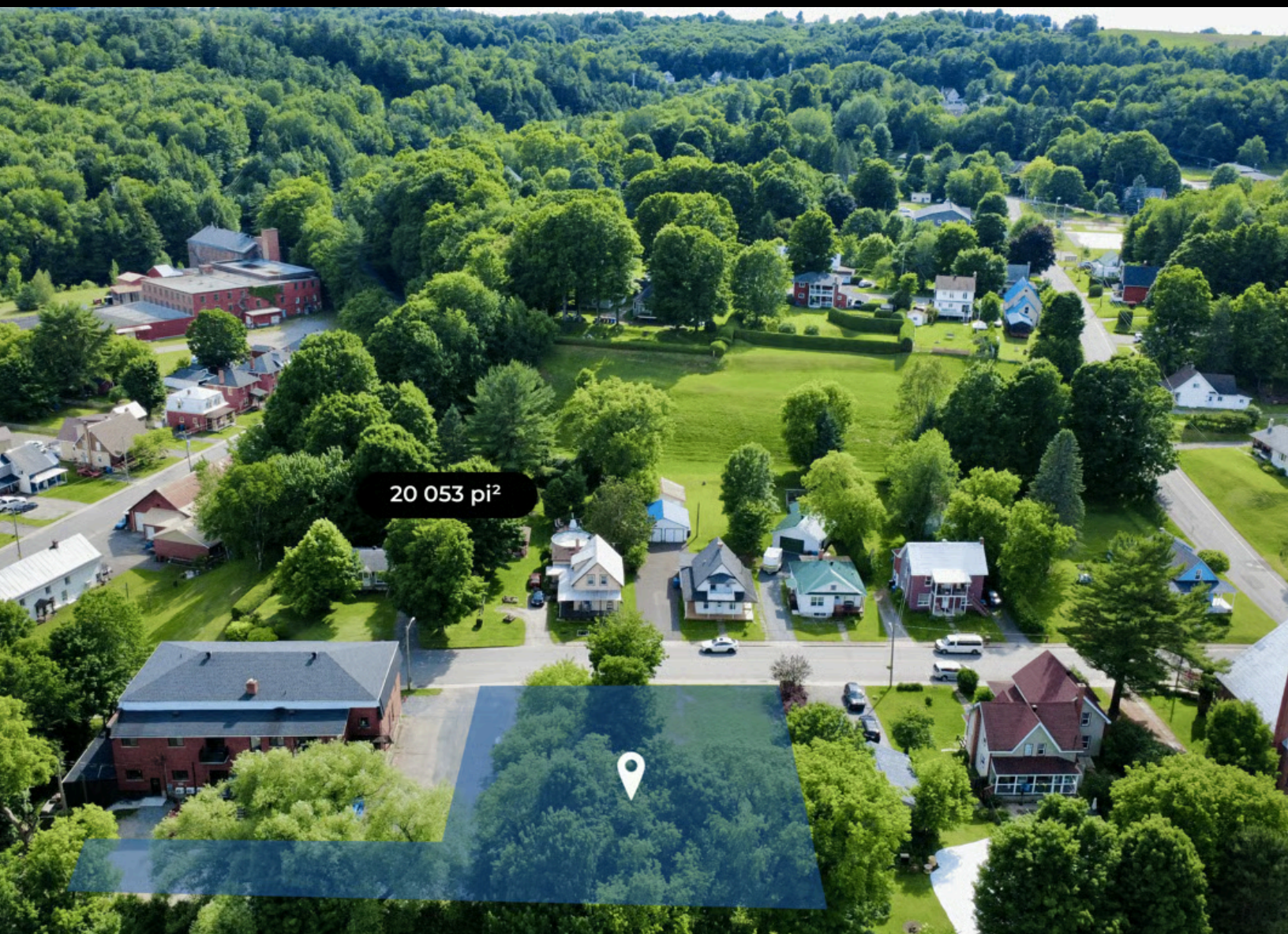
Price per SQ. Ft.

\$23.69



20 053 pi²

3 311 357, 3 311 356 (à être subdivisé) Saint-Marc, Coaticook



20 053 pi²

COATICOOK

Area attractions

Located just steps from Coaticook's famous Parc de la Gorge

Strategic location at the entrance to town, offering accessibility and a considerable asset for your tenants

Growing area with few new residential units, providing a competitive edge

Close to all essential services: schools, shops, parks and more



ZONING

PROJECT PROGRESS

➤ Zoning Code

Zone : RD-104

➤ Zoning Description

Residential: Class A - Single-family dwelling, Class B - Two-family dwelling, Class C - Three-family dwelling, Class D - Multi-family dwelling

Commercial: Class C-2 Bed and Breakfast, Class C-5 Tourist home

➤ Specific Uses

Refer to the usage grid.

➤ Public Services

Yes, but not connected.

➤ Special Provisions

Refer to the usage grid.



Environmental Studies:
Phase I



Preliminary plans and/or
subdivision in progress



Project approved



Construction plans
finalized



Additional Information

The sale includes surveying costs for creating a new cadastral plan and subdividing the lots, as well as preliminary plans for 6- and 12-unit buildings.

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

The buyer is responsible for verifying with the relevant authorities all information necessary for the feasibility of his project.

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.