

VILLE-MARIE E

BUILDING TO DEMOLISH

Price : **\$499,000** | Area : **2014 pi²**

Land for development

2014 pi²

PMML



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LAND DESCRIPTION

Exceptional residential development opportunity in the heart of Ville-Marie. The property is located on lot 3 361 323 and benefits from R.2 zoning, allowing the construction of 1 to 8 residential units. The zoning by-law permits a 2- to 3-storey building, up to 12.5 metres in height, with a maximum site coverage of 70% and a maximum density of 3. Contiguous building type (C) is permitted, offering strong potential for site optimization. Located in a desirable central area, the site is ideal for a multiplex or small rental building project. A strategic opportunity for a developer or investor looking to complete a human-scale residential project in a dynamic urban location. The municipal zoning by-law shall prevail for final verification.

Contact us today for more information !

INFORMATION

PPCMOI : **To be verified**

Lot Number : **3 361 323**

MUNICIPAL ASSESSMENT

Municipal Building Assessment : **30 000 \$**

Municipal Assessment : **329 500 \$**

Municipal Land Assessment : **299 500 \$**

ASKING PRICE :

\$499,000

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

3361323

Number of Storeys Permitted

min 2 max 3



Type of Use

Residential

Permitted Density

max 3

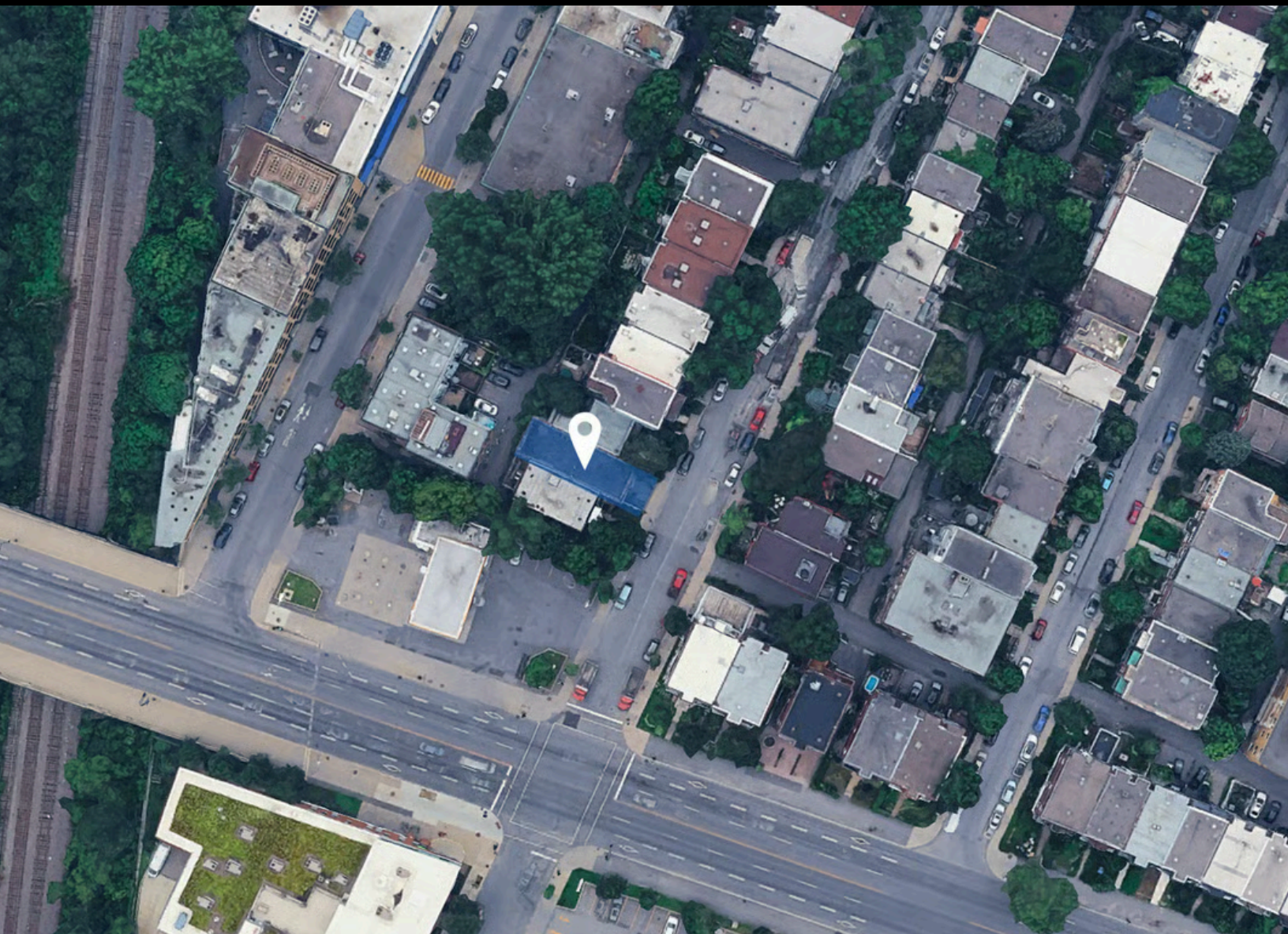


Price per SQ. Ft.

\$247.77



Land for development



VILLE-MARIE E

Area attractions

Proximity to a major arterial road

Close to shops and services

Residential area



ZONING

- **Zoning Code**
0005
- **Zoning Description**
R.2 (1 to 8 dwelling units)
- **Specific Uses**
None
- **Public Services**
Water, Sewer, Electricity
- **Special Provisions**
Contiguous building type

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

The sale is made without any legal warranty of quality, at the buyer's own risk. Lot area: 2,014 sq. ft. Potential for a multiplex project of up to 8 units, central Montréal location, clear regulatory framework, and attractive allowable density (3)

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.