

ROSEMONT

LAND TO DEVELOP

Price : **\$590,000** + GST/PST | Area : **2470 pi²**
6544 - 6546 Papineau



PMML



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LAND DESCRIPTION

PRIME redevelopment opportunity on Papineau in Rosemont. Planned conversion into a 6-unit residential project with optimized density and strong rental potential, featuring well-designed units with private outdoor spaces. Extensive preliminary work has already been completed, including architectural plans, environmental studies, and energy analysis, allowing a buyer to move forward efficiently and reduce development timelines and risk.

Contact us today for more information !

INFORMATION

PPCMOI : **To be verified**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **117 400 \$**

Municipal Land Assessment : **344 300 \$**

Total Municipal Assessment : **461 700 \$**

ASKING PRICE :

\$590,000

+ 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

3 793 787

Number of Storeys Permitted

min. 2 max. 3

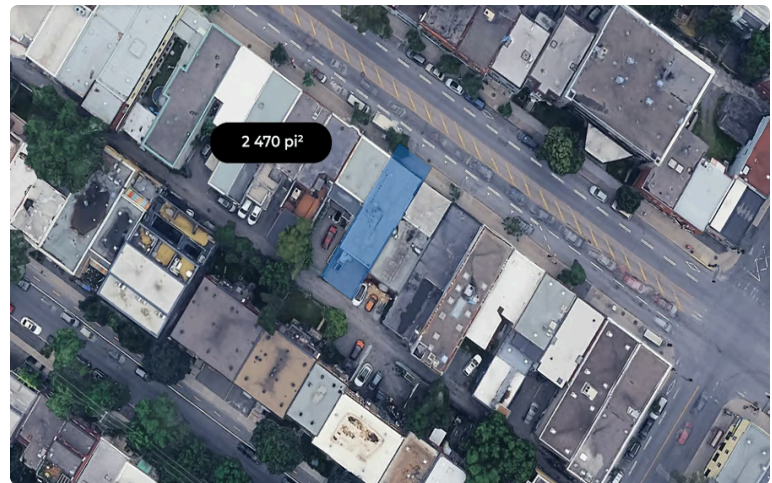


Type of Use

Commercial, Multi-family Housing

Permitted Density

Implantation rate (%) Min: 35 Max: 100

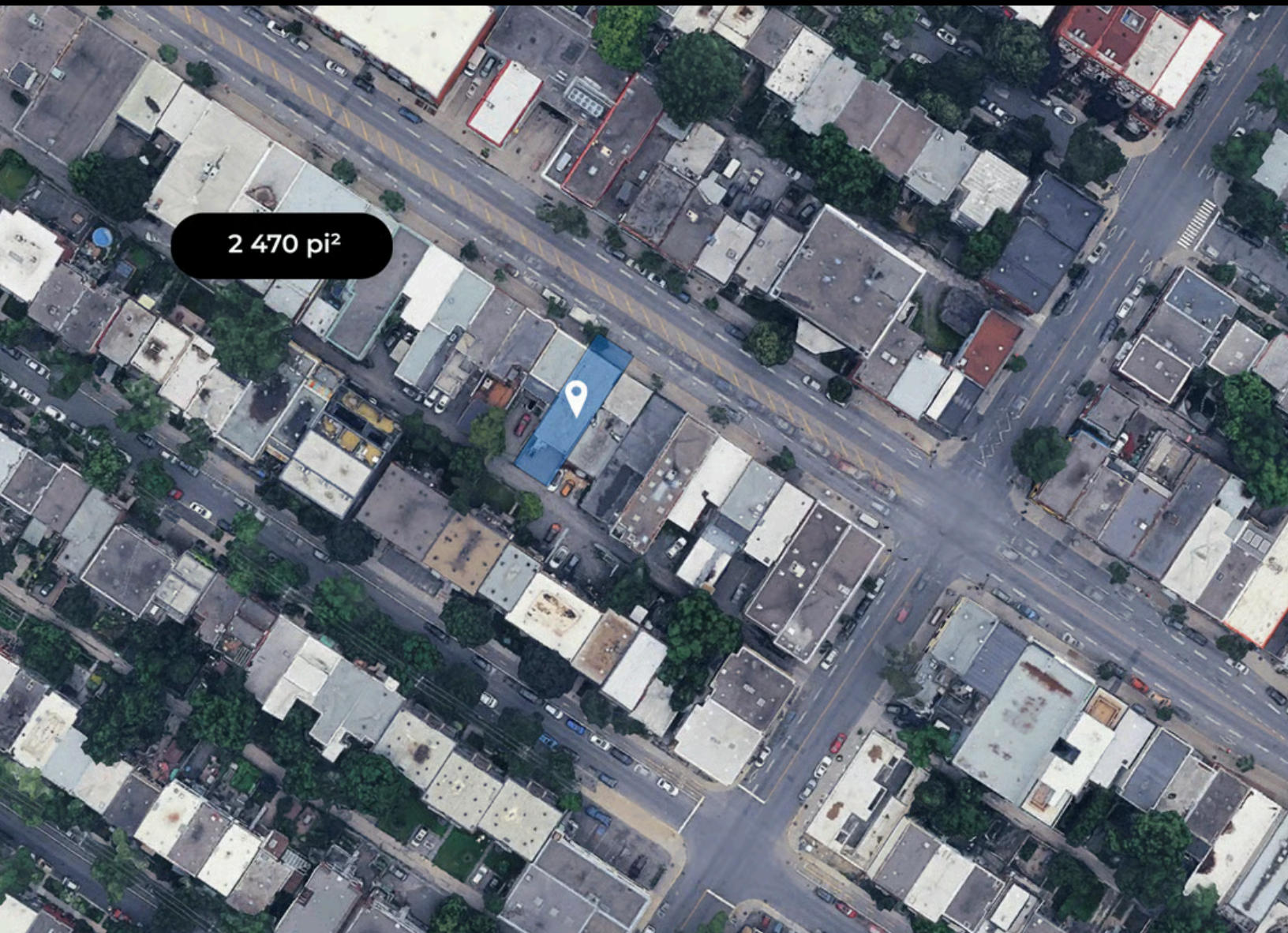


Price per SQ. Ft.

\$238.87



6544 - 6546 Papineau



ROSEMONT

Area attractions

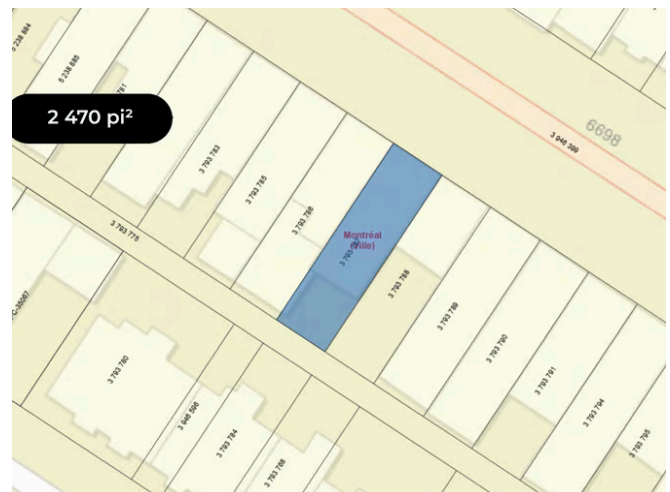
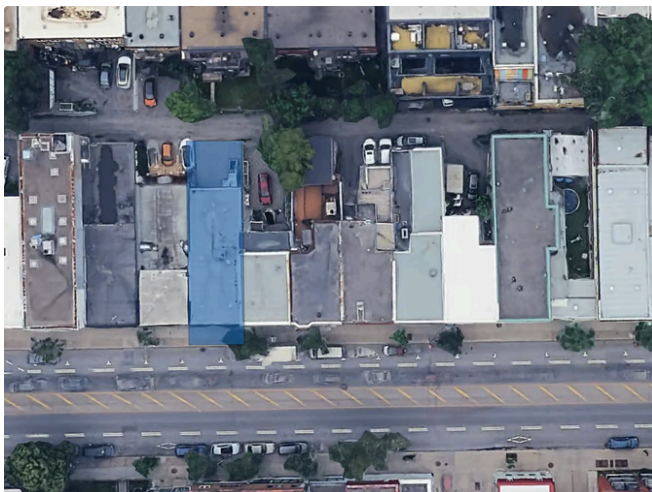
Strong rental demand
(young professionals,
students, families)

Central location with quick
access to Plateau, Mile-End,
and downtown

Well-served by public transit
(bus lines on Papineau,
nearby metro)

Vibrant neighborhood with
cafés, restaurants, shops
along Beaubien & Rosemont

Close to parks and green
spaces (Parc Molson, Parc
Laurier)



ZONING

PROJECT PROGRESS

- **Zoning Code**
0182
- **Zoning Description**
Primary use: C.2B
Other uses: H
- **Specific Uses**
Refer to the usage chart
- **Public Services**
Water mains, storm drains, sanitary sewers, street lighting, fire hydrants, paving, sidewalks, curbs.
- **Special Provisions**
Refer to the usage chart

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

Additional Information

Project compliant with zoning regulation 0182
Building coverage ratio: 71%
Energy savings: 41.3%
Conversion of a commercial building into residential units
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.