

VILLE-MARIE E

BUILDING TO DEMOLISH

Price : **\$6,990,000** + GST/PST | Area : **46250 pi²**
2800 rue Ontario Est



PMML



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PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

The 46,250-square-foot lot at 2800 rue Ontario East enjoys a strategic location in the heart of Ville-Marie. Its location on a busy thoroughfare and its mixed-use surroundings make it an attractive site for a development project.

Contact us today for more information !

INFORMATION

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

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment :

\$ 492 000

Municipal Land Assessment : **\$ 1 095 700**

Total Municipal Assessment : **\$ 1 587 700**

ASKING PRICE :

\$6,990,000

+ GST/PST

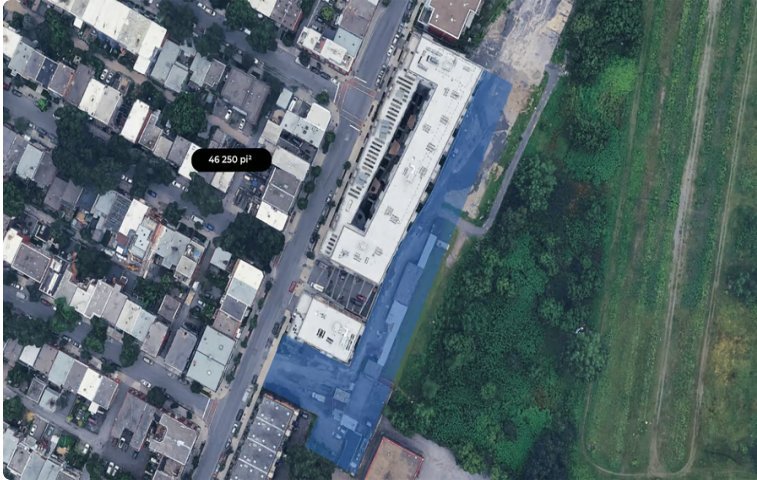
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official 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.

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Number of Storeys Permitted

Min: 7.5 meters Max: 23 meters

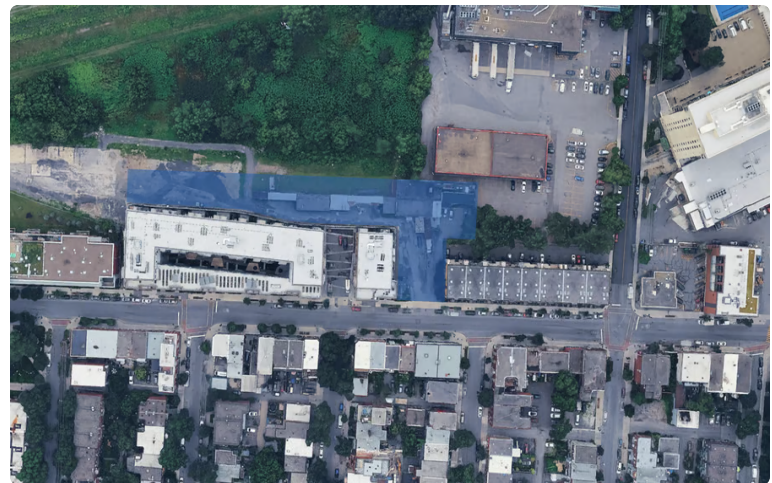


Type of Use

Commercial, Multifamily

Permitted Density

Maximum occupancy: 85



Price per SQ. Ft.

\$151.14



46 250 pi²

2800 rue Ontario Est



46 250 pi²

VILLE-MARIE E

Area attractions

Transportation: Subway, bus, major roadways

Amenities: Library, community center, parks, shops

Economy: Vibrant East Ontario Street, close to downtown

Housing: Mix of housing types + architectural heritage



ZONING

- **Zoning Code**
Zone 0438
- **Zoning Description**
M.7 Mixed-use zone permitting medium-density retail and service businesses
- **Specific Uses**
Refer to the usage chart
- **Public Services**
Water and Sewer
- **Special Provisions**
To be verified

PROJECT PROGRESS

- ☐ Environmental Studies: Phase 1
- ☐ 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 legal warranty as to quality.
Refer to the usage grid and municipal regulations for any special provisions.

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.