FOR SALE

PMML

SHERBROOKE

LAND TO DEVELOP

AREA : 15,447 PI²





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LAND DESCRIPTION

A 15,447 sq. ft. lot strategically located at the intersection of Galt St. West and Olivier St. in Sherbrooke. The site is approved for a 6-story, 44-unit multi-family development under a municipal PL31 authorization. The project includes 4 x 2.5, 20 x 3.5, 20 x 4.5, along with an underground garage, an elevator, and indoor storage lockers. Architectural and infrastructure plans are available. An excellent opportunity!

Contact us today for more information !

INFORMATION

PPCMOI : **This project was subject to an approval request via a PL31. A specialized engineer studied access to the future building and identified no major road safety obstacles.**

Number of Floors : **6**

Lot Number : **4 205 835**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **0$**

Municipal Land Assessment :
To be verified

Total Municipal Assessment :
To be verified

ASKING PRICE :

$1,399,000

+ 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
4 205 835

Number of Storeys Permitted
4, adopted to 6 stories



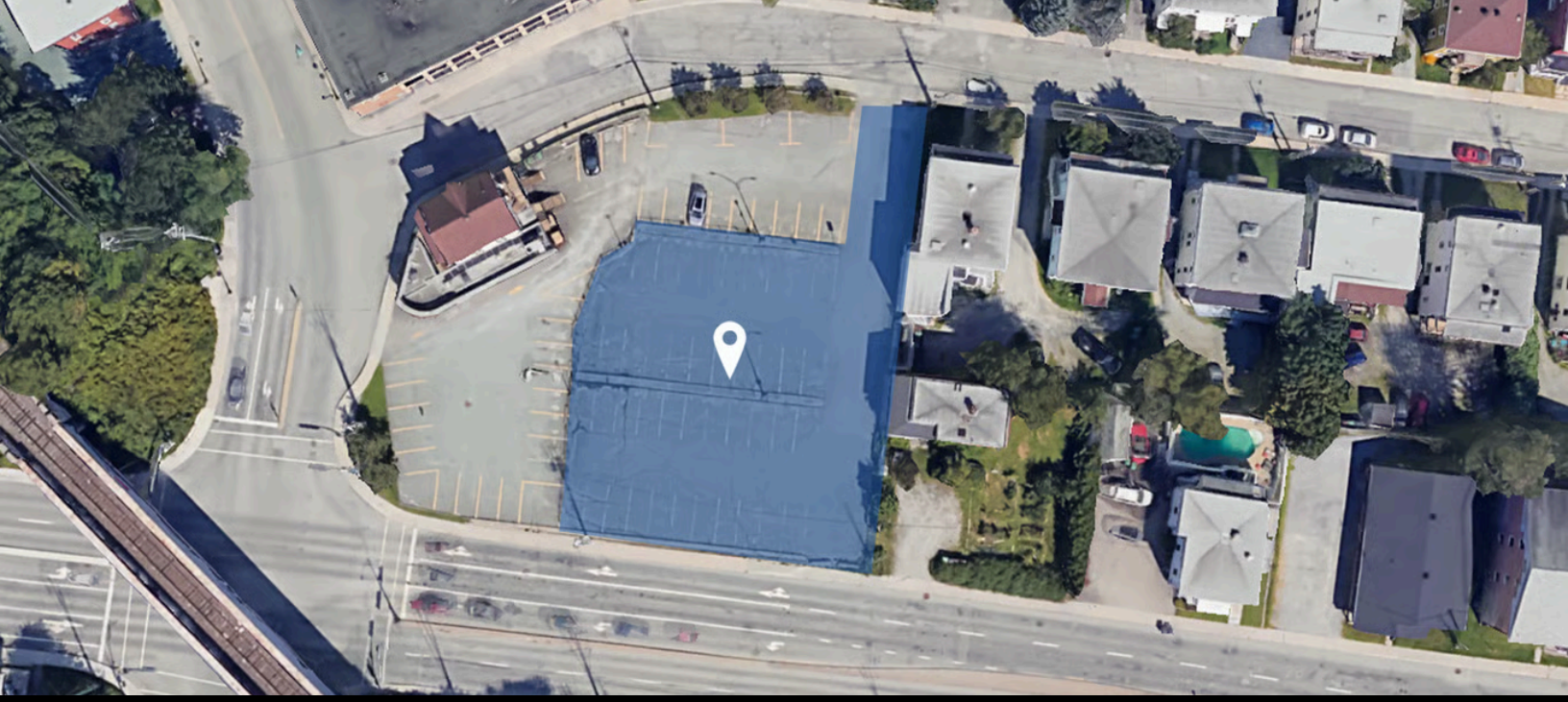
Type of Use
Residential

Permitted Density
70%

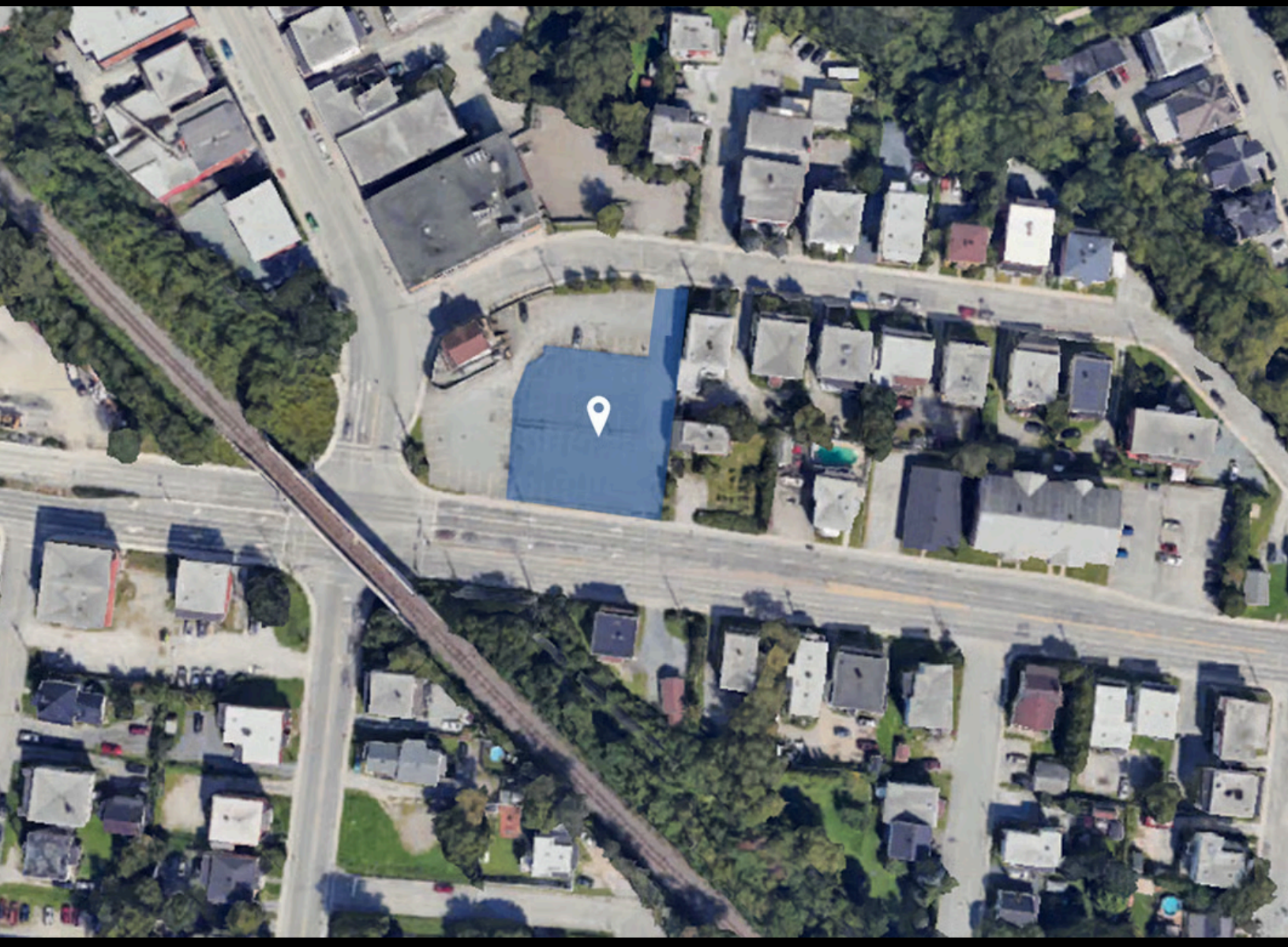




Price per SQ. Ft.
$90.57



4 205 835 Galt Ouest / Olivier, Sherbrooke



SHERBROOKE

Area attractions

Close to the city center, near services and public transport

A central location that favors future rental potential







ZONING

Zoning Code
C0586

Zoning Description
Zone C0586 authorizes commercial, residential, industrial, public, institutional, recreational, and utility uses. The adopted resolution authorizes the project of 44 units over 6 stories.

Specific Uses
Refer to the usage grid.

Public Services
Municipal water and sewer services, electricity (Hydro-Sherbrooke) and residual materials collection. The availability of connections and natural gas is to be confirmed according to the project.

Special Provisions
That the building's roof be white; That the electrical servitude has come into effect; That a private fire hydrant be added to the lot, in accordance with the fire prevention department's requirements; ETC

PROJECT PROGRESS

- [x] Environmental studies: Phase I and II (2025)
- [x] Preliminary plans and/or subdivision in progress
- [x] Project approved
- [x] Construction plans finalized
- [ ] Demolition and/or Construction permits obtained

Additional Information

A minimum canopy of 15% is required, as well as compliance with landscaping conditions, residual materials management, and municipal infrastructure.
The authorization becomes null and void if no building permit is issued within 36 months following the adoption of the resolution.
The sale is made without legal warranty of quality at the buyer's risk and peril.

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.