

EAST BROUGHTON

LAND FOR SALE

WITH APPROVED PROJECT

Price : **\$216,000** + GST/PST | Area : **14637 pi²**

Cadastral number : **4 544 392**

PMML



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LAND DESCRIPTION

Turnkey project in East Broughton, ready to build! Vacant lot with a 12-unit residential project already approved. Building permit issued, geotechnical study completed, Phase I and II completed with no recommendations for Phase III. Construction plans are included for 12 x 4½ spread over 3 floors. An ideal opportunity for a developer or investor looking to quickly launch a rental project.

Contact us today for more information !

INFORMATION

PPCMOI : **To be verified**

Number of Floors : **3**

Type of Construction : **Wood-frame structure**

Lot Number : **4 544 392**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **\$0**

Municipal Land Assessment : **\$38 400**

Total Municipal Assessment : **\$38 400**

ASKING PRICE PER UNIT
\$18 000 / Units

ASKING PRICE :
\$216,000
+ 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

4 544 392

Number of Storeys Permitted

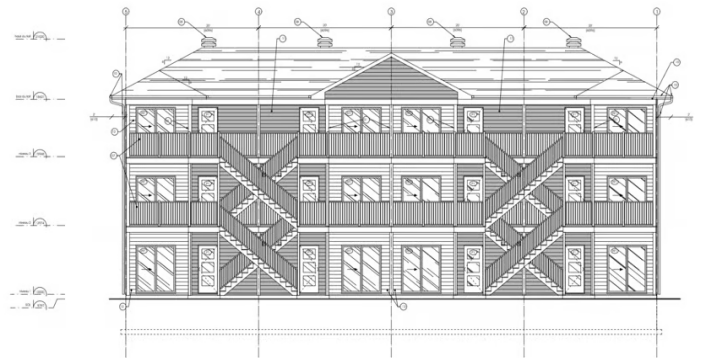
According to the project, 3 storeys



Type of Use

Multi-residential, Commercial

Permitted Density



Price per SQ. Ft.

\$14.76



14 637 pi²

4 544 392 13e Rue Est, East Broughton



14 637 pi²

EAST BROUGHTON

Area attractions

Located at the front of
Broughtonnois Park

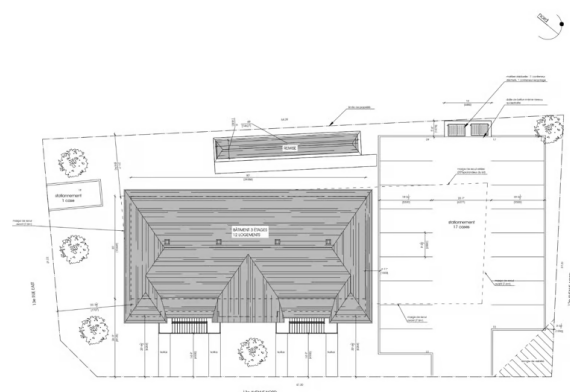
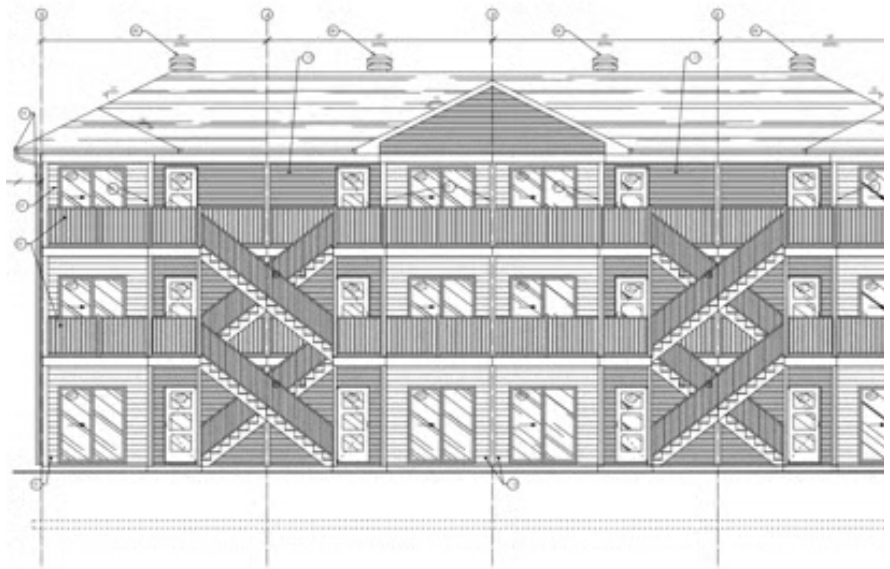
Growing area offering strong
appreciation potential

Peaceful environment, ideal
for a family-oriented rental
clientele

Close to essential services
(grocery stores, schools,
shops)

Easy access to main roads
and nearby cities

Pleasant living environment
with nature nearby



ZONING

➤ Zoning Code

Mc-4

➤ Zoning Description

Residential use (single-family to multi-family)

Commercial use (light, medium, and heavy)

Institutional and public use

➤ Specific Uses

Refer to the usage grid and municipal by-laws for any specific uses.

➤ Public Services

Serviced by municipal water and sewer systems.

➤ Special Provisions

Lot compliant with municipal subdivision regulations.

PROJECT PROGRESS



Environmental Studies:
Phase I and Phase II
completed, no Phase III
required.



Project approved



Construction plans
finalized



Demolition and/or
Construction permits
obtained

Additional Information

Geotechnical study completed.

Building permit issued.

Highly collaborative municipality allowing water and sewer connections to be completed without requiring

municipal civil engineering services, with stormwater management by gravity.

Contamination-free lot (following minor soil removal), but small volume of soil (0.43 m³) to be removed during construction.

According to written confirmation from the Municipal Planning Department, short-term rentals would be permitted as a use on the property and would remain authorized following the construction of the proposed 12-unit building. This information must, however, be independently verified by the buyer with the municipality.

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.