

MANSFIELD-ET-PONTEFRAC

LAND TO DEVELOP

Price : **\$3,000,000** + GST/PST | Area : **2722291 pi²**

Cadastral number : **4 636 741, 5 049 943**



PMML



Véronique LeSieur

Real Estate Broker | Real Estate Agent

📞 819-664-3308

✉ veronique.lesieur@pmml.ca

LAND DESCRIPTION

Rare on the Quebec market, this 62.5-acre industrial site on the Ontario border offers an exceptional area specifically suited for large-scale industrial operations. The entirely flat land provides an ideal platform for the implementation of your industrial project and the expansion of your activities. The sandy composition of the soil, uniformly present over almost the entire lot, facilitates handling and heavy traffic operations, while offering excellent drainage conditions.

Contact us today for more information !

INFORMATION

PPCMOI : **N/A**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **600 \$**

Municipal Land Assessment : **60 700 \$**

Total Municipal Assessment : **61 300 \$**

ASKING PRICE :

\$3,000,000

+ 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

4 636 741, 5 049 943

Number of Storeys Permitted

To be verified with the municipality



Type of Use

Industrial

Permitted Density

40% (Main building), 20% (Secondary building)



Price per SQ. Ft.

\$1.10



4 636 741, 5 049 943 0 rue Thomas-Lefevbre, Mansfield-et-Pontefract



MANSFIELD-ET-PONTEFRAC

Area attractions

Access to local businesses

Ideal setting for a medium or light industrial project

Proximity to the Ottawa River and Coulonge River

HQ planning for the New Coulonge 120 Kv substation (2029-2030) nearby

Provincial road leading to the site



ZONING

➤ **Zoning Code**

21

➤ **Zoning Description**

Workshops, warehouses, with no or little impact on the neighbourhood

➤ **Specific Uses**

Refer to the usage grid

➤ **Public Services**

Electricity (25 Kv line) Municipal aqueduct Possibility of using water from the Coulonge River Significant volume and quality of groundwater available

➤ **Special Provisions**

Specific to zones (article number 5.3)

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

1h30 from Gatineau

1.5 km from Route 148

62.5-acre (26 Ha) industrial land on sandy soil, very rare on the market.

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.