

AMHERST

LAND FOR SALE

WITH APPROVED PROJECT

Price : **\$1,320,000** + GST/PST | Area : **595299 pi²**

Cadastral number : **4 941 225**

PMML



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PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

Project of 13 tourist accommodation units and a main pavilion on a lot totaling 595,299 square feet in Amherst. With quick access to Route 323, the site benefits from river frontage connecting to Lac Jean-Jeune as well as direct access to ATV and snowmobile trails. 35 minutes from Mont-Tremblant, accommodation and restaurant use is permitted on the site, and the final configuration of the project is undergoing municipal approval. Several studies have been completed: Phase 1 environmental assessment, biological studies, and soil tests. Opportunity for developers and investors wishing to create an intimate four-season accommodation project in a sought-after sector of the Laurentians.

Contact us today for more information !

INFORMATION

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

Lot Number : **4 941 225**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **80 600 \$**

Municipal Land Assessment : **80 600 \$**

Total Municipal Assessment :

ASKING PRICE :

\$1,320,000

+ 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

4 941 225

Number of Storeys Permitted

2,5 storeys



Type of Use

Commercial / Residential

Permitted Density

25%



Price per SQ. Ft.

\$2.22



4 941 225 Gaudias-Côte Ouest, Amherst



AMHERST

Area attractions

12 minutes from Route 323 for A-50

35 minutes from Mont-Tremblant and Montebello

1 minute from Garnier market

1 minute from Le Windigo restaurant



ZONING

PROJECT PROGRESS

➤ **Zoning Code**

57-V

➤ **Zoning Description**

Refer to the usage grid and municipal bylaws for all specific uses.

➤ **Specific Uses**

Camping Recreation (extensive and intensive) Local retail Accommodation and food services Refer to the land-use table and municipal bylaws for any specific uses.

➤ **Public Services**

Electricity: Yes – Hydro-Québec Water: Artesian well / private well Sewer: Septic system

➤ **Special Provisions**

Refer to the usage grid and municipal bylaws for all specific provisions.



Environmental Studies:
Phase I



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 of quality, at the buyer's risk.

The buyer must perform due diligence to ensure that the intended use of the site complies with usage and zoning regulations.

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.