

DENHOLM

LAND TO DEVELOP

Price : **\$899,900** + GST/PST | Area : **5627812 pi²**

Cadastral number : **4 944 666, 4 945 098, 6 535 516**

5 627 812 pi²

PMML



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LAND DESCRIPTION

An exceptional property located in Denholm, offering an impressive 5,627,812 sq ft (129.19 acres) and remarkable versatility thanks to its industrial, commercial, and forestry zoning. Formerly occupied by a factory, this site represents a unique opportunity for various types of projects, whether to revive industrial activity, develop a residential or commercial project, create warehouse space, or establish an industrial or logistics hub. The combination of its large size and flexible zoning makes it a rare property that is difficult to replicate in today's market. Whether for operation, development, or repositioning, this land is a strategic asset for bringing a large-scale project to fruition. Priced at \$899,900 and just 35 min from Gatineau, this opportunity deserves your attention. A visit is a must.

Contact us today for more information !

INFORMATION

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

Lot Number : **4 944 666, 4 945 098, 6 535 516**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment :
\$ 405 300

Municipal Land Assessment : **\$ 278 900**

Total Municipal Assessment : **\$ 684 200**

ASKING PRICE :

\$899,900

+ 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

4 944 666, 4 945 098, 6 535 516

Number of Storeys Permitted

2



Type of Use

Industrial and forest

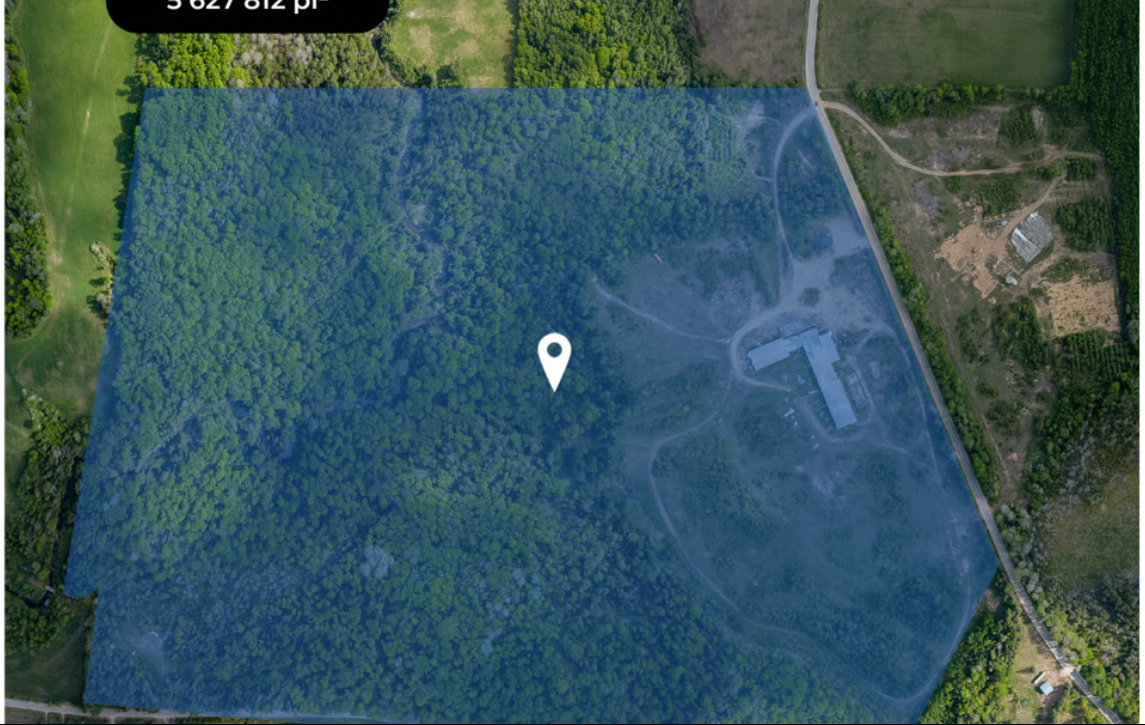
Permitted Density

To be verified



Price per SQ. Ft.

\$0.16



4 944 666, 4 945 098, 6 535 516 des Voyageurs, Denholm



DENHOLM

Area attractions

One of the rare industrial lots for sale!

Opportunity to create multiple residential lots (in demand)

Opportunity to become the region's industrial hub!



ZONING

➤ Zoning Code

Agricultural zoning: Unzoned

➤ Zoning Description

Predominant use: Forestry operation

➤ Specific Uses

Cadastre: 4 945 098, 6 535 516: Registered Forest Use Area (SVFE) Total area: 410,000.00 m² Cadastre 4 944 666: Industrial/commercial Area: 88,780.40 m²

➤ Public Services

Water and sewer connections must be planned and/or verified during the development of this land.

➤ Special Provisions

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

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

Just 35 min from Gatineau.

Ideal for land development.

Excellent price at only \$7,000 per acre.

Huge lot zoned for industrial, commercial, and residential use.

The sale is made without any legal warranty of quality, at the buyer's own risk.

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.