

DEUX-MONTAGNES

BUILDING TO DEMOLISH

Price : **\$3,345,000** + GST/PST | Area : **25978 pi²**

Cadastral number : **451 - 455**



PMML



C_FGA

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PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

VENDOR FINANCING AVAILABLE. BUILD-READY 25,978 sq. ft. LAND with a project already approved by the municipality. Ideally located less than one kilometre from the Deux-Montagnes REM station, the approved project consists of a 60-unit, 6-storey building with underground parking. Potential to add two additional storeys (80 units total), subject to confirmation with the municipality. The buyer will be responsible for demolishing the two existing buildings on the site. Excellent opportunity to move quickly on a development project in a rapidly evolving area.

Contact us today for more information !

INFORMATION

PPCMOI : **N/A**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **419 500\$**

Municipal Land Assessment : **640 500\$**

Total Municipal Assessment : **1 060 000\$**

ASKING PRICE :

\$3,345,000

+ 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

1973003, 1973789

Number of Storeys Permitted

6



Type of Use

Residential

Permitted Density

To be verified



Price per SQ. Ft.

\$128.76



451 - 455 26e Avenue, Deux-Montagnes



DEUX-MONTAGNES

Area attractions

7 minutes walk from the future REM station

Near primary and secondary schools

Close to all daily shops and services

Near parks and sports centers; Easy access to expressways



ZONING

- **Zoning Code**
R4-56
- **Zoning Description**
To be verified
- **Specific Uses**
N/A
- **Public Services**
- **Special Provisions**
Refer to the usage grid

PROJECT PROGRESS

- ☒ Environmental Studies: Phase I, Geotechnical (2019)
- ☒ Preliminary plans and/or subdivision in progress
- ☒ Project approved
- ☐ Construction plans finalized
- ☐ Demolition and/or Construction permits obtained

Additional Information

All plans for all disciplines are available, including architectural, structural, mechanical, electrical, civil, fire protection, landscaping, and site plans.

Underground parking: 17,039 sq. ft.; ground floor: 10,827 sq. ft.; five additional floors: 11,164 sq. ft. each.

The REM tax shall be borne by the buyer.

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

The buyer shall conduct all necessary due diligence to ensure that the intended use of the site complies with applicable use 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.