

SAINT-DONAT

BUILDING TO DEMOLISH

Price : **\$1,795,000** + GST/PST | Area : **123270 pi²**

Cadastral number : **5 624 471**



PMML



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LAND DESCRIPTION

CONSTRUCTION OPPORTUNITY – 124-UNIT MULTIFAMILY PROJECT! Land of over 123,000 square feet with a 124-unit multifamily project currently under approval (PPCMOI). The plan provides for the construction of four buildings with 31 units each, spread over 4 stories. Competitive price compared to the market, for developers and investors looking for a project in a rapidly growing area. A rare opportunity to carry out a large-scale development that meets the strong demand of the rental market.

Contact us today for more information !

INFORMATION

PPCMOI : **Pending approval**

MUNICIPAL ASSESSMENT

Municipal Building Assessment : **717 300\$**

Municipal Assessment : **797 200 \$**

Municipal Land Assessment : **79 900\$**

ASKING PRICE :

\$1,795,000

+ 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

5 624 471

Number of Storeys Permitted

PPCMOI 4 levels



Type of Use

Commercial

Permitted Density

PPCMOI 3



Price per SQ. Ft.

\$14.56



123 270 pi²

5 624 471 41 Route 329, Saint-Donat



123 270 pi²

SAINT-DONAT

Area attractions

Rapidly Growing Area

Intersection of Route 329 /
Route 125

Close to grocery stores,
restaurants, a microbrewery,
inns, trails, lakes, and parks

Formerly the site of Auberge
La Cuillère à Pot, with the
buildings still on site



ZONING

- ▶ **Zoning Code**
Zone : UR-C6
- ▶ **Zoning Description**
PPCMOI in progress
Zone: UR-C6
Heavy retail and service
commerce
Recreation and
entertainment commerce
- ▶ **Specific Uses**
PPCMOI pending approval
- ▶ **Public Services**
Served by municipal water
and sewer systems
- ▶ **Special Provisions**
PPCMOI pending approval

PROJECT PROGRESS

- Environmental Studies:
Phase I and geotechnical
- 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 any legal guarantee of quality or title, at the buyer's own risk. The following documents are available:

Architect's plan - Surveyor's site plan - Appraisal report - Integrated housing project - Altus report - Rent study.

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.