

MONT-TREMBLANT

LAND TO DEVELOP

Price : **\$7,500,000** + GST/PST | Area : **3763143 pi²**

Cadastral number : **5092274, 5092273, 5092270, et autres**



PMML



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LAND DESCRIPTION

Major development opportunity in Mont-Tremblant: an assembly of 86.39 acres spread over 10 lots grouped into a single assessment unit. A preliminary development plan for 208 units (80 townhouses and a 128-dwelling rental building) has been prepared for the site. The positioning allows for both an integrated residential project and a recreational-tourism project. The site is currently operated under the Golf Manitou banner, an 18-hole executive course.

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.**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment :

900 700 \$

Municipal Land Assessment : **3 149 300 \$**

Total Municipal Assessment : **4 050 000 \$**

ASKING PRICE :

\$7,500,000

+ 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

5092274, 5092273, 5092270, 5092275,
5092272, 4649850, 5092271, 5092276,
5092277, 5092278



Number of Storeys Permitted

Type of Use

Commercial / Residential

Permitted Density



Price per SQ. Ft.

\$1.99



5092274, 5092273, 5092270, et autres Clément, Mont-Tremblant



MONT-TREMBLANT

Area attractions

3rd tourist destination in Quebec, with over 2

5 million visitors annually

Mont-Tremblant Resort less than 5 km away: over 100 trails spread over 4 slopes and 305 hectares of skiable terrain

Scandinave Spa Mont-Tremblant less than 2 km away



ZONING

PROJECT PROGRESS

➤ Zoning Code

TM-575

➤ Zoning Description

H-3: Triplex Dwelling

H-4: Multi-family Dwelling

V-1: Single-family Dwelling

V-2: Two-family Dwelling

C-6: Recreation Commercial

C-8: Accommodation Commercial

➤ Specific Uses

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

➤ Public Services

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

➤ Special Provisions

Refer to the usage grid and municipal regulations 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 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.