

SAINT-HUBERT

LAND TO DEVELOP

Price : **\$2,645,000** + GST/PST | Area : **20240 pi²**

Cadastral number : **5685**

20 240 pi²

PMML



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LAND DESCRIPTION

Development opportunity in the heart of Saint-Hubert, ready for construction permits! This 20,240 SF corner site, located at the intersection of Chemin de Chambly and Rue Park, benefits from a municipal resolution authorizing a 49-unit, 7-storey residential development. The development package includes site plans, architectural plans, and landscape plans. An excellent opportunity for a developer looking to deliver a residential project.

Contact us today for more information !

INFORMATION

PPCMOI : **Project authorized by municipal resolution**

Number of Floors : **Min: 1 | Max: 7**

Type of Construction : **Isolated**

Lot Number : **4 365 124**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment :

Municipal Land Assessment :

Total Municipal Assessment :

ASKING PRICE :

\$2,645,000

+ 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

4 365 124

Number of Storeys Permitted

Min: 1 | Max: 7



Type of Use

Residential

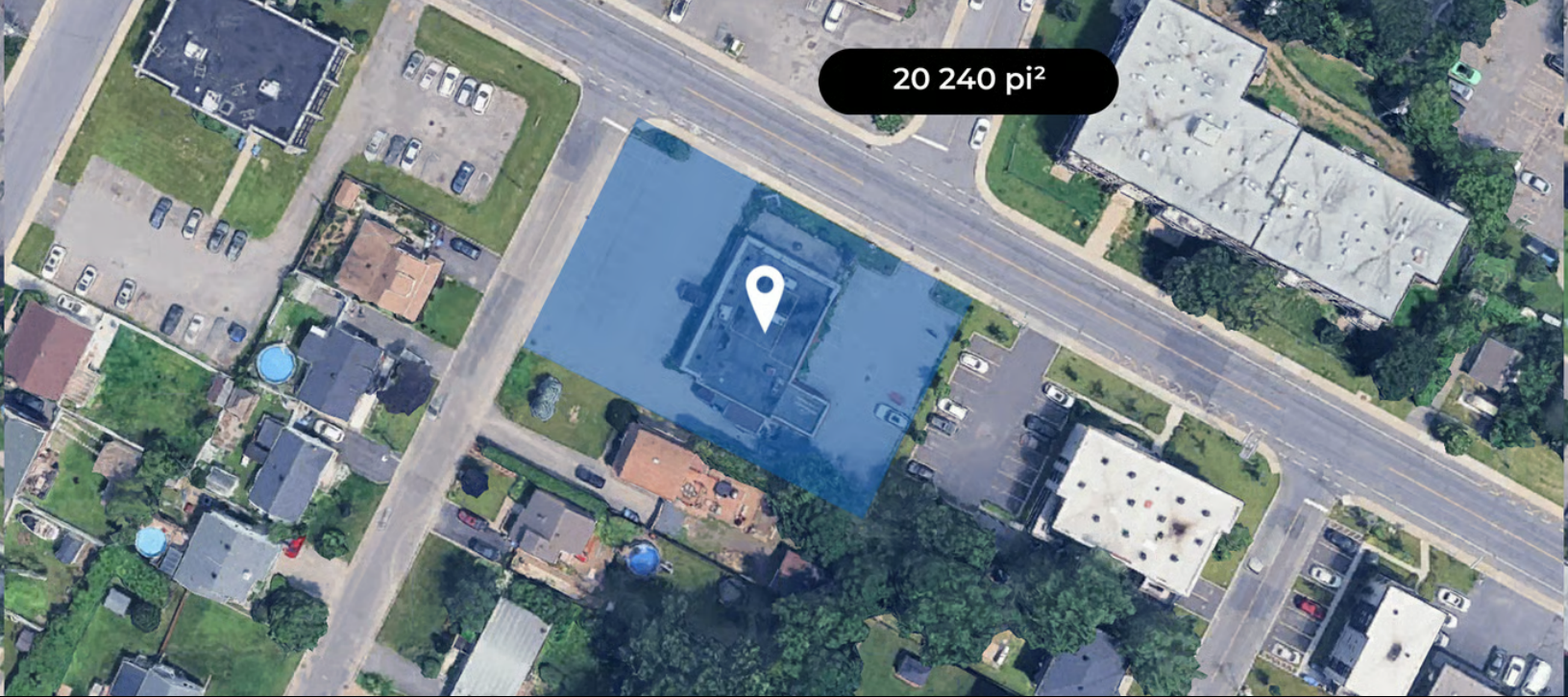
Permitted Density

Min: 12 units | Max: 49 units

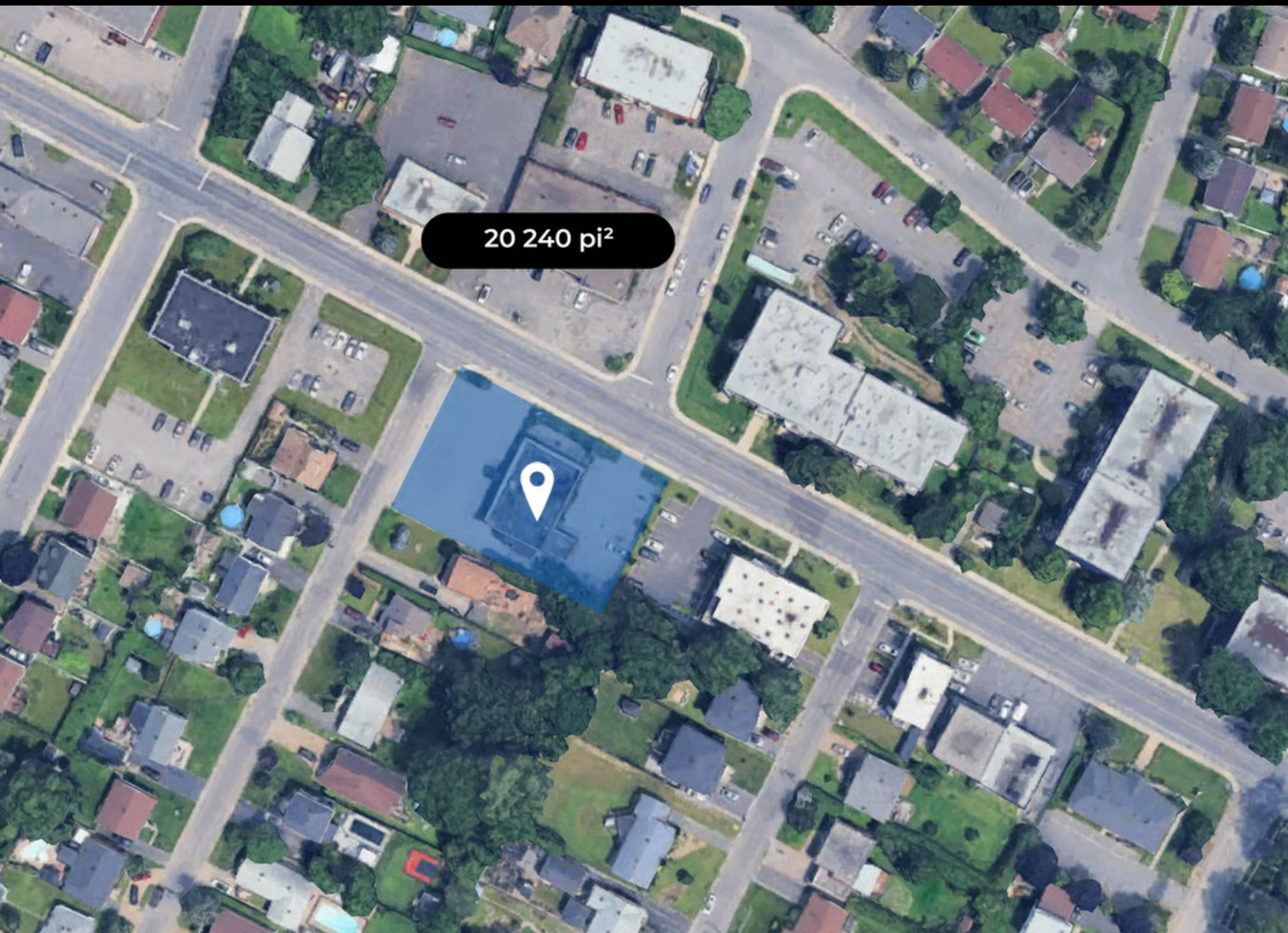


Price per SQ. Ft.

\$130.68



5685 Chemin de Chambly, Saint-Hubert



SAINT-HUBERT

Area attractions

Located approximately 2 km from the Longueuil–Saint-Hubert EXO train station

Well served by public transit (RTL bus lines 9, 50, 88, 505 and 538)

Located less than one kilometre from all nearby amenities and services

Close proximity to Routes 112 and 116



ZONING

- **Zoning Code**
C14-114
- **Zoning Description**
Single-family and 2-family dwellings (H1), 3-family dwellings (H2), Multi-family dwellings (H3), Neighbourhood commercial (C1), Local commercial (C2)
- **Specific Uses**
À vérifier
- **Public Services**
À vérifier
- **Special Provisions**
Project must begin by February 21st 2027

PROJECT PROGRESS

- ☒ Environmental Studies:
Phase II (2024)
- ☒ 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 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.