

SAINT-CÔME

LAND TO DEVELOP

Price : **\$249,000** + GST/PST | Area : **57253 pi²**

Cadastral number : **6 510 530**

57 253 pi²

PMML



Daphnée Comtois

Real Estate Broker, CPA

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LAND DESCRIPTION

Vacant lot of 57, 253 sq.ft on des Cougars Street in St-Côme. Bordered at the back by the magnificent Assomption River, short-term rental permitted. Zoning allows for detached single-family home construction with short-term rental rights. Ideal for a rental project or a nature getaway. Just minutes from the Val-Saint-Côme Ski Resort, snowmobile trails, ATV trails, and hiking trails.

Contact us today for more information !

INFORMATION

PPCMOI : **To be verified**

Lot Number : **6 510 530**

MUNICIPAL ASSESSMENT

Municipal Building Assessment : **\$ 0**

Municipal Assessment : **\$ 193 900**

Municipal Land Assessment : **\$ 193 900**

ASKING PRICE :

\$249,000

+ 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

6 510 530

Number of Storeys Permitted

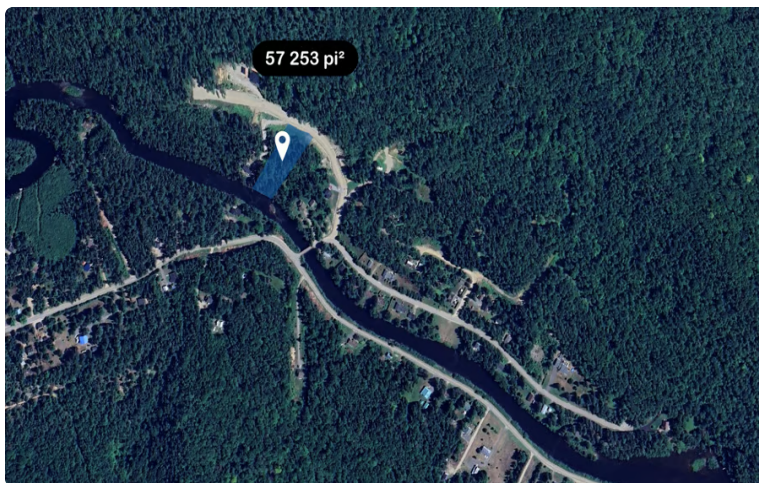
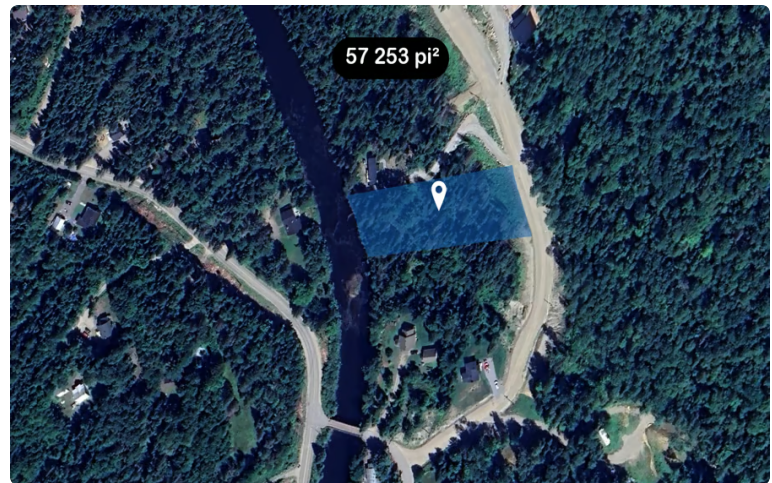
Minimum height 4 meters



Type of Use

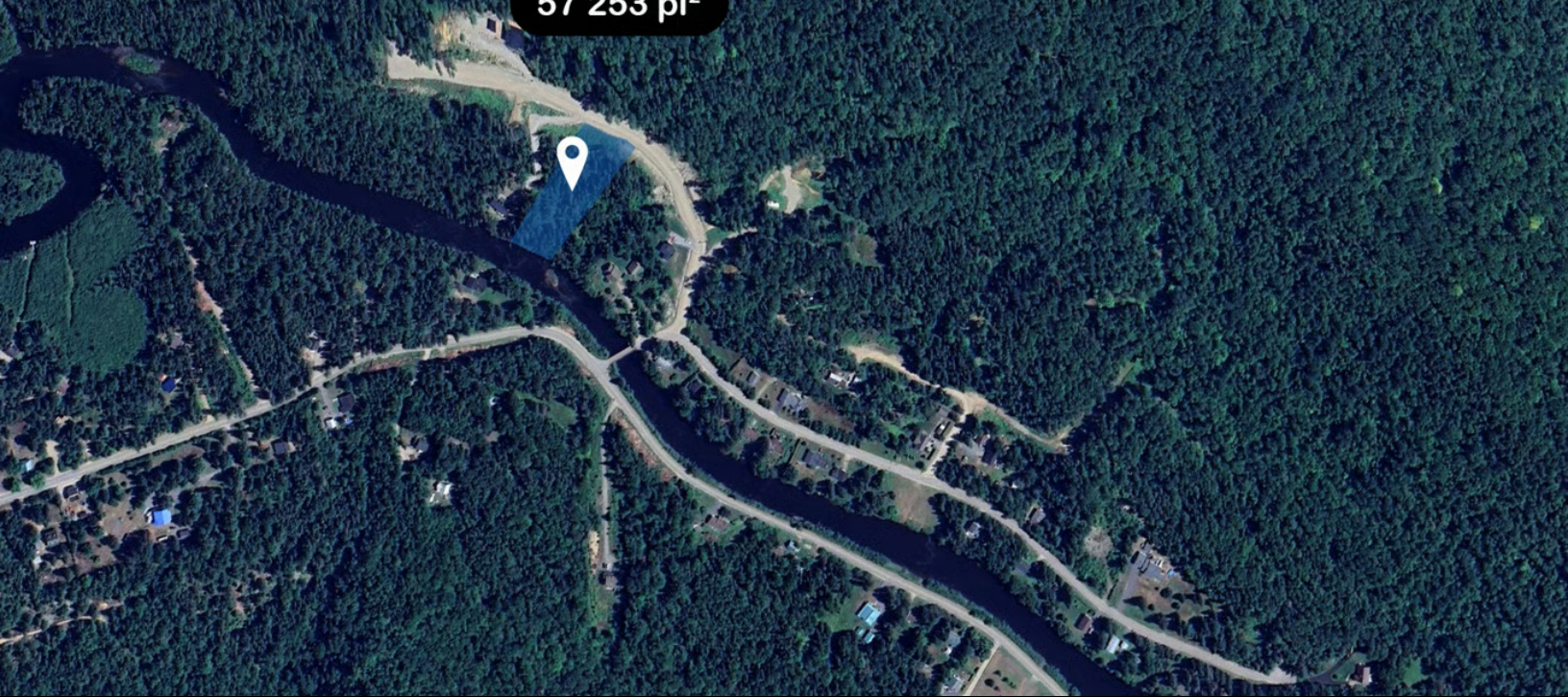
Permitted Density

max. 30%



Price per SQ. Ft.

\$4.35



6 510 530 des Cougars, Saint-Côme



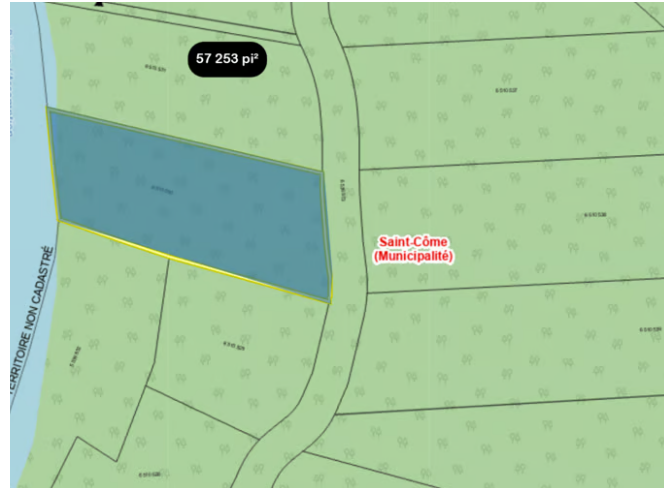
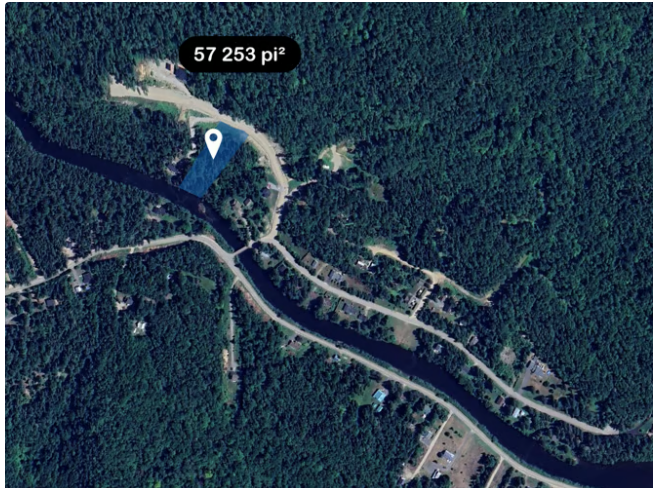
SAINT-CÔME

Area attractions

Adjacent river

Wooded area

Local road access



ZONING

- **Zoning Code**
608-1
- **Zoning Description**
 - 1000: Single-family home
 - 6000: Short-term rental (9)
- **Specific Uses**
Refer to the usage grid
- **Public Services**
To be verified
- **Special Provisions**
(9) Use that can only be authorized by conditional use

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

-Vacant lot -The sale is made without legal warranty of quality to the risks and perils of the buyer.

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.