

LA POCATIERE

LAND TO DEVELOP

Price : **\$4,200,000** + GST/PST | Area : **94907 pi²**

Cadastral number : **6 547 731**

PMML



Maxim Devarenes

Real Estate Broker

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LAND DESCRIPTION

Exceptional opportunity in La Pocatière! A 94,907 sq ft lot ideally located near services and the Cégep. Preliminary plans have already been completed for a 64-unit housing project, with the potential to expand to up to 120 rental units. Strategic location meeting strong rental demand.

Contact us today for more information !

INFORMATION

PPCMOI : **None**

Lot Number : **6 547 731**

MUNICIPAL ASSESSMENT

Municipal Building Assessment : **N/A**

Municipal Assessment : **247 900 \$ (2025)**

Municipal Land Assessment :
247 900 \$ (2025)

ASKING PRICE :

\$4,200,000

+ 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

6 547 731

Number of Storeys Permitted

Maximum 8



Type of Use

Residentiel

Permitted Density

At least 10 housing units per hectare



Price per SQ. Ft.

\$44.25



94 907pi²

6 547 731 4e avenue Painchaud, La Pocatiere



94 907pi²

LA POCATIERE

Area attractions

Near Highway 20 - Close to amenities and Cégep de La Pocatière



ZONING

PROJECT PROGRESS

➤ **Zoning Code**

H1, H2, H3, H4, H6

➤ **Zoning Description**

Single-family dwelling (H1), Two-family dwelling (H2), Three-family dwelling (H3), Multi-family dwelling (H4), Community housing (H6)

➤ **Specific Uses**

N/A

➤ **Public Services**

Municipal water and sewer systems

➤ **Special Provisions**

None

- ✓ Environmental Studies: Phase I
- ✓ Preliminary plans and/or subdivision in progress
- ✓ Project approved
- ✓ Construction plans finalized
- ✓ Demolition and/or Construction permits obtained

Additional Information

In addition to the architectural plans, drawings, and engineering plans for the foundations and structure—which will be available and included—modifications may be made to a project of up to 8 stories, comprising 120 units plus a shared rooftop terrace.

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.