

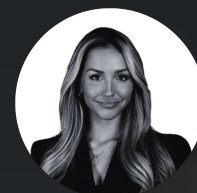
SAINT-ISIDORE

LAND TO DEVELOP

Price : **\$1,350,000** + GST/PST | Area : **73269 pi²**

Cadastral number : **6 558 324 et 6 558 328**

PMML



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LAND DESCRIPTION

Land for development for the construction of four multifamily buildings, each containing 16 residential units, for a total of 64 units, including 32 one-bedroom apartments (3½) and 32 two-bedroom apartments (4½). Architectural plans are included, and the project may be adapted or modified to meet the future owner's needs. The project is already well advanced, with a significant portion of the excavation and site preparation work completed, as well as approximately 50% of the rear retaining walls already built. One 16-unit building has also received CMHC pre-approved financing, with the possibility of transferring the financing as part of the business sale. Ideal for a developer or investor looking to accelerate the launch of a large-scale multifamily project in a rapidly growing area.

Contact us today for more information !

INFORMATION

PPCMOI : **Yes, the building permit is currently being processed due to the PPCMOI.**

Number of Floors : **3**

Type of Construction : **Wood Structure**

Lot Number : **6 558 324 and 6 558 328**

MUNICIPAL ASSESSMENT

Municipal Building Assessment : **0 \$**

Municipal Assessment : **1 089 100 \$**

Municipal Land Assessment : **1 089 100 \$**

ASKING PRICE :

\$1,350,000

+ 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

6 558 324 and 6 558 328

Number of Storeys Permitted

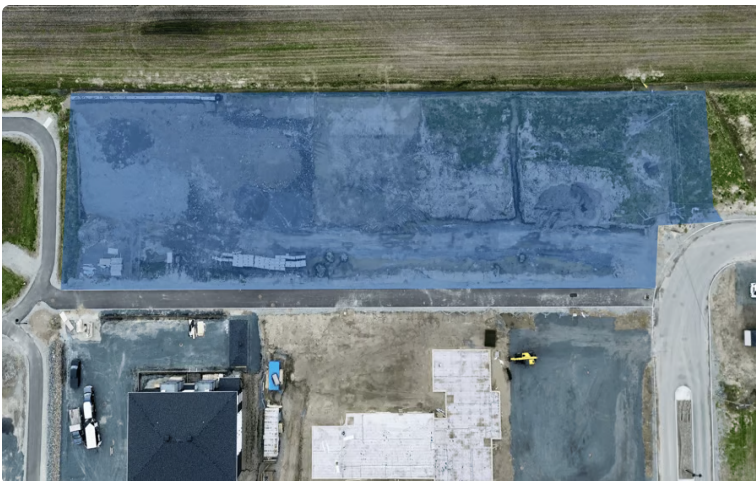
min. 2, max. 4



Type of Use

Multi-unit residential

Permitted Density



Price per SQ. Ft.

\$18.43

73 269 pi



6 558 324 et 6 558 328 700 - 704 des Récoltes, Saint-Isidore

73 269 pi²



SAINT-ISIDORE

Area attractions

Only 20 minutes from the
Québec bridges

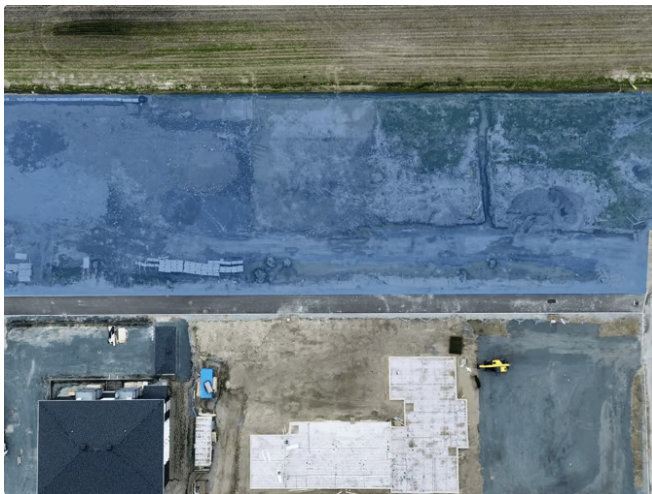
Approximately 15 minutes
from major shopping centers
and essential services

Future daycare center (CPE)
planned next door for Fall
2026

Grocery store and pharmacy
located within 5 km

Parks, sports fields, arena,
and bike path nearby

Elementary school
accessible within minutes



ZONING

PROJECT PROGRESS

➤ Zoning Code

➤ Zoning Description

➤ Specific Uses

Lots ready for the development of 4 buildings with 16 units each (total of 64 units: 32 x 1½-bedroom and 32 x 4½-bedroom). Approximately 50% of the rear retaining wall has already been built. Architectural plans included. Please refer to the land use grid and municipal by-laws for all specific uses.

➤ Public Services

Water, sewer, and electricity are available.

➤ Special Provisions

Please refer to the land use table and municipal regulations for all specific uses. Phase I Environmental Report available.



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 project is offered for sale as part of a global transaction, either jointly with two other projects from the seller or through the direct acquisition of the company holding the assets.

Estimated potential rental income of \$936,960 per year for all four buildings.

Three-storey buildings with a half-basement.

Lots currently undergoing cadastral subdivision.

Permits and administrative procedures already well advanced.

Phase I Environmental Site Assessment completed, with no recommendation for additional environmental testing.

Comprehensive geotechnical study completed for the development project.

The sale is made without any legal warranty of quality, at the buyer's own risk.

2 accessory buildings including 24 storage lockers each, and 93 parking spaces.

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.