

SAINT-DONAT

LAND TO DEVELOP

Price : **\$185,000** + GST/PST | Area : **7565 pi²**

Cadastral number : **6 573 760**

PMML



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LAND DESCRIPTION

Building lot ready for construction in the heart of Saint-Donat, a multi-residential "shovel-ready" opportunity for 5 units (1 x 5 units), with the possibility of optimizing to 6 units (1 x 6), subject to confirmation with the municipality. AAA+ location in the very heart of town, less than 10 minutes (approximately 5 km) from all shops and services. Sought-after area for outdoor activities, near Archambault and Ouareau lakes (skiing, snowmobiling, hiking, water sports), ideal for rental demand and long-term value. Complete file: financing pro forma, plans and permits in hand, plus a "future value" appraisal report. Flexible sale, either individually or as a single lot. Lots 6,573,760 (7,556 sq ft) and 6,573,759 (7,599 sq ft). Unit concept per building: 5 x 4½, 2 x 900 sq ft, 2 x 1,014 sq ft and 1 x 957 sq ft. Parking: 4 garages + 7 outdoor spaces per building, 11 spaces in total. A rare opportunity not to be missed!

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.**

MUNICIPAL ASSESSMENT

Municipal Building Assessment : **N/A**

Municipal Assessment : **64 700 \$**

Municipal Land Assessment : **64 700 \$**

ASKING PRICE :

\$185,000

+ 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

6 573 760

Number of Storeys Permitted

min. 1 max. 2



Type of Use

Multi-unit housing

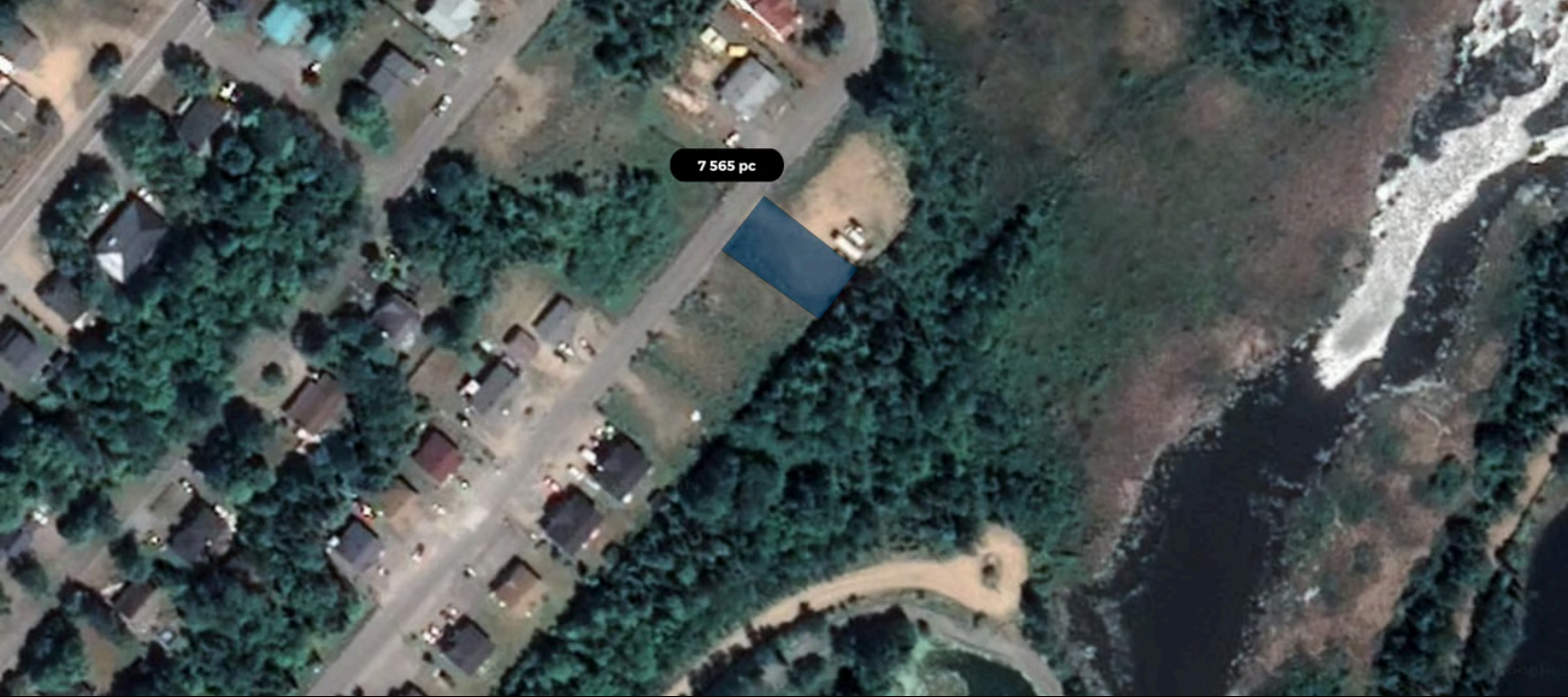
Permitted Density

C.E.S. Max. : 40%



Price per SQ. Ft.

\$24.45



6 573 760 Nadon, Saint-Donat



SAINT-DONAT

Area attractions

- Just 90 minutes from Montreal
- Ideally located in the heart of downtown Saint-Donat
- Situated between the two most prestigious lakes in the area (Lac Archambault & Lac Ouareau)
- Close to Mont Garceau and Mont La Réserve (Biking & Skiing)
- Near all services and local shops



ZONING

➤ **Zoning Code**

Zone UR-H3

➤ **Zoning Description**

Zone UR-H3

H1: Single-family

H2: Two-family

H3: Multi-family

➤ **Specific Uses**

Refer to the land use grid and municipal by-laws for all specific uses.

➤ **Public Services**

Sanitary sewer, Storm sewer, Aqueduct

➤ **Special Provisions**

Refer to the land use grid and municipal by-laws for any specific provisions.

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

- Multi-family zoning with the possibility of an exemption for 3 stories and 4 garages.
- Flat, development-ready lots with space for parking and landscaping.
- Above-standard parking, with the possibility of increasing to 6 units per building (subject to zoning approval).
- Estimated rental income between \$1,500 and \$1,800 per unit, with municipal services available.

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.