

FLEURIMONT

LAND TO DEVELOP

Price : **\$2,789,000** + GST/PST | Area : **95556 pi²**

Cadastral number : **6 626 099**



PMML



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PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

Strategically located on Galt Street East in Sherbrooke, this property offers a turnkey opportunity for the construction of a 100-unit rental building. The three-story building will have a floor area of approximately 29,875 square feet. The project will offer a diverse range of rental units, including 3 ½, 4 ½, and 5 ½ apartments, meeting strong demand in the rental market. The building is designed with underground parking, storage spaces, an elevator, and optimized layouts to maximize profitability. Situated on a lot of over 8,800 square meters, it is just 700 meters from the Hôtel-Dieu Hospital and 2 kilometers from Cégep de Sherbrooke. The design also includes landscaping, green spaces, and an interior courtyard, enhancing the quality of life for future residents. Professional valuation November 2025 at \$3M!

Contact us today for more information !

INFORMATION

PPCMOI : **Depending on the nature of the project, an application for a PPCMOI may be required in order to obtain the necessary authorizations.**

Number of Floors : **3**

Lot Number : **6 626 099**

MUNICIPAL ASSESSMENT

Municipal Building Assessment : **\$0**

Municipal Assessment : **To come**

Municipal Land Assessment : **To come**

ASKING PRICE :

\$2,789,000

+ 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

6 626 099

Number of Storeys Permitted

3



Type of Use

Residential

Permitted Density

35%



Price per SQ. Ft.

\$29.19



6 626 099 Galt Est, Fleurimont



FLEURIMONT

Area attractions

Attractive rental area, close to all amenities: schools, parks, hospitals, downtown, and more!

Excellent road access thanks to the proximity of Highway 410, which connects to Highway 10 towards Montreal, and Galt Street is served by STS bus routes



ZONING

PROJECT PROGRESS

➤ Zoning Code

Zone H1395

➤ Zoning Description

Notwithstanding the permitted uses listed in the use and zoning schedules for Zones C1392 and H1395 of the aforementioned bylaw, as well as those permitted under the currently effective PPCMOI the use "Multifamily Housing – More Than 18 Units (H-10)" is permitted

➤ Specific Uses

The requirements for Lot "B" are as follows: – Minimum width: 8.5 meters, measured continuously along the property line adjacent to Allen Street; – Minimum area: 8,500 square meters. Environmental study compliant with residential use

➤ Public Services

Yes, to be connected

➤ Special Provisions

Project approved, awaiting a building permit; proposed 3-story building comprising 100 units; building area = 29,874.5 sq. ft.; no outdoor parking spaces may be provided; refer to the land use grid

- ☒ Environmental Studies: Phase I and Phase 2
- ☒ Preliminary plans and/or subdivision in progress
- ☒ Acceptance by the city council is required; a building permit application must be submitted.
- ☒ Construction plans finalized
- ☐ Demolition and/or Construction

Additional Information

A professional appraisal conducted in November 2025 established the value at \$3,000,000.

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

Within six months of the adoption of the resolution, a deed of perpetual right of way must be signed.

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.