

BERTHIERVILLE

LAND FOR SALE

WITH APPROVED PROJECT

Price : **\$1,150,000** | Area : **35942 pi²**

Cadastral number : **6 688 777**



PMML



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PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

An exceptional opportunity for developers and investors! A build-ready lot suitable for the development of a 23-unit multifamily building in a sought-after area of Berthierville. The project offers excellent profitability potential thanks to strong rental demand and a strategic location near major services, shops, schools, and major roads. The lot is ready for construction to begin, offering an opportunity to reduce development timelines.

Contact us today for more information !

INFORMATION

PPCMOI : **N/A**

Number of Floors : **3**

Type of Construction : **Detached**

Lot Number : **6 688 777**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **0 \$**

Municipal Land Assessment : **308 300 \$**

Total Municipal Assessment : **308 300 \$**

ASKING PRICE :
\$1,150,000

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

6 688 777

Number of Storeys Permitted

3



Type of Use

Multi-family residential

Permitted Density

To be verified



Price per SQ. Ft.

\$32.00



6 688 777 591 Domaine-Bellevue, Berthierville



BERTHIERVILLE

Area attractions

Build-ready lot

Residential area near Notre-Dame Road and Highway 40

Build-ready lot

Close to amenities

Excellent rental income potential



ZONING

- **Zoning Code**
1-R-34
- **Zoning Description**
Isolated multi-family dwelling
- **Specific Uses**
Usage 1400
- **Public Services**
Sewers, water mains, Hydro-Québec and Bell
- **Special Provisions**
Conditional use authorizing the project, valid until September 2026.

PROJECT PROGRESS

- ☒ Phase I environmental study dated February 9, 2026.
- ☒ Plans available for the 23-unit housing project.
- ☒ Vacant residential land for a 23-unit multi-family project.
- ☐ Construction plans finalized
- ☐ Demolition and/or Construction permits obtained

Additional Information

The sale is made without legal guarantee of quality at the buyer's own risk.
Project ready to be submitted for permit.

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.