

VAL-DAVID

LAND TO DEVELOP

Price : **\$975,000** + GST/PST | Area : **123462 pi²**

Cadastral number : **6 697 845**



PMML



Sophia Meliani

Team Sophia Meliani

Senior VP

Real Estate Broker | PMML
Partner

 438-990-3480

 sophia.meliani@pmml.ca

PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

Commercial/Industrial Land of 123,462 sq. ft. ideally located in Val-David, directly on Route 117 and only 4 minutes from Highway 15, in the heart of a rapidly growing area in the Laurentians. The site benefits from excellent visibility on a busy thoroughfare, just 1 minute from several local amenities — including gas stations, grocery stores, and fast-food restaurants in Val-David — and only 3 minutes from Sainte-Agathe's commercial area, further enhancing its business appeal. With flexible zoning, the land can accommodate various types of projects, such as mini-warehouses or a commercial/industrial building with outdoor storage. Its immediate proximity to Highway 15 provides quick connectivity to Sainte-Agathe-des-Monts, Saint-Sauveur, Montréal, and the entire Laurentian corridor — a major advantage for commercial, light industrial, or logistics activities. This property represents an exceptional opportunity for any business or developer seeking a strategic location with outstanding visibility along one of the Laurentians' busiest routes.

Contact us today for more information !

INFORMATION

PPCMOI : **No**

Number of Floors : **min. 1 max 2**

Type of Construction : **N/A**

Lot Number : **6 697 845**

MUNICIPAL ASSESSMENT

Municipal Building Assessment : **\$ 0**

Municipal Assessment : **\$ 326 765**

Municipal Land Assessment : **\$ 326 765**

ASKING PRICE :

\$975,000

+ 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

6 697 845

Number of Storeys Permitted

min. 1 max. 2

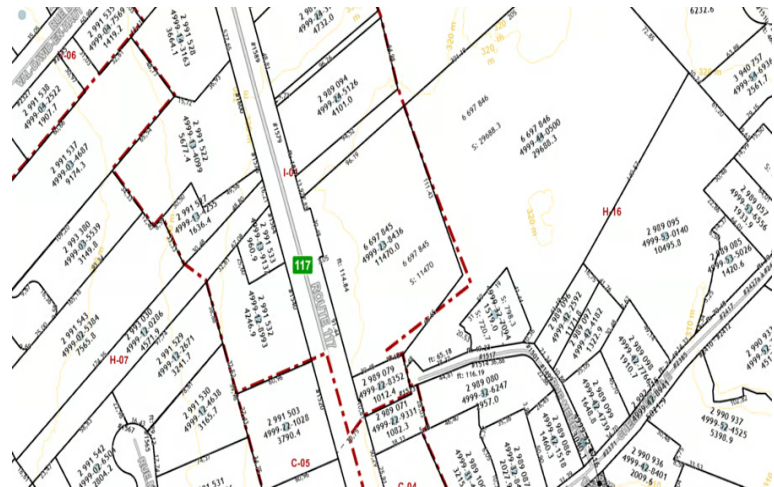


Type of Use

Commercial / Light industrial

Permitted Density

30% - 50%



Price per SQ. Ft.

\$7.90



6 697 845 Route 117, Val-David



VAL-DAVID

Area attractions

Direct access to Route 117
and quick access to Highway
15

45 minutes from Montreal

3 minutes from a grocery
store (Metro Dufresne & Fils
Val-David) and a pharmacy
(Famiprix)

Located directly across from
Tim Hortons



ZONING

PROJECT PROGRESS

➤ Zoning Code

Zone I-01

➤ Zoning Description

H1: Single-family

C2: Regional commercial

C3: Automotive services

C4: Restaurant

I1: Light industrial

P2: Public services

➤ Specific Uses

Refer to the usage grid and municipal regulations. Mixed use
Multiple use Outdoor storage PIIA regulations apply

➤ Public Services

The property must be connected to the municipal sewer and
water system.

➤ Special Provisions

Refer to the usage grid and municipal regulations.



Environmental Studies:
Phase I & Phase II



Preliminary plans and/or
subdivision in progress



Project approved



Construction plans
finalized



Demolition and/or
Construction permits
obtained

Additional Information

The site underwent a strategic repositioning that included changes to its permitted uses and cadastral boundaries in order to maximize its development potential and market value.

The sale is made without legal warranty of quality, at the buyer's own risk. The buyer shall make the usual verifications to ensure that the destination he intends to give to the site is in conformity with the usage and zoning.

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.