

REPENTIGNY

BUILDING TO DEMOLISH

Price : **\$989,000** + GST/PST on the commercial portion |

Area : **11914 pi²**

Cadastral number : **620 - 622**



PMML



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LAND DESCRIPTION

11,914 sq ft lot Project example Floor area ratio (FAR) of 40%, possibility of building a multi-residential property of +/- 19,062 sq ft on 4 floors + mezzanine. Zoning allows for the construction of 4 floors (minimum 6 units, no maximum) Ideal for a 24-unit project distributed as follows: 13 units of 600 sq. ft. (ground floor and 2nd floor) → Gross revenue: \$280,800/year 5 units of 850 sq. ft. (3rd floor) → Gross revenue: \$127,500/year 6 units of 1,000 sq. ft. (4th floor + mezzanine) → Gross revenue: \$180,000/year Total projected gross revenue: \$588,300/year Estimated operating expenses at 28% Net revenue: \$423,576/year Projected market value: \$10,589,400

Contact us today for more information !

INFORMATION

MUNICIPAL ASSESSMENT

Municipal Building Assessment :

\$ 209 800

Municipal Assessment : **\$ 508 600**

Municipal Land Assessment : **\$ 298 800**

ASKING PRICE :

\$989,000

+ GST/PST ON THE COMMERCIAL PORTION

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

2 385 866, 2 385 863

Number of Storeys Permitted

Type of Use

Permitted Density

Price per SQ. Ft.

\$83.01





620 - 622 Notre-Dame, Repentigny



REPENTIGNY

Area attractions

Close to the 40 and 640, the Galeries Rive-Nord, elementary and secondary schools, and several local businesses

A stone's throw from the St Lawrence River



ZONING

- **Zoning Code**
Zone : H3-222
- **Zoning Description**
- **Specific Uses**
- **Public Services**
- **Special Provisions**

Additional Information

An ideal plot of land for your development project, strategically located, with water views and close to all amenities. The buyer must conduct their own checks with the City of Repentigny regarding zoning and permitted uses. The sale is made without legal guarantee of quality at the buyer's risk.

PROJECT PROGRESS

- ☐ Environmental Studies: Phase I
- ☐ Preliminary plans and/or subdivision in progress
- ☐ Project approved
- ☐ Construction plans finalized
- ☐ Demolition and/or Construction permits obtained

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.

RENT ROLL

RESIDENTIAL

Logement	Type	Area	Amount	Renewal	Notes
620A	4.5		1 372 \$	juin 2025	
Residential monthly total			1 372 \$		
Yearly total			16 464 \$		

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RENT ROLL

COMMERCIAL

Unit	Area	Amount	Renewal	Recuperation	Notes
620	1343 SQ. Ft.	1 740 \$	avr. 2025	0 \$	
622	2238 SQ. Ft.	3 740 \$	Monthly	0 \$	Propriétaire occupant
Commercial monthly total		5 480 \$			
Yearly total		65 760 \$			
Monthly total			6 852 \$		
Yearly total			82 224 \$		