

SHERBROOKE

LAND TO DEVELOP

Price : **\$1,999,999** + GST/PST | Area : **134559 pi²**

Cadastral number : **Lot 2 447 104**

PMML



Karine Thérien

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134 559 pi²

LAND DESCRIPTION

134,559 sq. ft. lot offering strong development potential in the sought-after Lennoxville area. Located near the Saint-François River, shops, services, educational institutions, and major roadways. An excellent opportunity for a multi-family development or private seniors' residence (RPA). Rezoning process underway, subject to municipal approvals.

Contact us today for more information !

INFORMATION

PPCMOI : **The owner has expressed the intention to initiate a PPCMOI application process to allow for the development of the site, either as a private seniors' residence (RPA) of up to 250 units or as a multi-family residential project, subject to the required municipal approvals.**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **0**

Municipal Land Assessment : **275 500 \$**

Total Municipal Assessment : **275 500 \$**

ASKING PRICE :

\$1,999,999

+ 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

2 447 104

Number of Storeys Permitted

Max 2



Type of Use

Agricultural and Residential

Permitted Density

35 %



Price per SQ. Ft.

\$14.86

134 559 pi²



Lot 2 447 104 Rawson, Sherbrooke



134 559 pi²

SHERBROOKE

Area attractions

Strategic location in the
Lennoxville area, near the
Saint-François River

Quick access to Queen Street
(Route 108) and Highway 410

Close to shops, services, and
restaurants

Near Bishop's University and
Champlain College

Peaceful, wooded, low-
density setting



ZONING

- **Zoning Code**
RU0865
- **Zoning Description**
Agricultural: A-1, A-2
Residential: H-1
- **Specific Uses**
To be verified
- **Public Services**
Connection to municipal utilities
currently in the planning stage.
- **Special Provisions**
Refer to the usage chart.

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

Frontage on Rawson Road
The sale is made without legal warranty of quality, at the buyer's risk.

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.