

FOR SALE

PMML

***STE-ANNE-DES-PLAINES
LAND TO DEVELOP**

AREA : 54,392 PI²



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LAND DESCRIPTION

Opportunity for builders, developers and investors! An ideal opportunity for a builder looking for a turnkey project, ready to start quickly, without the usual design and approval delays. This property, made up of 4 lots with existing buildings to be demolished, already has a 56-unit project approved by the City. In addition, there is potential to optimize the project and maximize its return.

Contact us today for more information !

INFORMATION

Number of Floors : **3 projected storeys**

Lot Number : **6 660 026, 6 660 027**
(proposed lot)

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment :
523 200 \$

Municipal Land Assessment : **394 100 \$**

Total Municipal Assessment : **917 300 \$**

ASKING PRICE :

\$3,200,000

+ 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

2 080 659, 2 080 661, 2 080 662, 2 080 663

Number of Storeys Permitted

Minimum: 2 storeys / Maximum: 3 storeys



Type of Use

Residential

Permitted Density

Maximum of 30 units per building



Price per SQ. Ft.

\$58.83



Lot 2080659 et autres Montée Gagnon, *Ste-Anne-des-Plaines



*STE-ANNE-DES-PLAINES

Area attractions

Area served by municipal infrastructure and accessible via the local road network

Zoning allows multi-family residential use, close to a mixed residential and commercial area

Located in a rapidly densifying sector, the property fits perfectly with the municipality's growth vision



ZONING

PROJECT PROGRESS

➤ Zoning Code

Zone H204

➤ Zoning Description

Multi-family residential. H-3: 4 to 8 units; H-4: 9 units and more, maximum 30 units/building. 2 to 3 storeys.

➤ Specific Uses

No additional specifically permitted uses are listed in the table. No specific uses have been declared by the owner.

➤ Public Services

Aqueduct, sanitary sewer, and storm sewer network available for connection according to information provided by the landlord. Civil engineering plans include the necessary infrastructure and connections for the project.

➤ Special Provisions

Integrated project permitted. The project includes a central entrance and certain shared services between phases. The grid contains references to article 1156, section 10 of chapter 5, and by-law on PIIA no. 1046. Environmental Phase I completed; complementary characterization recommended in connection with former oil-fired equipment.

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

Additional Information

Phase 1 consists of a 26-unit building, and Phase 2 is an integrated project of two buildings with 18 and 12 units. The building permit for Phase 1 is available from the City. The site has access to Trépanier Street and is close to Montée Gagnon. The sale is made without legal warranty of quality, at the buyer's own 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.