

## LOUIS-JOSEPH-PAPINEAU, COWANSVILLE

72 000 SQ. Ft.

FOR SALE



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## LAND DESCRIPTION

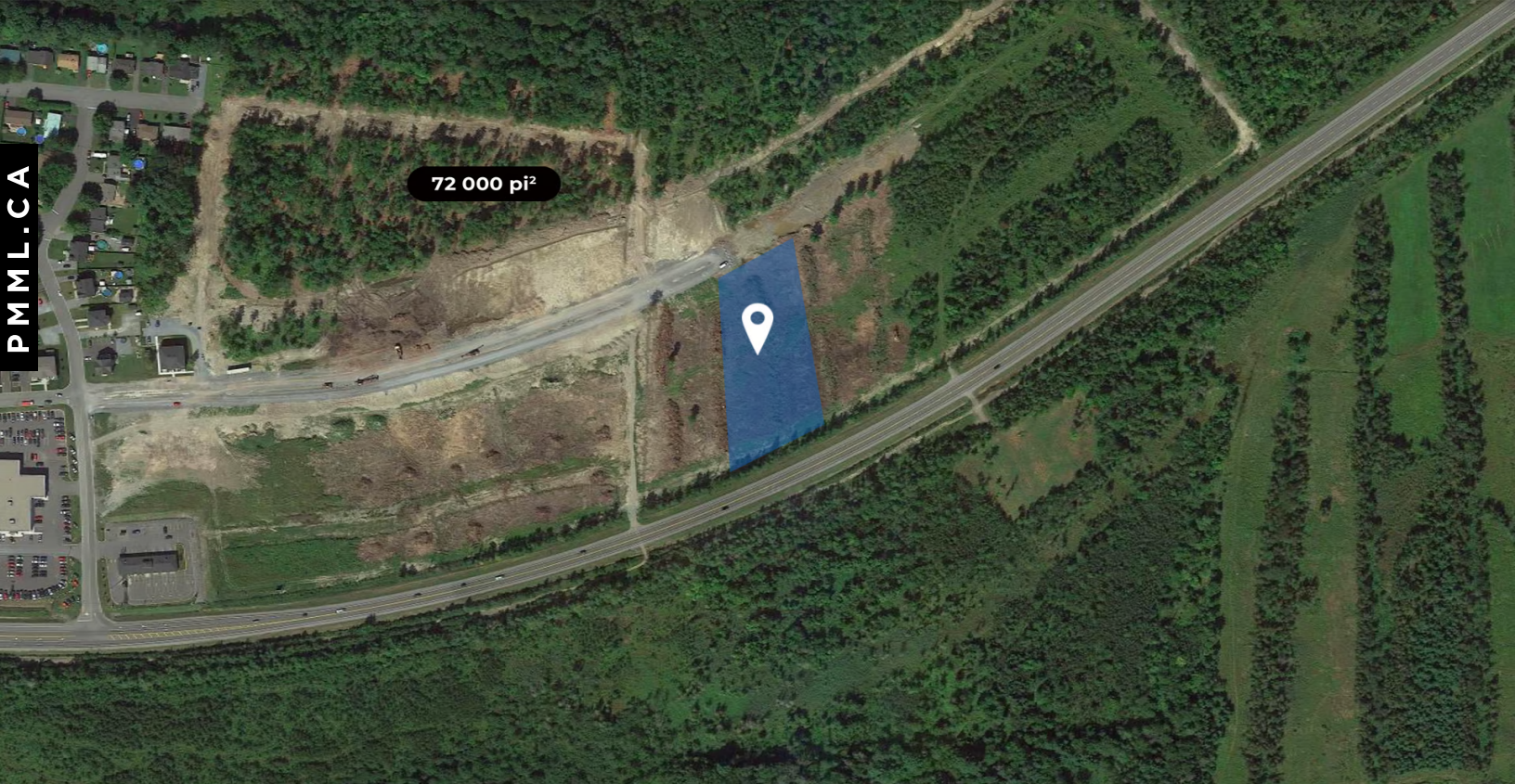
LAND FOR SALE of more than 72,000 square feet for a multi-residential project of 32 units. This land is part of a larger piece of land and must be subdivided by the seller. Four similar independently subdivided projects have been approved on this large lot, two of which have already been built and leased. The seller can accompany the buyer for a first meeting with the city.

### AREA

72 000 SQ. Ft.

### ASKING PRICE

999 000 \$



72 000 pi²

### CADASTRAL NUMBER

Lot #6, subdivide 6 592 541

#### NUMBER OF PERMITTED FLOORS

Min. 2 stages Max. 4 stages



#### PRICE SQ. Ft.

13,88 \$ / SQ. Ft.

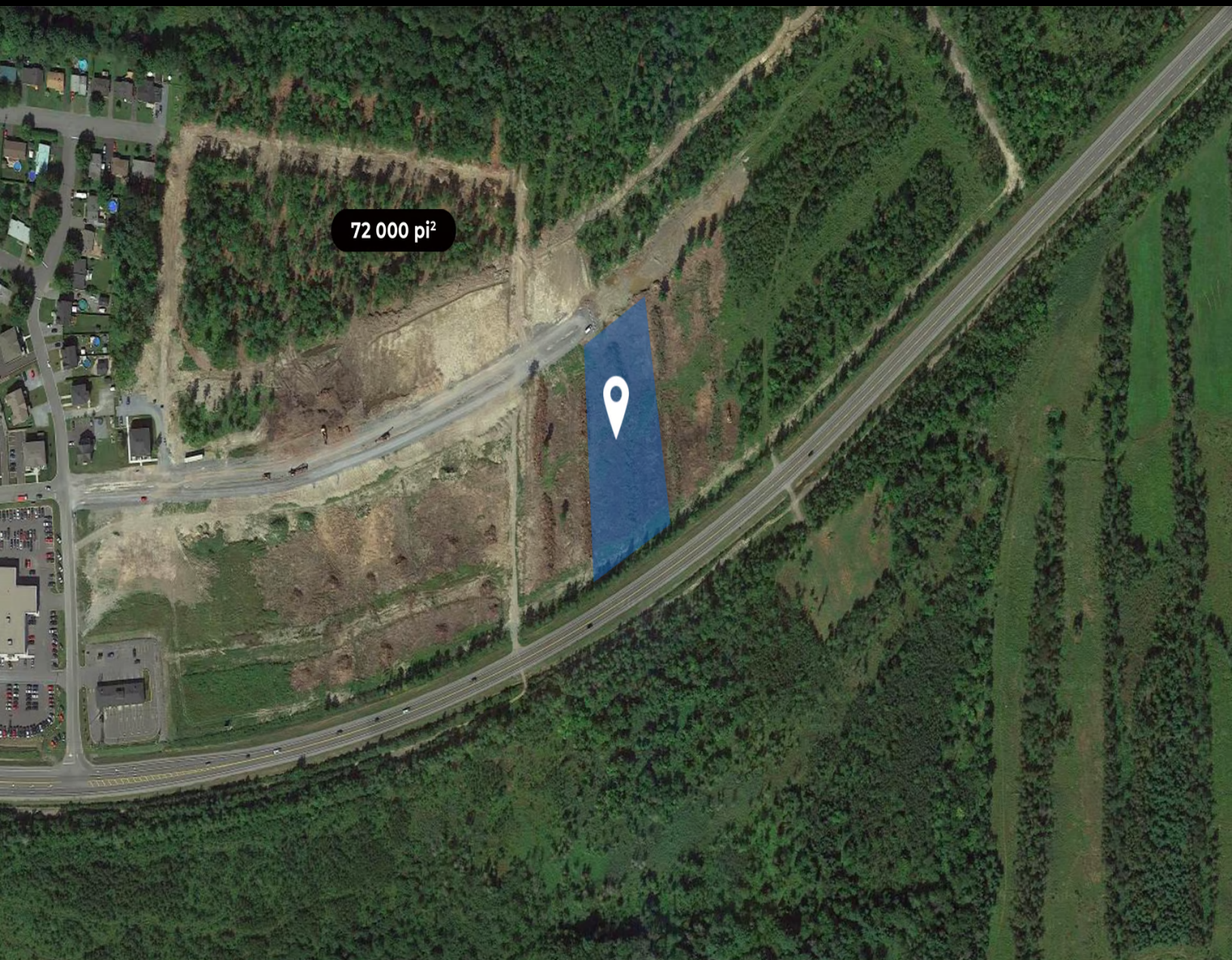


#### ALLOWABLE DENSITY

C.O.S Max. 50%



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.



## MAIN ATTRACTIONS OF THE AREA

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Cowansville has more than 15,000 inhabitants

Dynamic economic environment attracting professionals

3 industrial parks; Resort and business tourism activity is alive.

Less than an hour from the center of Montreal and nearly 5 American border crossings.

# ZONING

Zone : Rc-22

## AVAILABLE PUBLIC SERVICES

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N/A

## SPECIAL USES

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Refer to the usage grid

## PARTICULAR DISPOSITIONS

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Refer to the usage grid

## PPCMOI

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To be verified

## MUNICIPAL ASSESSMENT

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**LAND**  
Coming soon

**BUILDING**  
0 \$

**TOTAL**  
Coming soon

## ADDITIONAL INFORMATION

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The sale is made without legal warranty of quality at the buyer's risk. Land taxes are unavailable and to be confirmed as pending subdivision.

Louis-Joseph-Papineau, Cowansville

