

PMML

LACHAPELLE, AHUNTSIC

14 751 SQ. Ft.

FOR SALE



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PMML.CA



LAND DESCRIPTION

Land for sale in Ahuntsic - The preliminary opinion presented to the borough's CCU consists of a 6-story project offering 49 housing units and a commercial ground floor of 8,370 sf. The expected buildable area would be 44,236 sf over a proposed height of 19.6 meters. This 14,750 square foot land is currently occupied by an income-generating commercial building for \$139,877 a year.

AREA

14 751 SQ. Ft.

ASKING PRICE

2 795 000 \$

Lachapelle, Ahuntsic



14 750 pi²

CADASTRAL NUMBER

2 375 701

NUMBER OF PERMITTED FLOORS

Min: 4 Max: 4



PRICE SQ. Ft.

189,48 \$ / SQ. Ft.

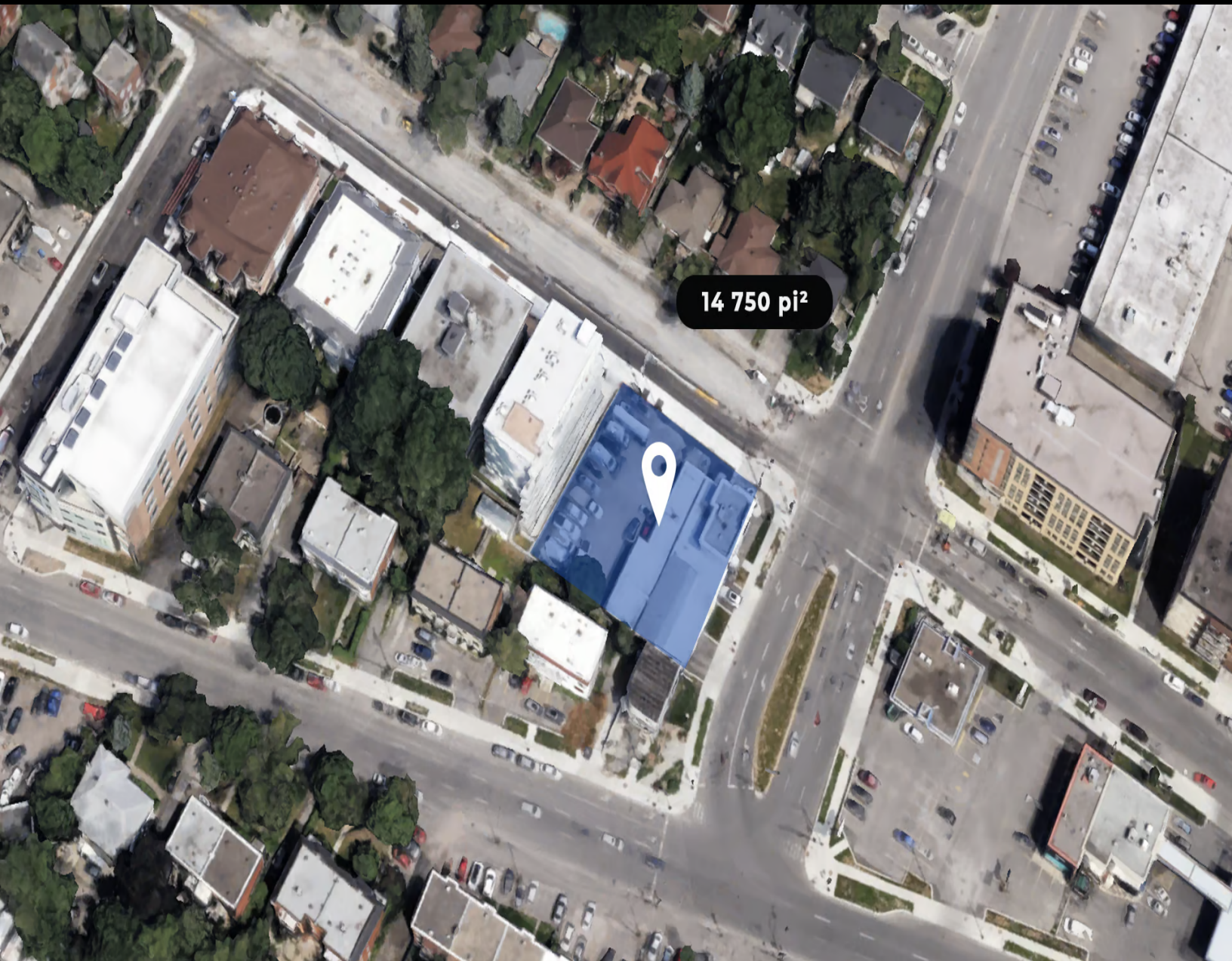


ALLOWABLE DENSITY

COS Min : 1 Max : 3



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

700 meters, 10 minutes walk, from the Bois-Franc REM station

The architectural context of the immediate area suggests the flexibility of zoning

The commercial building generates more than \$100,000 in gross revenue per year. The immediate area is made up of residential buildings

ZONING

Area : 1048

AVAILABLE PUBLIC SERVICES

To be verified

SPECIAL USES

Refer to the usage grid

PARTICULAR DISPOSITIONS

Refer to the usage grid

PPCMOI

To be done

MUNICIPAL ASSESSMENT

LAND	BUILDING	TOTAL
685 200 \$	284 500 \$	969 700 \$

ADDITIONAL INFORMATION

The building is currently rented:

- 1) Car wash: Area of 1350sq.ft. on 2 levels; Monthly rent of \$3000/month taxes included.
- 2) Body shop: Monthly rent of \$3,100/month, taxes included.
- 3) Pneus en feu Express:

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(before taxes) Sold without legal warranty of quality at buyer's risk.

COMMERCIAL REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM

