

# PMML

1830 - 1850 BOULEVARD  
BÉCANCOUR,  
BÉCANCOUR

45 154 SQ. Ft.

FOR SALE



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45 154 pi²

PMML.CA



## LAND DESCRIPTION

MULTI-UNIT DEVELOPMENT PROJECT Want a low-cost plot of land? Now's your chance. Project and subdivision plans are available. The proposed project is to make 2 x 8 units combined with a commercial building, while preserving the existing duplex. The duplex needs major work, and one of the units is currently vacant.

### AREA

45 154 SQ. Ft.

### ASKING PRICE

360 000 \$





## CADASTRAL NUMBER

3 538 206

### NUMBER OF PERMITTED FLOORS

Min:1 / Max : 2



### PRICE SQ. Ft.

7,97 \$ / SQ. Ft.



### ALLOWABLE DENSITY

To be verified



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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- Battery Factory
- Economic dynamism
- Developed infrastructure
- Real estate potential



# ZONING

Zone : 01-153

## AVAILABLE PUBLIC SERVICES

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To be verified

## SPECIAL USES

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Refer to the grid

## PARTICULAR DISPOSITIONS

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Refer to the grid

## PPCMOI

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To be verified

## MUNICIPAL ASSESSMENT

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**LAND**  
55 000 \$

**BUILDING**  
140 000 \$

**TOTAL**  
195 000 \$

## ADDITIONAL INFORMATION

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The sale is made without legal warranty of quality at the buyer's risk.  
The building has a "stripped" bathroom in need of complete renovation.  
As a century-old property, it requires a total overhaul of its insulation and heating system.

