

# PMML

## DE LA POMME D'OR, CONTRECOEUR

95 486 SQ. Ft.

FOR SALE



**Laurent Paquin & Mélissa Jacob**

FIRST VICE PRESIDENT

Real estate broker

Team Laurent Paquin et Mélissa Jacob

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**PMML.CA**



## LAND DESCRIPTION

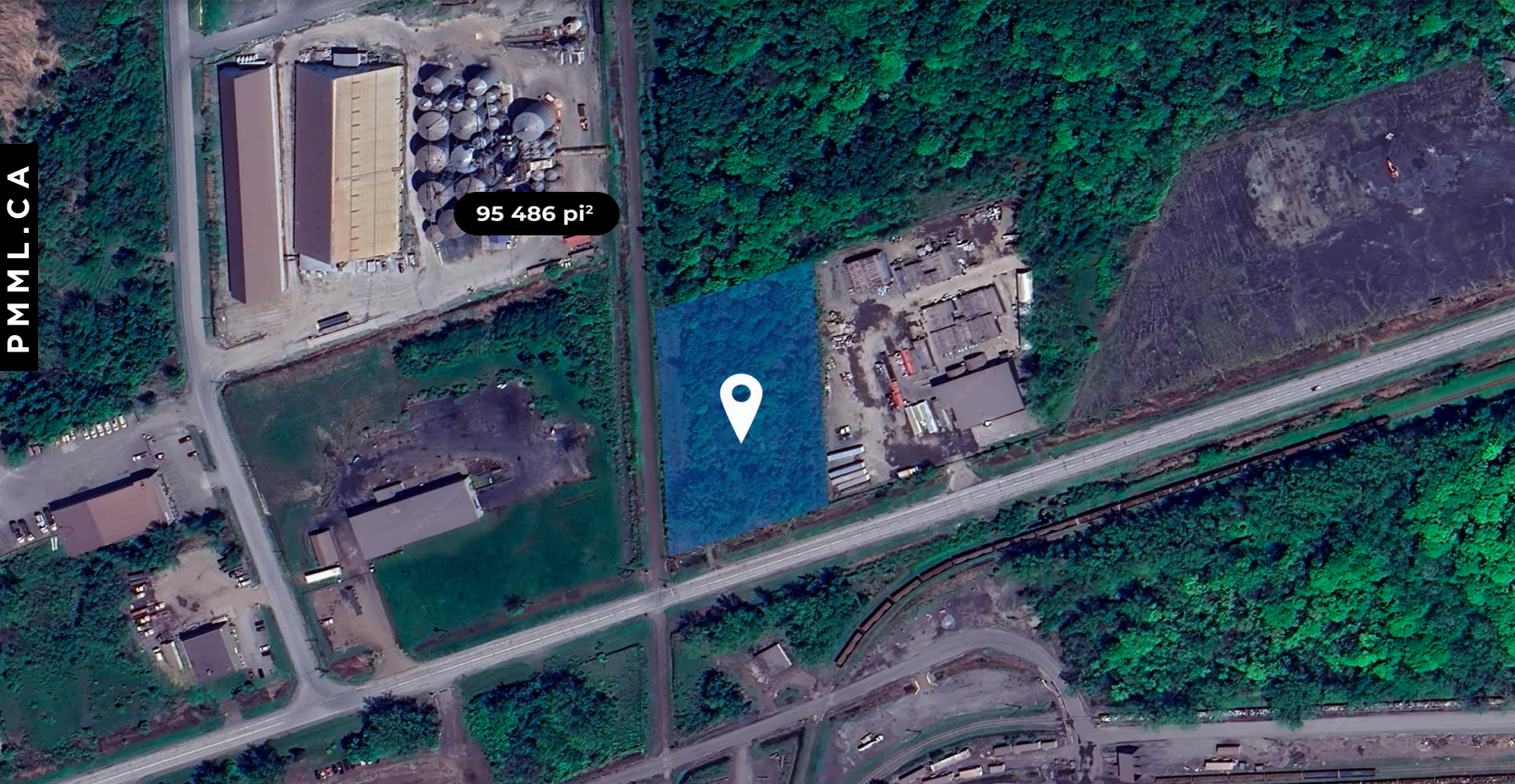
Industrial zoned lot for sale, 95,486 square feet, ideally located in a dynamic area. Perfect for your business projects with excellent visibility and accessibility. Seize this opportunity in a fast-growing area with the arrival of the Port of Contrecoeur, ideal for your company's growth.

### AREA

95 486 SQ. Ft.

### ASKING PRICE

2 100 000 \$



**CADASTRAL NUMBER**  
5 024 908

**NUMBER OF PERMITTED FLOORS**  
min. 1 max. 4



**PRICE SQ. Ft.**  
21,99 \$ / SQ. Ft.



**ALLOWABLE DENSITY**  
min. 25% max. 75%



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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Close to the new commercial project in Contrecoeur, Cité 3000.

Near the Port of Contrecoeur: A major asset for businesses requiring maritime transport and logistics facilities.

# ZONING

I3-8

## AVAILABLE PUBLIC SERVICES

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To be verified

## 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**  
312 300 \$

**BUILDING**  
0 \$

**TOTAL**  
312 300 \$

## ADDITIONAL INFORMATION

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The buyer must obtain municipal approval, and the seller may adapt the construction to the buyer's criteria, subject to agreement. See broker for more info The sale is made without legal warranty of quality at the buyer's risk.

de la Pomme d'Or, Contrecoeur

