




# 61-69 Rue Saint-Zotique W

For sale

Montreal, H2S 1P1 



## Executive summary

ASKING PRICE

**1 750 000 \$**

PROJECT TYPE

**Residential**

AREA (SQFT)

**3 853**

\$ / SQFT

**454 \$**

SITE ADVANTAGES

- Residential development of 4 to 16 units in Mile-Ex, minutes from the Jean-Talon market.

9 940

CONSTRUCTIBLE

176 \$

- Located opposite La Petite-Italie park.

UNITS

11

\$ / UNIT

160 000  
\$[ACCESS TO DOCUMENTATION](#)[CONTACT THE BROKER](#)

## Potential project

- The project proposed by the seller comprises 11 units, but can be fully modified by the buyer if required.
- Automatic zoning.
- Main use: H.2-4.
- Possibility of building up to 4 storeys.

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# Next steps in the project

(WITHOUT PREJUDICE, IT IS THE BUYER'S RESPONSIBILITY TO CARRY OUT THE APPROPRIATE CHECKS)

- Present a replacement project and obtain authorization from the Demolition Committee (or validate that old resolutions are still valid)

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- Following the favorable opinion of the demolition committee, submit the project file for approval of the PIIA

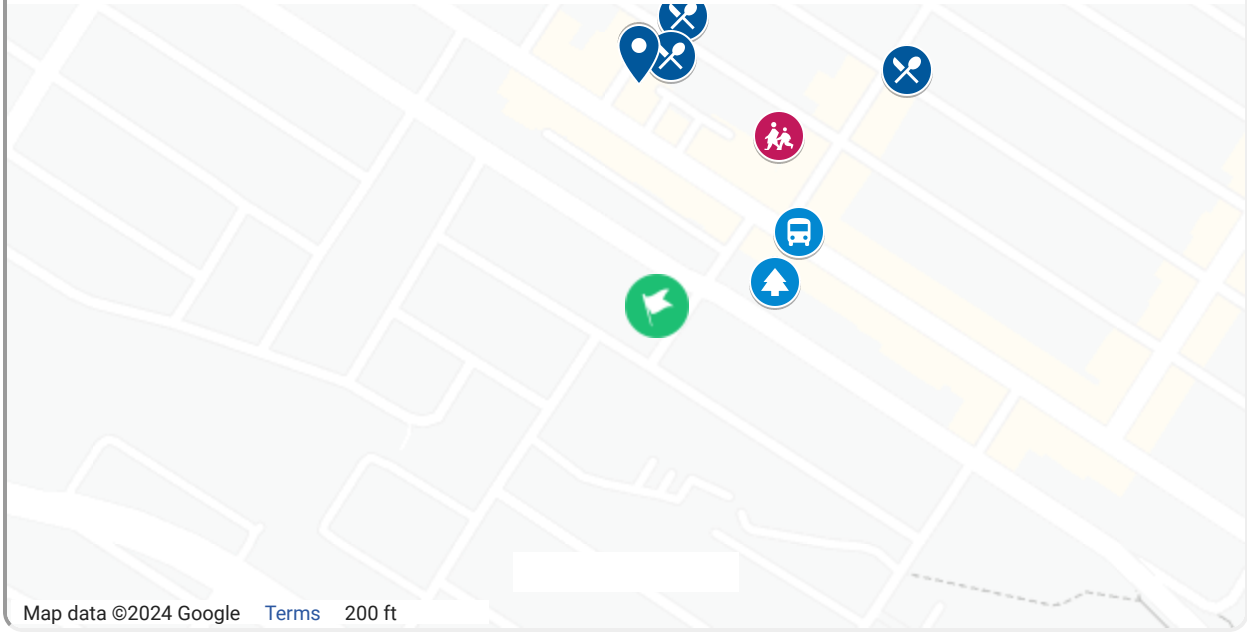
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## Points of interest

CLOSE TO THE PROPERTY

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This map was made with Google My Maps. Create your own.





# Access to the Data Room

## Want more information about this listing?

Fill out the form below to receive the full documentation in your mailbox.

First name\*

Last name\*

Email

Phone\*

SUBMIT

The descriptions, specifications and financial projections displayed on this page and provided in the data room are for information purposes only and should not be relied upon as official. The information comes from external sources as well as our own analyses, for which we cannot guarantee accuracy. It is the buyer's responsibility to validate the information and declare himself/herself satisfied or dissatisfied with it during due diligence following acceptance of a promise to purchase.

# To move forward

## STEPS

- Access the virtual data room and read the documentation

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- Contact the broker if you have any questions

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- Submit an offer to purchase

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## BROKER



### Léopold Guillaume

Real Estate Broker

- (438) 459-2652
- LEOPOLD@LANDERZ.CA

SCHEDULE A CALL →



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