

PMML

CHEMIN DES PATRIOTES SUD, MONT-SAINT-HILAIRE

116 788 SQ. Ft.

FOR SALE



Cidrik Gagné

EXECUTIVE VICE PRESIDENT

Real estate broker

Team Fanny Rooseboom et Cidrik Gagné

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PMML.CA



LAND DESCRIPTION

116,788 sq. ft. lot facing Manoir Rouville-Campbell with mature trees and stream. Approval pending for a 37-unit upscale multi-residential project (zoning compliant).

AREA

116 788 SQ. Ft.

ASKING PRICE

2 500 000 \$



116 788 pi²

CADASTRAL NUMBER

3 955 659

NUMBER OF PERMITTED FLOORS

Min 2/ Max 4



PRICE SQ. Ft.

21,41 \$ / SQ. Ft.



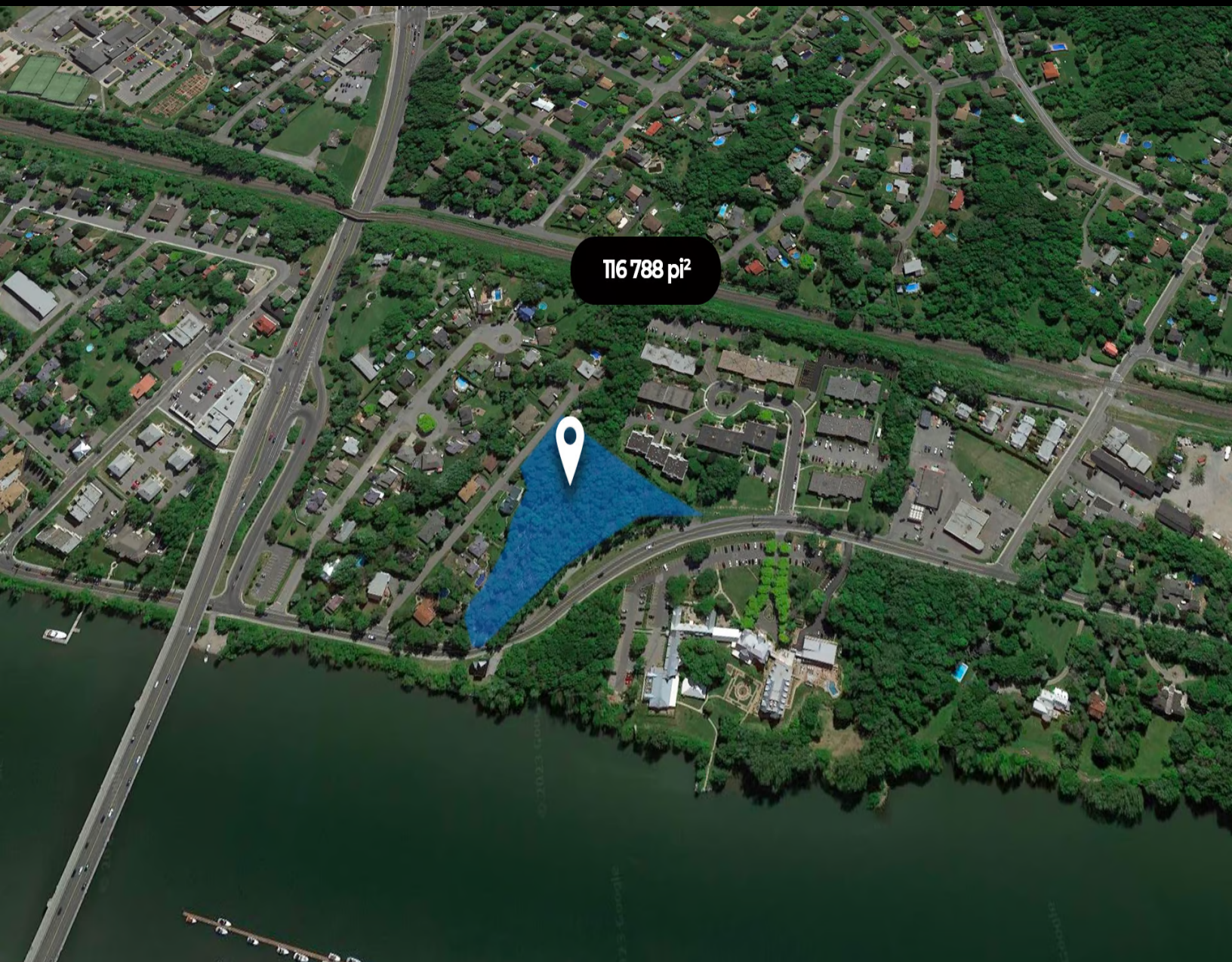
ALLOWABLE DENSITY

Max 37 units



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.

Chemin des Patriotes Sud, Mont-Saint-Hilaire



MAIN ATTRACTIONS OF THE AREA

Mountain view
Facing Manoir Rouville-Campbell.
Beautiful land with mature trees and stream, etc

ZONING

H-45

AVAILABLE PUBLIC SERVICES

Sewer and aqueduct

SPECIAL USES

See grid uses

PARTICULAR DISPOSITIONS

See grid uses

PPCMOI

Soon to be approved (37 units)

Project compliant to zoning

MUNICIPAL ASSESSMENT

LAND
2 377 500\$

BUILDING

TOTAL
2 377 500\$

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality to the risks and perils of the buyer
Fauna and flora study available

