

PMML

MARIE-VICTORIN, CONTRECOEUR

275 664 SQ. Ft.

FOR SALE



**Laurent Paquin & Mélissa
Jacob**

FIRST VICE PRESIDENT
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PMML.CA



LAND DESCRIPTION

Discover an exceptional opportunity in Contrecoeur: a vast 275,664-square-foot lot zoned commercial and light industrial. Located near the future port of Contrecoeur, this rare lot offers remarkable development potential in a fast-growing area. Seize this opportunity to locate your business in a strategic location. Contact us today for more information!

AREA

275 664 SQ. Ft.

ASKING PRICE

6 340 000 \$

Marie-Victorin, Contrecoeur



CADASTRAL NUMBER
5 024 935

NUMBER OF PERMITTED FLOORS
Max. 5 floors



PRICE SQ. Ft.
23,00 \$ / SQ. Ft.



ALLOWABLE DENSITY
C.O.S 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.

Marie-Victorin, Contrecoeur



275 664 pi²

MAIN ATTRACTIONS OF THE AREA

- Directly on Route 132, just minutes from Autoroute 30.
- Close to future port.
- Highly-developed area.
- Surrounded by major companies, ideal to propel your growth.

ZONING

Zone: I2-14
Commerce and Industry

AVAILABLE PUBLIC SERVICES

N/A

SPECIAL USES

Refer to the usage grid

PARTICULAR DISPOSITIONS

Refer to the usage grid

PPCMOI

To be verified

MUNICIPAL ASSESSMENT

LAND
532 800\$

BUILDING
0\$

TOTAL
532 800\$

ADDITIONAL INFORMATION

The owners are open to the possibility of carrying out the construction of your project, the terms and conditions to be discussed during negotiations.

Marie-Victorin, Contrecoeur



