



For Sale

Land For Residential Development in Sainte-Adèle

Chemin du Golf, Sainte-Adèle, QC

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Zoning Regulations

Zone

T4.2-001 "Résidentiel urbain"

Usages authorized

Residential:

1 to 6 units

2 to 3 buildings can be contiguous

Land Area

154,822.6 SF

Maximum height

3 Stories

Occupancy

Max: 50%

Asking Price

\$1,920,000

Adjusted Price

Development Opportunity

This 154,822 SF development opportunity is an ideal site for a residential project based on population growth.

The zone allows multi-residential construction of 6 units or less. In addition, buildings can be contiguous (2 or 3), allowing a greater number of dwellings.

Saint-Adèle is expected to grow 13.7% in the next 10 years, bringing the total population to 10,831. Located on Du Golf Road, and with direct access to Road 117, the site has ample exposure, with a daily traffic count of 26,000 vehicles.

At only 45 minutes from Montreal, Sainte-Adèle offers quality of life and tranquility to future residents while never being far away from where the nature is.





Property Profile



IDENTIFICATION OF THE EVALUATED UNIT

Address	Chemin du Golf / Rue du Skieur
Lot number	3877509, 3877510, 3877511, 3877512, 3877513, 3877514, 3877515, 3877516, 3877517
Land area	154,822.6 SF
Current use	Vacant land

VALUES OF ASSESSMENT

Roll of Assessment

Current value	\$360,400	Past total value	\$397,700
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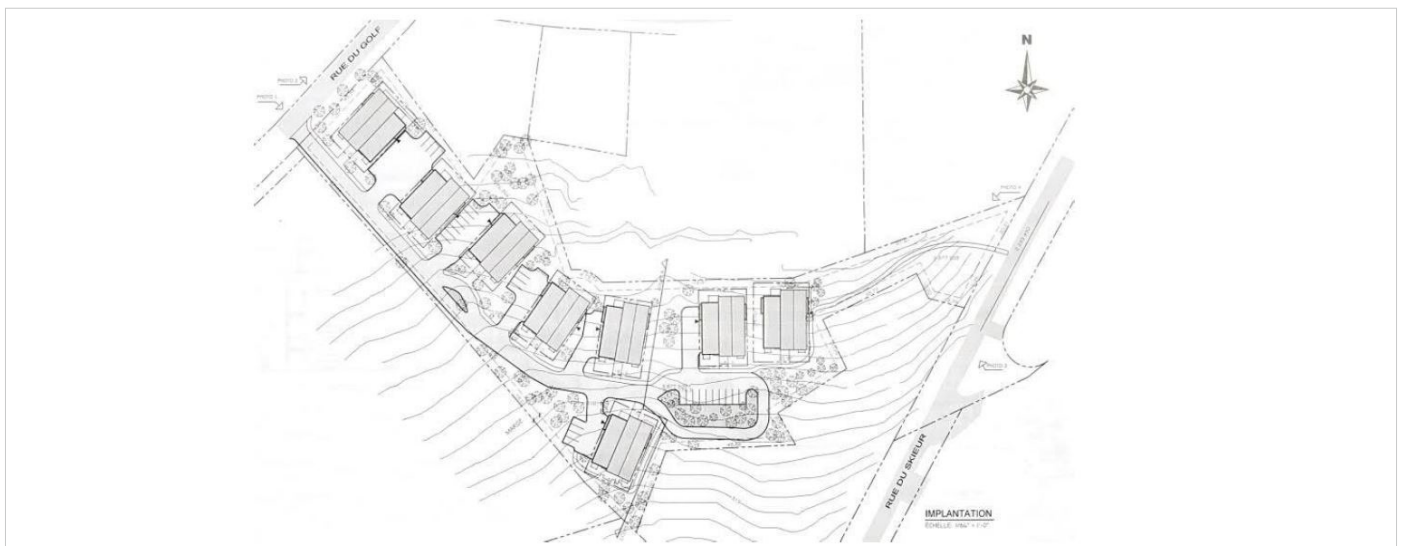
Project Overview



**suggested architecture*

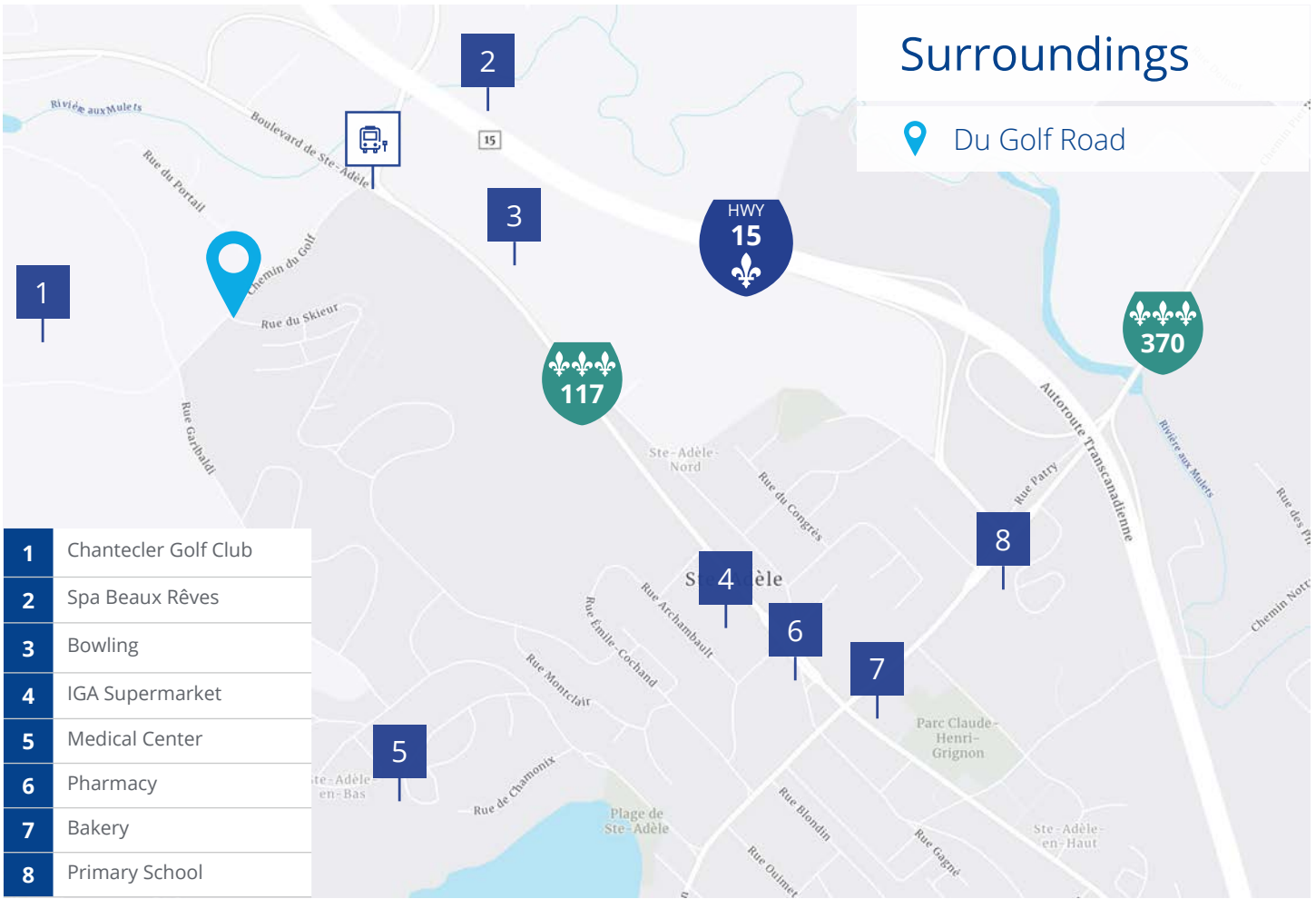
Statistic

Zoning	Residential
Buildings	8
Total Units	48 units (6 units by buildings)
Land Area	154,822.6 SF



Surroundings

 Du Golf Road



1	Chantecler Golf Club
2	Spa Beaux Rêves
3	Bowling
4	IGA Supermarket
5	Medical Center
6	Pharmacy
7	Bakery
8	Primary School



Close to
Highways
117, 370 A15



30-min drive to
**Montreal
Downtown**



7-mn walk to
**Inter Bus Stop
Saint-Jérôme**

Demographics | Sainte-Adèle



Current
population

9,576

13.7% grow in 10 years



Average
persons per
private HH

2



Average
Household Income

\$80,868



Employment
Rate

91.7%



Median Age

51.7



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