

## BOUL. CRÉMAZIE E, VILLERAY

5 375 SQ. Ft.

FOR SALE



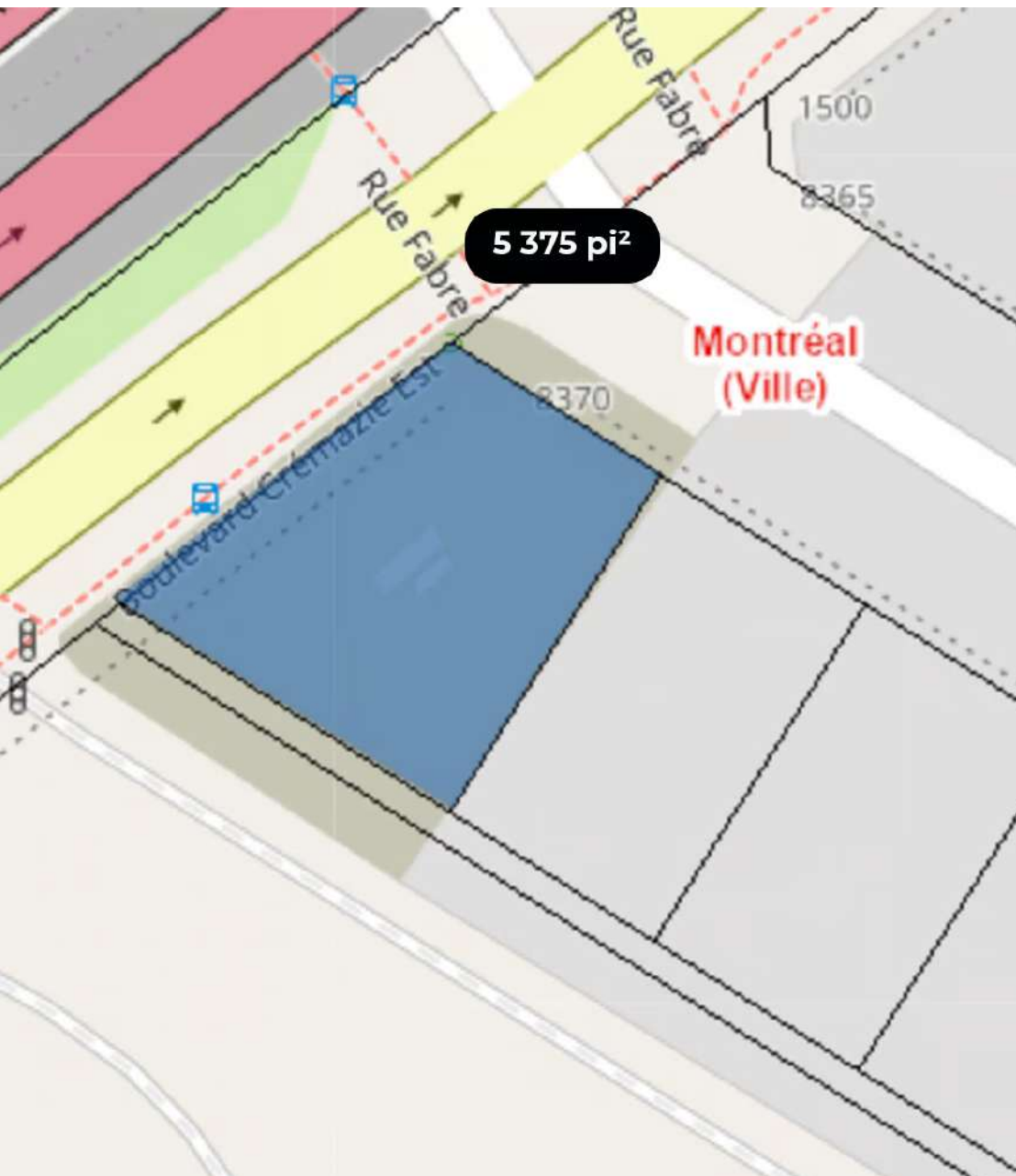
**Azamat Kar**

VICE PRESIDENT

Real estate broker

514-963-8718

[azamat.kar@pmml.ca](mailto:azamat.kar@pmml.ca)



PMML.CA



## LAND DESCRIPTION

Commercial zoned land C02-059, having an area of 5375 sf with a frontage located directly on Crémazie Boulevard Est, south of Métropolitain Boulevard and at the corner of Fabre street, near Papineau and Christophe-Colomb. High traffic flow ideal for visibility. Currently the number of floors permitted is 3 and the layout coefficient is 0.65.

### AREA

5 375 SQ. Ft.

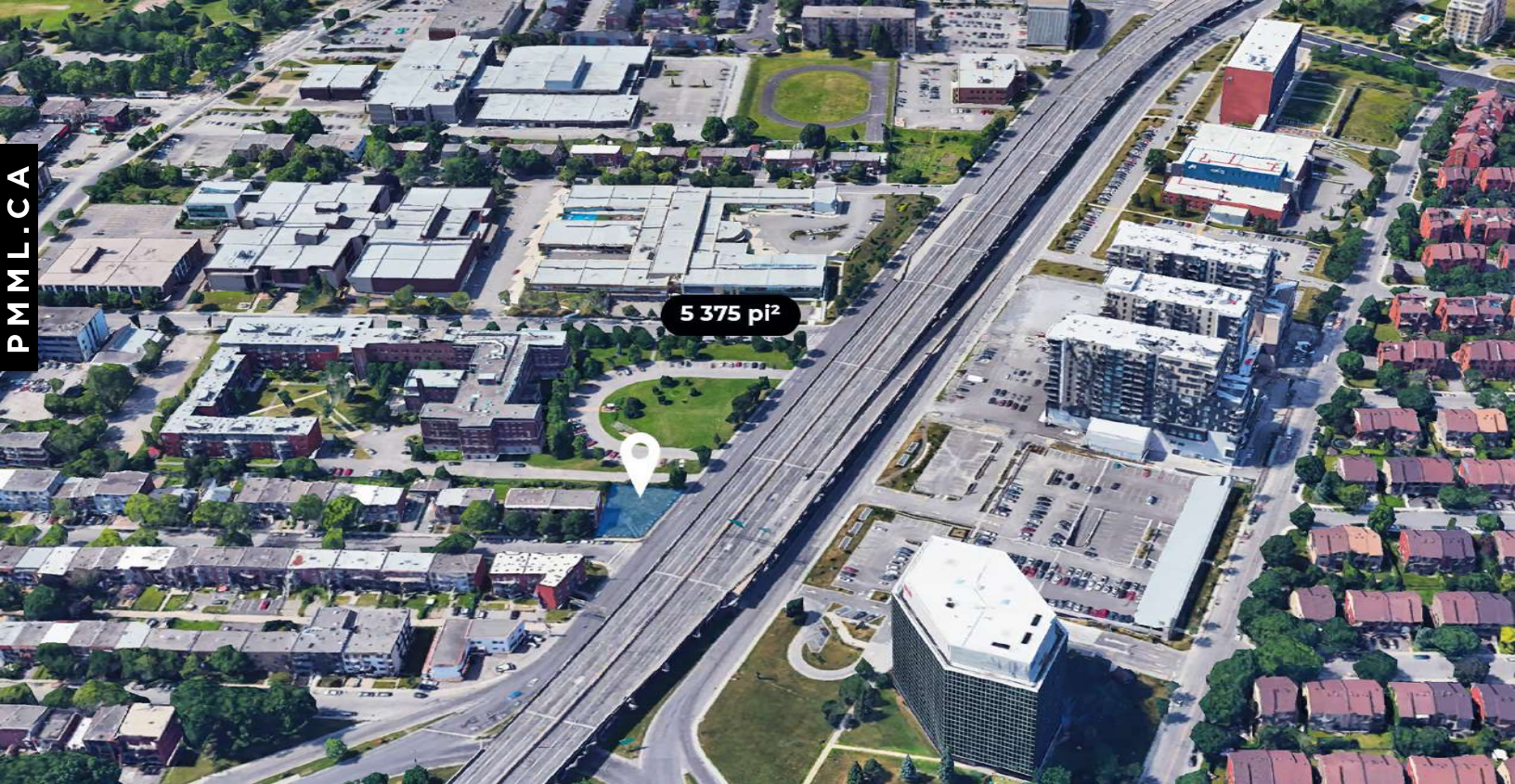
### ASKING PRICE

750 000 \$

+GST/+PST

Boul. Crémazie E, Villeray





**CADASTRAL NUMBER**  
6 541 618

**NUMBER OF PERMITTED FLOORS**  
3



**PRICE SQ. Ft.**  
139,53 \$ / SQ. Ft.

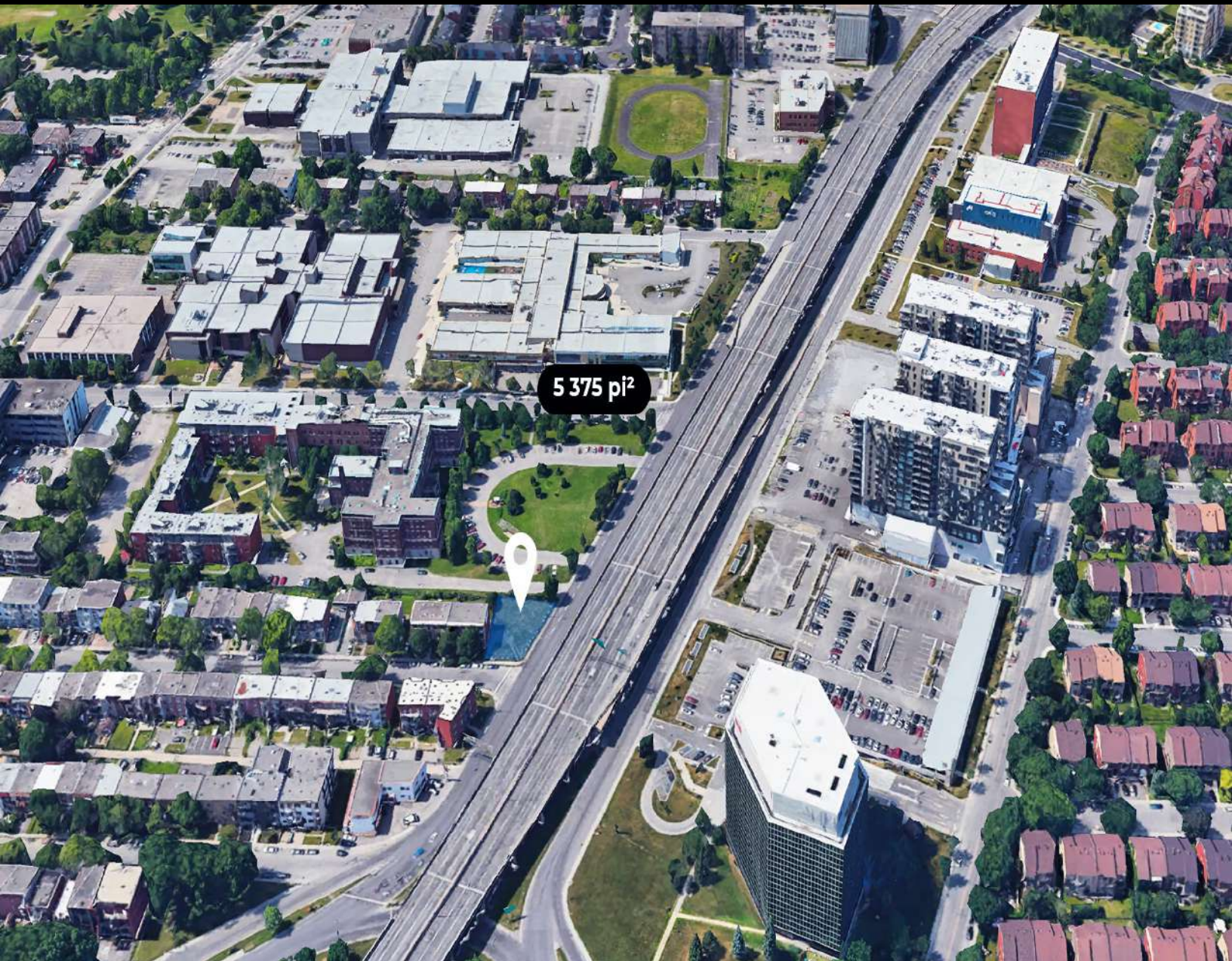


**ALLOWABLE DENSITY**



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

- Located less than a minute from the Metropolitan Highway
- Located 2 minutes walk from Victor-Doré Elementary School
- Located 5 minutes walk from Joseph-Charbonneau High School
- Located 3 minutes by car from the IGA Supermarché Déziel

# ZONING

C02-059

## AVAILABLE PUBLIC SERVICES

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## SPECIAL USES

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## PARTICULAR DISPOSITIONS

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## PPCMOI

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## MUNICIPAL ASSESSMENT

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**LAND**  
664 400\$

**BUILDING**

**TOTAL**  
664 400\$

## ADDITIONAL INFORMATION

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The sale is made without legal warranty of quality to the risks and perils of the buyer.



