



Vincent Leduc, Residential and Commercial Real Estate Broker
 Vincent Leduc Inc.
RE/MAX ALLIANCE INC., Real Estate Agency
 3299, Beaubien E.
 Montréal (QC) H1X 1G4

514-815-6609 / 514-374-4000
 Fax : 514-374-6692
 vleduc.ea@gmail.com



Centris No. 25818519 (Active)



\$1,499,000 + GST/QST

**Rue Savignac
 Montréal (Ville-Marie)
 H2X 1M4**

Region Montréal
Neighbourhood Central
Near rue Sanguinet
Body of Water

Type	Lot	Repossess./Judicial auth.	No
Cadastre	2162002	Trade possible	
Lot Size	31.8 X 51.6 ft	Certificate of Location	Yes (2016)
Lot Area	1,638 sqft	File Number	
Technical Description		Deed of Sale Signature	30 days PP/PR Accepted
Staking Certificate			
Boundary-Marking Minutes			
Zoning	Residential, Commercial		

Municipal Assessment		Taxes (annual)		Expenses (annual)	
Year	2023	Municipal	\$6,734 (2022)	Common Exp.	
Lot	\$316,600	School	\$223 (2022)	Insurance	
Building	\$100	Infrastructure		Maintenance	
		Water		Equipment (rental)	
				Management/Administration	
Total	\$316,700 (473.32%)	Total	\$6,957	Total	

Zoning		
	Density	Height
Residential		
Multifamily	6	75.6 ft
Commercial		
Commercial	6	75.6 ft

Features			
Sewage System	Municipality	Water (access)	
Water Supply	Municipality	View	View of the city
Lot		Environmental Study	Phase 1 (2016/8)
Topography	Flat	Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University

Distinctive Features**Inclusions****Exclusions****Broker - Remarks**

RARE OPPORTUNITY ON THE MARKET. Vacant land ready to build and adjacent to UQAM in the heart of downtown Montreal. Ideal location for a multi-family, commercial or mixed project. The land is located in front of rue Christin and rue Savignac near UQAM, CHUM, Quartier des Spectacles and several metro stations. *Any project that must be approved by the City. The current zoning authorizes the construction of a 7-storey building with a total area of more than 9,800 sq. ft. excluding the basement.* An opportunity to be seized quickly.

Sale with legal warranty

Seller's Declaration No

The deeds are in the seller's possession since 2022

Source

RE/MAX ALLIANCE INC., Real Estate Agency

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.



Overall view



Overall view



Overall view



Overall view



Overall view