

PMML

14356 - 14362 GOUIN O,
PIERREFONDS/ROXBORO

21 582 SQ. Ft.

FOR SALE



Alexandre Leroux

514-415-4425

alexandre.leroux@pmml.ca

PMML.CA



LAND DESCRIPTION

Land to develop of 21 582 sq. ft. zoned commercial located on Blvd. Gouin O. near Blvd. St-Jean in Pierrefonds-Roxboro. Sector with a strong mix of businesses and residences. Possibility of acquiring the neighboring lot of 28,000SF located directly at the corner of St-Jean and Gouin to carry out a large-scale project.

AREA

21 582 SQ. Ft.

ASKING PRICE

1 800 000 \$



21 582 pi²

CADASTRAL NUMBER

1 842 848

NUMBER OF PERMITTED FLOORS
max : 2



PRICE SQ. Ft.
83,40 \$ / SQ. Ft.



ALLOWABLE DENSITY
C.O.S min. 20% max. 200%



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.

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MAIN ATTRACTIONS OF THE AREA

5 mins from Highway 40

Large pool of consumers

Median annual household income over \$70,000

At the northern end of an extremely dynamic commercial corridor

ZONING

C-4-274

AVAILABLE PUBLIC SERVICES

To be verified

SPECIAL USES

Refer to the grid of usage

PARTICULAR DISPOSITIONS

Refer to the grid of usage

PPCMOI

N/A

MUNICIPAL ASSESSMENT

LAND
451 100 \$

BUILDING
161 800 \$

TOTAL
612 900 \$

ADDITIONAL INFORMATION

The sale is made without legal guarantee of quality at the buyer's risk. The buyer must carry out customary checks to ensure that the destination he intends to give to the site is compliant in terms of use and zoning.

