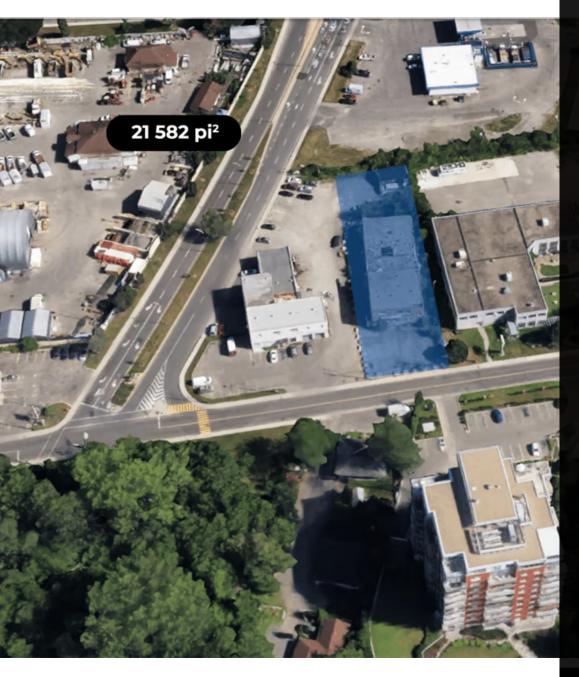
PMML

14356 - 14362 GOUIN O, PIERREFONDS/ROXBORO

21 582 SQ. Ft.

FOR SALE





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PMML.CA

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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

1800000\$



CADASTRAL NUMBER

1 842 848

NUMBER OF PERMITTED **FLOORS**

max:2



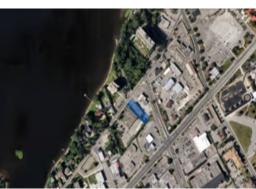
PRICE SQ. Ft.

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.

14356 - 14362 Gouin O, Pierrefonds/Roxboro



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.

14356 - 14362 Gouin O, Pierrefonds/Roxboro



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