

RUE DES CÈDRES, PIEDMONT

482 210 SQ. Ft.

FOR SALE

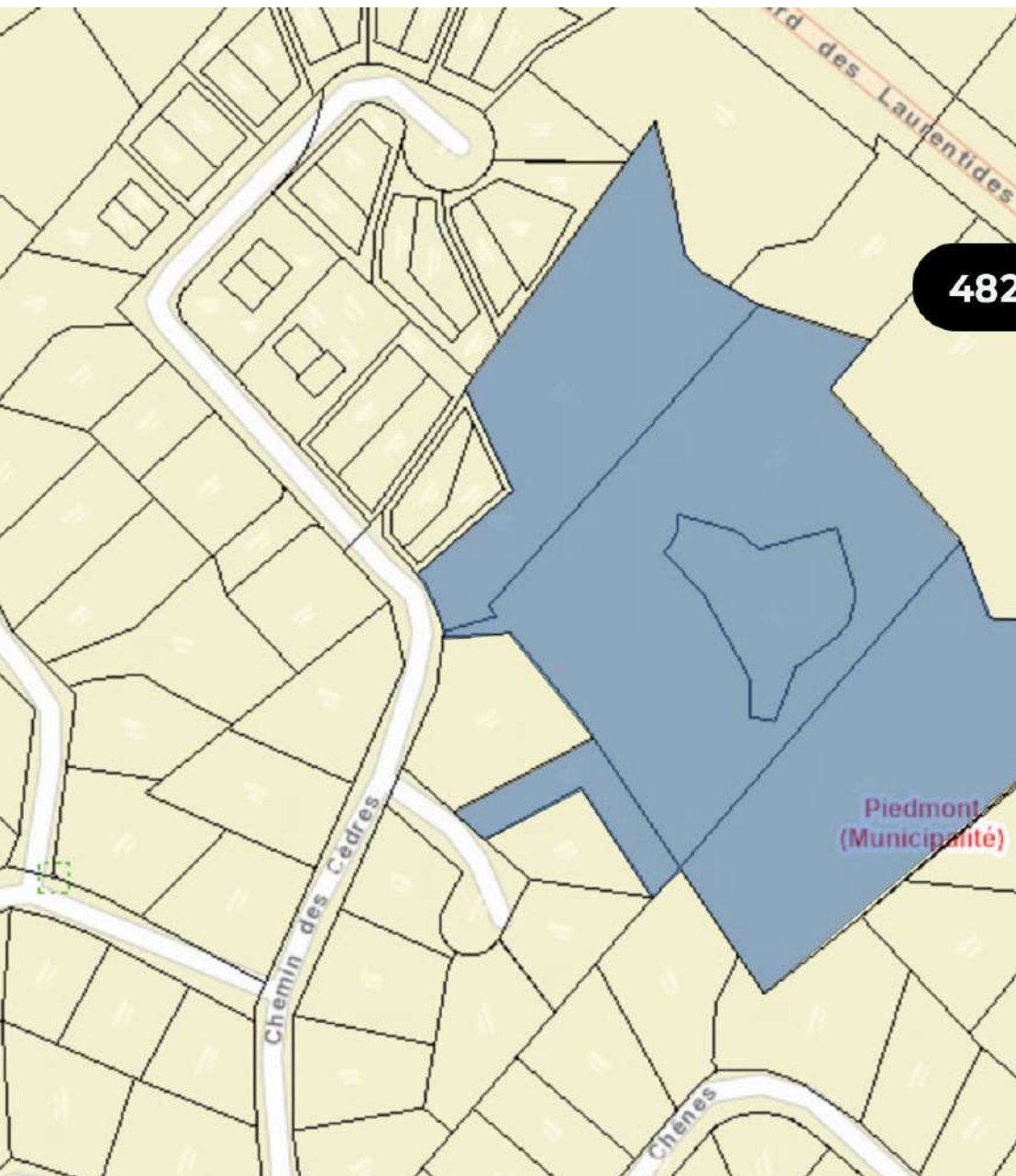


482 210 sq ft Sophia Meliani

FIRST VICE-PRESIDENT

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PMML.CA



LAND DESCRIPTION

Ready to build ! Project for 6 lots of approximately 482,210 ft², ideally located at the corner of des Cèdres and des Sapinières streets in Piedmont. Perfect for semi-detached or bi-family residential development, these lots benefit from a strategic location, close to essential services and local infrastructure, while offering quick access to major road arteries. The subdivision resolution has already been approved with no expiry date, and park fees will not be charged even if the project is modified. Electricity is already available at two access points, and sewer and water systems are present on site.

AREA

482 210 SQ. Ft.

ASKING PRICE

1 210 000 \$

Rue des Cèdres, Piedmont



482 210 pi²

CADASTRAL NUMBER

2 312 916 & others

NUMBER OF PERMITTED FLOORS

Min. : 1 max. : 2



PRICE SQ. Ft.

2,51 \$ / SQ. Ft.

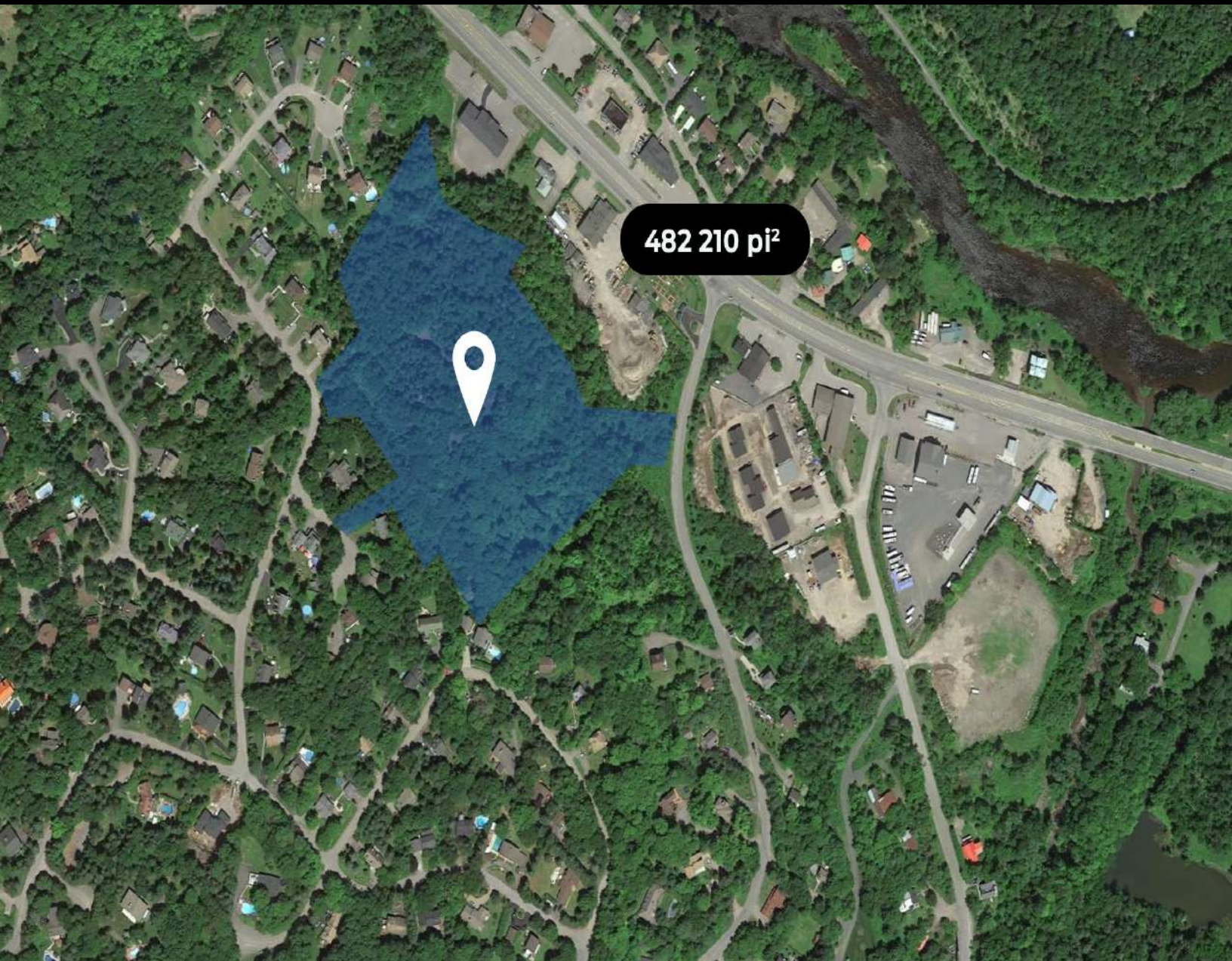


ALLOWABLE DENSITY

40%



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

Highway 15 access

1 hour from Montreal

Complete infrastructure links

Rivière du Nord, Petit train du Nord.

ZONING

R-2-249
Residential

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
332 400 \$

BUILDING
34 500 \$

TOTAL
366 900 \$

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality at the buyer's risk.
THE BUILDINGS must be sold jointly (lots 2312887, 3961666, 3961668, 3961670,

