

# LOT (RESIDENTIAL) FOR SALE

BROWNSBURG-CHATHAM



ULS : 28857627

## 70 ROUTE DU CANTON, BROWNSBURG-CHATHAM, J8G 1Y9

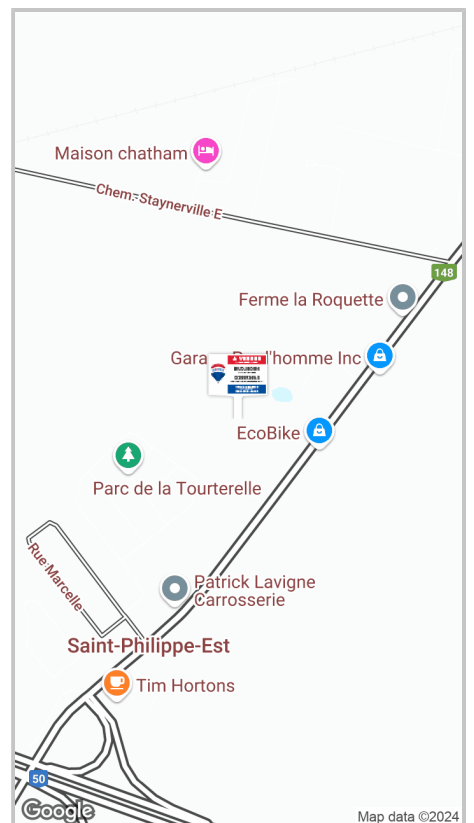
Land for real estate development. Land of 1,351,532 square feet with high density multi-tenant up to 30 units per building. See Usage Grids. In our opinion you could build up to 2500 units\* on the land. With a cost of \$3,400\* per door or \$6.28 per square foot, this land is a development and investment opportunity to seize now. Also

**Complete information at the following address :**

[www.remax-quebec.com](http://www.remax-quebec.com), ULS: #28857627



LOT AREA: **125,562 SM**



**SIMON LEMAY INC.**  
Certified real estate broker

RE/MAX CRYSTAL

Ofc. : 450-430-4207

Cell. : 514-207-7111

**\$8,500,000**  
**+GST/QST**

Calculate your payments



## ADDENDA

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Model urbanization for the Laurentians:

Imagine a social mix with a section ranging from isolated and semi-detached triplexes through 6-8-12 housing units up to 30 housing units per building.

All with one or more parks covering 10% of the land area.

With businesses in the foreground, we are talking here about a sustainable, ecological development project, reduction of (GHG) social diversity, affordable housing could be integrated into it.

A quality of life through its integrated services/com[...]  
**(Complete addendum in the annex.)**

## CHARACTERISTICS

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Sale without legal warranty of quality, at the buyer's risk and peril.

**Water Supply**  
Municipality

**Sewage System**  
Municipality

## LOT AND EXTERIOR FEATURES

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**Lot size**

551'6" X 1,421'3"

**Topography**

Flat

**Zoning**

Commercial , Industrial , Residential , Commercial , Heavy , Multifamily

**Lot area**

125,561.5 SM

**Proximity**

Highway , Daycare centre , Park , Elementary school , High school

# NEIGHBOURHOOD STATISTICS



## POPULATION BY AGE GROUP

Powered by LOCAL LOGIC



14 AND UNDER	16.0%	35-49 YEARS	16.7%
15-19 YEARS	4.9%	50-64 YEARS	22.2%
20-34 YEARS	18.1%	65 AND OVER	22.1%

## HOUSEHOLD COMPOSITION



PERSON LIVING ALONE : 28.1%



FAMILIES WITH CHILDREN : 0.0%



FAMILIES WITH NO CHILDREN : 0.0%

## EDUCATION

NO DIPLOMA



24.1%

HIGH SCHOOL



23.2%

APPRENTICESHIP  
OR TRADE



31.4%

COLLEGE



16.7%

UNIVERSITY



4.6%

## HOUSING TYPE

SINGLE-DETACHED  
HOUSE



76.3%

SEMI-DETACHED OR  
ROW HOUSE



0.0%

DUPLEX



10.2%

APARTMENT, LESS  
THAN 5 FLOORS



13.5%

APARTMENT, 5 OR  
MORE FLOORS



0.0%

## SPOKEN LANGUAGE(S)

Unilingual French 55.8%

Unilingual English 2.7%

Bilingual (Fr/En) 41.5%

Other 0.0%

## AVERAGE INCOME

HOUSEHOLD

\$87,046

INDIVIDUAL

\$44,402

## HOUSING TENANCY

OWNERS

70.5%

RENTERS

29.5%

## INCLUDED & EXCLUDED

**Included**  
Not specified

**Excluded**  
Not specified

## FINANCIAL DETAILS

### ASSESSMENT (2024)

Lot assessment

\$376,700.00

Building assessment

\$1,352,800.00

**Municipal assessment**

**\$1,729,500.00**

### TAXES

Municipal (2024)

\$39,345.00

School (2023)

\$1,905.00

**TOTAL**

**\$41,250.00**

# PROPERTY IMAGES



TO BE BUILT



TO BE BUILT



TO BE BUILT



TO BE BUILT



TO BE BUILT



## ADDENDA (COMPLETE)

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A quality of life through its integrated services/commerce.

Valuation report at 10.8 million on file.

We are looking for one or a partnership of developers ready to take over this major project.

Contact us for more information.