

# PMML

## PROJET CARRÉ ST-LOUIS, GATINEAU

894 743 SQ. Ft.

FOR SALE



**Azamat Kar**

VICE PRESIDENT

Real estate broker

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**894 743 pi<sup>2</sup>**

PMML.CA



## LAND DESCRIPTION

RARE OPPORTUNITY! Residential project in Gatineau to be developed. The seller has prepared and submitted plans to the city for a project of 256 units subdivided into townhouses, duplexes, triplexes and quadruplexes. The buyer must verify and have the project approved by the competent authorities. You have the opportunity to develop a new neighborhood in Gatineau on land adjacent to Du Ruisseau elementary school, the Les petits Fripons early childhood center and several essential services. Several studies, reports and plans are available following the signing of a confidentiality agreement.

### AREA

894 743 SQ. Ft.

### ASKING PRICE

7 400 000 \$



894 743 pi<sup>2</sup>



### CADASTRAL NUMBER

2 469 031

### NUMBER OF PERMITTED FLOORS

Min.: 1 max: 3



894 743 pi<sup>2</sup>

### PRICE SQ. Ft.

8,27 \$ / SQ. Ft.



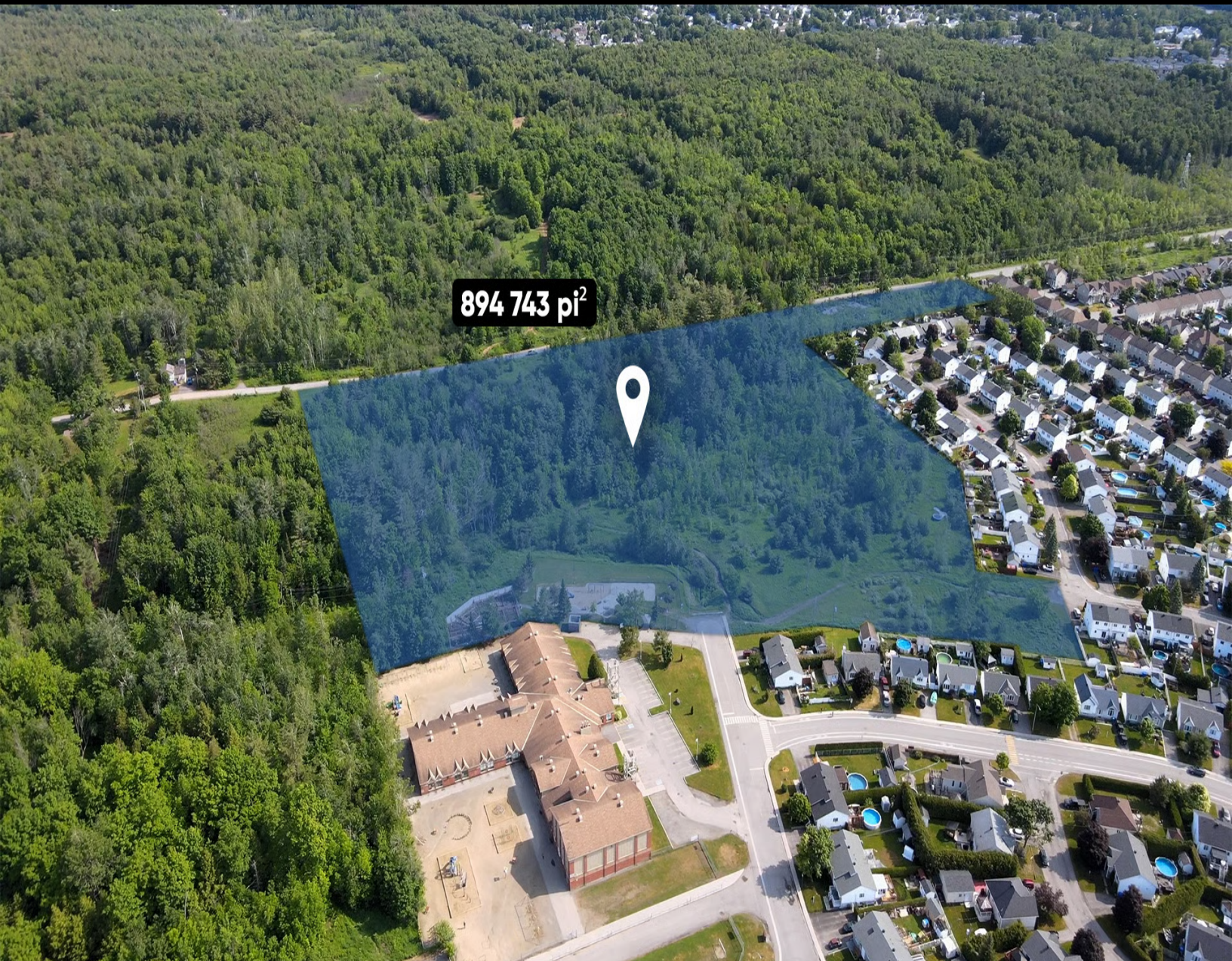
### ALLOWABLE DENSITY

C.O.S. max: 60%



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.

# Projet Carré St-Louis, Gatineau



894 743 pi<sup>2</sup>



## MAIN ATTRACTIONS OF THE AREA

Close to Du Ruisseau elementary school and Les petits Fripons daycare center. 3 min from A-50, IGA, Jean-Coutu, Adonis, restaurants and other essential services. 10 min from the Papineau Hospital.

15 min from the Gatineau-Ottawa Executive Airport.

# ZONING

Zone: Ha-01-125

## AVAILABLE PUBLIC SERVICES

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To be done by the developer/builder  
Streets, services and retention pond to be done by the promoter. Aerial Electricity

## SPECIAL USES

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Refer to the usage grid

## PARTICULAR DISPOSITIONS

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Refer to the usage grid

## PPCMOI

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To be verified

## MUNICIPAL ASSESSMENT

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**LAND**  
2 703 100 \$

**BUILDING**  
0

**TOTAL**  
2 703 100 \$

## ADDITIONAL INFORMATION

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The buyer must carry out zoning and usage verifications with the competent authorities. The sale is made without legal warranty of quality to the risks and perils of the

