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Centris No. 18684785 (Active)



\$2,450,000 + GST/QST

15 Rue Charlotte
Longueuil (Le Vieux-Longueuil)
J4H 3K8

Region Montérégie
Neighbourhood Vieux Longueuil
Near Rue du Bord-de-l'eau O et Saint-Chr
Body of Water

Type	Lot
Cadastre	2009065 et 2007597
Lot Size	
Lot Area	26,698.79 sqft
Technical Description	
Staking Certificate	
Boundary-Marking Minutes	
Zoning	Residential

Reposess./Judicial auth.	No
Trade possible	
Certificate of Location	Yes (2022)
File Number	
Deed of Sale Signature	75 days PP/PR Accepted

Municipal Assessment	Taxes (annual)	Expenses (annual)
Year 2023	Municipal \$19,701 (2025)	Common Exp.
Lot \$1,233,200	School \$1,145 (2025)	Insurance
Building \$386,100	Infrastructure	Maintenance
	Water	Equipment (rental)
		Management/Administration
Total \$1,619,300 (151.30%)	Total \$20,846	Total

Zoning

Residential
for redevelopment

Density

Height

Features

Sewage System	Municipality
Water Supply	Municipality
Lot	Wooded: mixed trees

Topography	Flat
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Water (access)	
View	
Environmental Study	Phase 1 (2022/3), Phase 2 (2022/4)

Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Bridges, restaurants, shops, services, marina...
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Distinctive Features	Street corner, For residential redevelopment
Inclusions All furniture, appliances and supplies currently on the premises in the garage and property at 15-15 A Charlotte Street. They will be left on the premises as is; the buyer will have to dispose of it.	
Exclusions All procedures and costs relating to the existing house at 15-15A rue Charlotte. All plans, specifications, perspectives, PPCMOI and permit applications and fees, inspections, appraisals, expertise, architectural, engineering, financing costs, demolition, renovation and construction costs and all other costs incurred by the buyer for the purposes of its redevelopment project for the site. The decontamination of a small part of lot 2009065 (refer to ÉES Phase II 04/2022 report of Ertam Groupe).	
Remarks VIEUX-LONGUEUIL! Just steps from Chemin Chambly and Rue Saint-Charles Ouest, here is a rare opportunity to acquire two lots totaling 2,480.4 square meters (26,699 sq. ft.) with potential for a multi-residential redevelopment (condos) projec at the gateway to Montreal, also close to schools, daycares, hospitals, public transportation, restaurants and other sought-after services and amenities. The procedures, plans and characteristics of a multi-residential redevelopment project remain to be finalized with the city and will be agreed upon and completed by and at the expense of the buyer, namely during the period of its due diligence.	
Addendum LAND FOR REDEVELOPMENT IN OLD LONGUEUIL! <p>Just steps from Chemin Chambly and Rue Saint-Charles Ouest, and close to the Jacques Cartier Bridge leading to Montreal, this is a rare opportunity to acquire two lots totaling 2,480.4 square meters (26,699 sq. ft.) with potential for multi-residential redevelopment (condos).</p> <p>The site is also conveniently located near schools, daycares, hospitals, public transportation, numerous restaurants, and other desirable amenities, and is just steps from the Saint-Antoine-de-Padoue de Longueuil Co-Cathedral.</p> <p>The seller has approached the municipality for a multi-residential redevelopment project on the site, currently targeting approximately 30 units. Since the building at 15 Charlotte Street is listed as part of the Vieux-Longueuil heritage site, such a redevelopment project will be subject to zoning changes or a PPCMOI process. This will likely require the buyer to rebuild the century-old house of 15-15A Charlotte Street. A heritage report is available and another report from the seller's architect is in preparation (see below).</p> <p>All procedures, plans, expertises, studies, connections to water and sewers, other specifications and costs for a redevelopment project on this site shall be determined with the municipality, but shall be conducted and completed solely by and at the buyer's expense, at the complete exoneration of the seller and his representatives. Depending on the nature of the project, a PPCMOI application may be required in order to obtain the necessary authorizations.</p> <p>At the SELLER's request: confidential information will be provided following the signing of the Confidentiality Letter (form available from the listing broker). Please note that certain reports, plans, documents, and correspondence exchanged with the architect and/or the municipality will be provided by the seller only upon acceptance of the promise to purchase and will be provided without prejudice.</p> <p>During the buyer's due diligence (pre-purchase) period stipulated in an accepted promise to purchase, the buyer must keep the seller and their representatives regularly informed of their efforts with professionals and the municipality , as well as the progress of their due diligence. Before submitting any request for zoning changes and/or permits to the municipality, the buyer shall also notify the seller in writing and attach the supporting documents.</p> <p>For more information and to obtain the Seller's Declarations form, the NDA form and other documents, please contact the listing broker.</p> <p>SOLD WITHOUT LEGAL WARRANTY OF QUALITY, AT THE BUYER'S OWN RISK.</p>	
Sale with exclusion(s) of legal warranty : The sale of the property is made without legal guarantee of quality, at the buyer's risk.	

Seller's Declaration

Yes SD-76861

Cultural, historic or natural property, Building related factors, 2 residential lots for redevelopment by the buyer, respecting the existing house, according to the municipality's criterias and PPCMOI process by the buyer .

Source

RE/MAX BONJOUR, Real Estate Agency

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.



Aerial photo



Aerial photo



Other



Street



Street



Street



Frontage



Frontage



Garage



Overall view



Street



Other



Nearby