

PMML

ROUTE 321S, PAPINEAUVILLE

350 000 SQ. Ft.

FOR SALE



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PMML.CA



LAND DESCRIPTION

Amazing opportunity in the city of Papineauville where you can settle your business in a very strategic location directly on highway 50 between the Laurentians and Gatineau. This industrial lot is about 350 000 square feet. It is flat and all trees have been removed. Current zoning allows for density up to 50% and up to 2 stories.

AREA

350 000 SQ. Ft.

ASKING PRICE

4 100 000 \$

Route 321S, Papineauville



CADASTRAL NUMBER

6 355 518 to subdivided

NUMBER OF PERMITTED FLOORS

Max. 2 floors



PRICE SQ. Ft.

11,71 \$ / SQ. Ft.



ALLOWABLE DENSITY

C.O.S Max. 50 %



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.

Route 321S, Papineauville



MAIN ATTRACTIONS OF THE AREA

One minute away from highway 50.

Heavy, light and prestige industrial zoning.

Less than one hour from highway 15 in the Laurentians.

Less than 50 minutes from the center of Gatineau.

ZONING

Zone : I-401

AVAILABLE PUBLIC SERVICES

N/A

SPECIAL USES

Refer to the usage grid

PARTICULAR DISPOSITIONS

Refer to the usage grid

PPCMOI

Yes

MUNICIPAL ASSESSMENT

LAND
133 600\$

BUILDING
1 166 200\$

TOTAL
1 299 800\$

ADDITIONAL INFORMATION

Possibility of increasing the total purchase area to approx. 600,000 sq. ft.

Route 321S, Papineauville

