BARNES INTERNATIONAL REALTY | Québec

Av. Sir-Walter-Scott Côte-Saint-Luc (Montréal)

Reference: 13035071



$ 1,300,000
+TPS/TVQ



Jonathan Assouline
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Informations non contractuelles

BARNES Québec
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Plot size : 7 427 ft²

Rare opportunity: 2 contiguous vacant lots (cadastral lots 6 511 292 and 6 511 293) totalling 689.6 sq. m. on prestigious Sir Walter Scott Avenue, Côte-Saint-Luc. Residential land with municipal water and sewer services. Seller's concept plans by George Elbaz Architecte (2022) for semi-detached homes of approx. 2,968 sq. ft. each, available for information purposes. Close to schools and parks. GST/QST applicable to the sale price. Deed of sale and occupancy 30 days from acceptance.

Details:- 2 lots, each with approx. 13 m of frontage on Sir Walter Scott Avenue by 26.52 m of depth (total frontage approx. 26 m).- 2026 municipal assessment: land $758,600; building $0 (reference date 2024-07-01); classification 'Terrain vague desservi' (vacant serviced lot).- Seller's concept plans (George Elbaz Architecte, 2022) provide for the construction of semi-detached homes of approx. 2,968 sq. ft. of living area each; site plan, elevations and materials plans available upon request, for information purposes only.- Sale price plus GST/QST.- Deed of sale and occupancy 30 days from acceptance of the promise to purchase.- Maximum building height: 40 ft (maximum permitted height per the architect's plans).

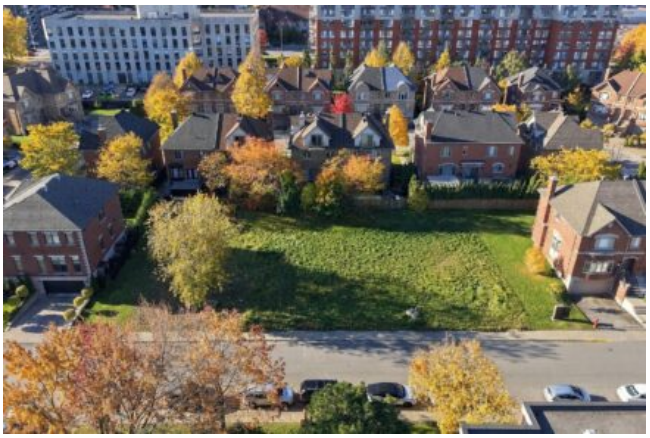
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