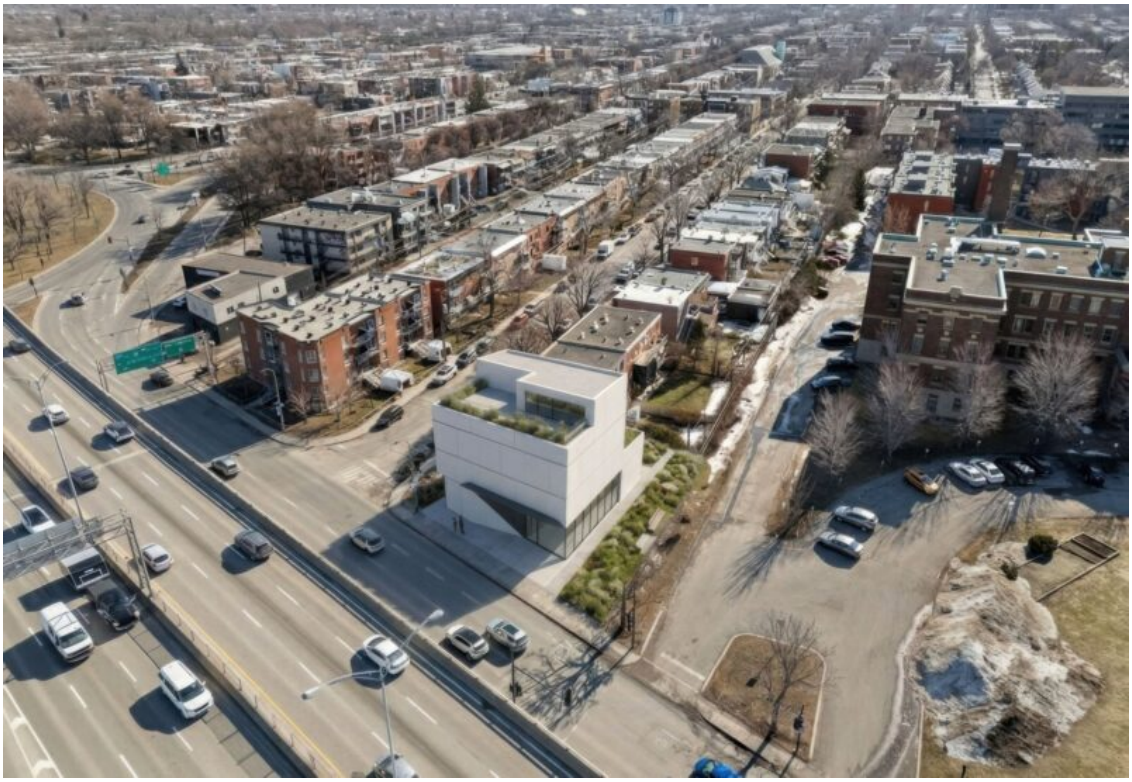
BARNES INTERNATIONAL REALTY | Québec

Boul. Crémazie E. #LOT, Montréal (Villeray/Saint-Michel/Parc-Extension)

Reference: 12654542



$ 549,000
+TPS/TVQ



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Informations non contractuelles

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Plot size : 5 381 ft²

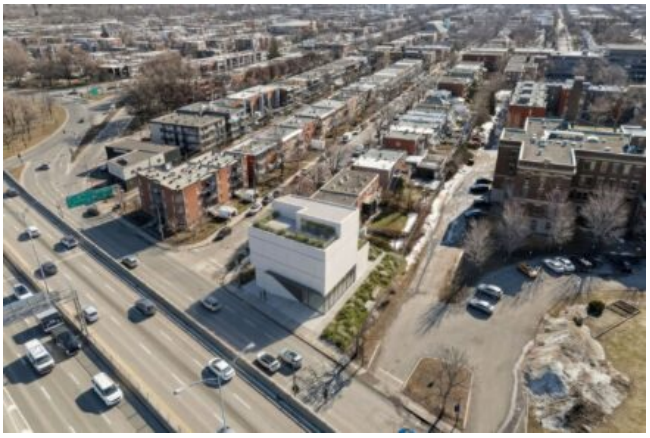
Strategically located commercial development site at the corner of Crémazie East Boulevard and Fabre Street, directly south of Metropolitan Boulevard, in an area benefiting from high traffic flow and excellent visibility. The site has an approximate area of 5,375 sq. ft. and is located within commercial zoning C02-059, allowing for the development of a project of up to 3 storeys + 40% mezzanine + basement, for a maximum gross buildable floor area of approximately 18,447 sq. ft. (subject to verification with the competent authorities).A higher site coverage ratio may potentially be authorized by the borough due to the property's corner lot

KEY INFORMATIONCommercial land located at the corner of Crémazie East Boulevard and Fabre Street, in immediate proximity to the major arterial roads Papineau and Christophe-Colomb, offering exceptional visibility on a high-traffic thoroughfare.Site and zoning characteristics:- Land area: 5,375 sq. ft.- Zoning: C02-059 (commercial)- Maximum site coverage permitted by regulation: 65%- Increased site coverage possible for corner lots (factor 1.2), allowing potential coverage of approximately 78%- Maximum height permitted: up to 3 storeys- Possibility to incorporate up to 40% mezzanine space subject to applicable regulations- Basement permittedAccording to preliminary analyses conducted as part of a feasibility study completed in 2022, the site could allow for the development of a project totaling approximately 18,447 sq. ft. of gross floor area (figure provided for information purposes only and subject to verification by the buyer with the appropriate authorities).Potential uses and development potential:- Commercial uses permitted under C02-059 zoning- Conditional use permitted for hotel or short-term rental (Airbnb-type), subject to municipal approval and verification with the City- The City has also expressed preliminary openness to a mini-storage (self-storage) project, subject to regulatory validation*** The buyer must perform their own due diligence with the relevant authorities regarding the feasibility of their project and applicable regulatory parameters.Parking: A potential opportunity exists to lease more than 40 parking spaces located under the Métropolitain Boulevard viaduct, directly across from the property (subject to agreement with the owner of the parking spaces).- Available documentation:- Phase I & II environmental studies- Feasibility study (2022)

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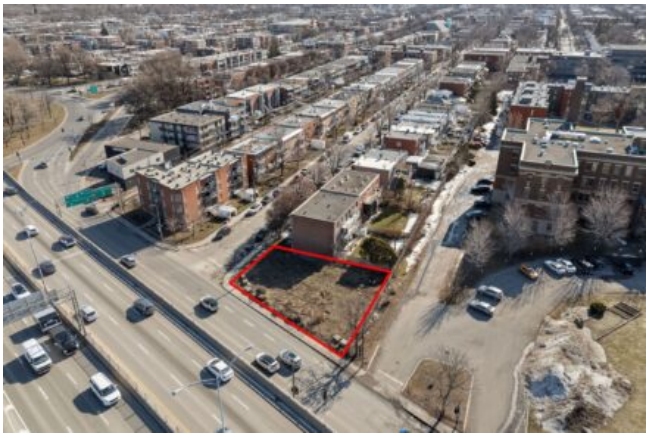
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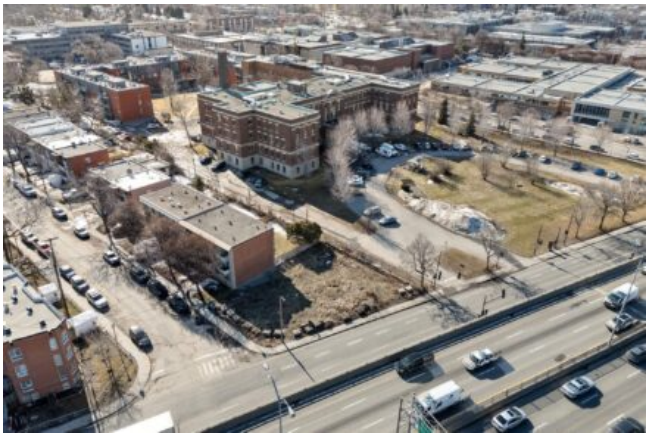












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