# FOR SALE
## 853 Boul. Albiny-Paquette
## Mont-Laurier, Québec




### PROPERTY HIGHLIGHTS

Average size corner land in downtown Mont-Laurier, zoning commercial for shops, grocery store, coffee shop, restaurant, office space, hotel. Unrestricted could be purchased for the same use. Mont-Laurier is a small town up north of Québec in direction of Rouyn-Nouranda QC, with a Hospital and a University Campus.

| | |
|---|---|
| **SPACE USE** | Commercial |
| **LAND SF** | 15,313 sf |

| | |
|---|---|
| **5-MILE (POP.)** | 14,688 |
| **AVG HH. INCOME (2022)** | $ 42,440 |

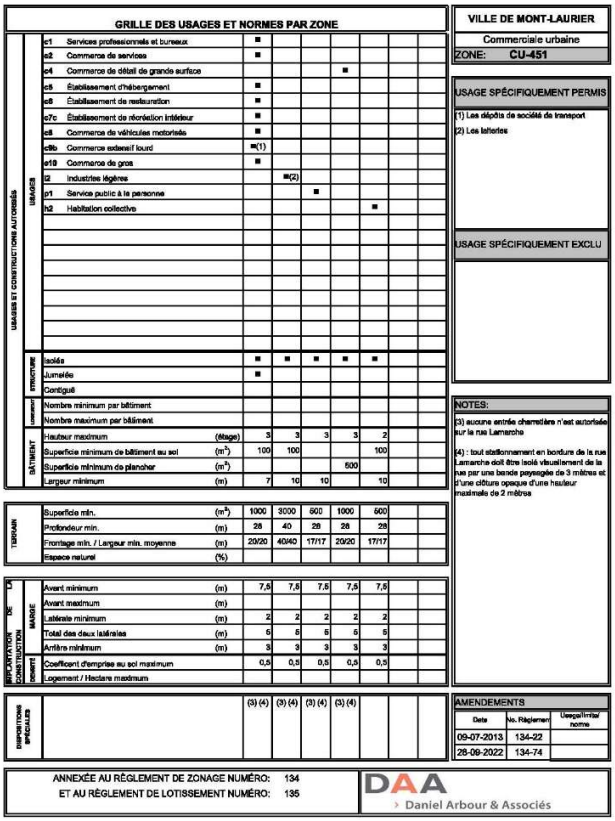


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## EXCEPTIONAL LOCATION IN MONT-LAURIER

Land with convenience store and gas station open, unrestricted. Opportunity for new project or the same, Purchaser can choose a new development according to zoning grid with right to build 3 floors, more floors could be requested at the city
Central location are always 1st choice for grocery store, restaurant, small hotel or any commercial use aloud by zoning.



GRILLE DES USAGES ET NORMES PAR ZONE

VILLE DE MONT-LAURIER
Commerciale urbaine
ZONE: CU-451

USAGE SPÉCIFIQUEMENT PERMIS
(1) Les dépôts de société de transport
(2) Les tatoriés

USAGE SPÉCIFIQUEMENT EXCLU

NOTES:
(3) aucune entrée charretière n'est autorisée sur la rue Lamarche
(4) : tout stationnement en bordure de la rue Lamarche doit être isolé visuellement de la rue par une bande paysagée de 3 mètres et d'une clôture opaque d'une hauteur maximale de 2 mètres

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| USAGES ET CONSTRUCTIONS AUTORISÉS | USAGES | c1 Services professionnels et bureaux | | ■ | | | | | |
| | | c2 Commerce de services | | ■ | | | | | |
| | | c4 Commerce de détail de grande surface | | | | | ■ | | |
| | | c5 Établissement d'hébergement | | ■ | | | | | |
| | | c6 Établissement de restauration | | ■ | | | | | |
| | | c7c Établissement de récréation intérieur | | ■ | | | | | |
| | | c8 Commerce de véhicules motorisés | | ■ | | | | | |
| | | c9b Commerce extensif lourd | | ■(1) | | | | | |
| | | c10 Commerce de gros | | ■ | | | | | |
| | | i2 Industries légères | | | ■(2) | | | | |
| | | p1 Service public à la personne | | | | ■ | | | |
| | | h2 Habitation collective | | | | | ■ | | |
| | STRUCTURE | Isolée | | ■ | ■ | ■ | ■ | ■ | |
| | | Jumelée | | ■ | | | | | |
| | | Contiguë | | | | | | | |
| | LOGEMENT | Nombre minimum par bâtiment | | | | | | | |
| | | Nombre maximum par bâtiment | | | | | | | |
| | BÂTIMENT | Hauteur maximum | (étage) | 3 | 3 | 3 | 3 | 2 | |
| | | Superficie minimum de bâtiment au sol | ($m^2$) | 100 | 100 | | | 100 | |
| | | Superficie minimum de plancher | ($m^2$) | | | | 500 | | |
| | | Largeur minimum | (m) | 7 | 10 | 10 | | 10 | |
| TERRAIN | | Superficie min. | ($m^2$) | 1000 | 3000 | 600 | 1000 | 600 | |
| | | Profondeur min. | (m) | 28 | 40 | 28 | 28 | 28 | |
| | | Frontage min. / Largeur min. moyenne | (m) | 20/20 | 40/40 | 17/17 | 20/20 | 17/17 | |
| | | Espace naturel | (%) | | | | | | |
| IMPLANTATION DE LA CONSTRUCTION | MARGE | Avant minimum | (m) | 7,5 | 7,5 | 7,5 | 7,5 | 7,5 | |
| | | Avant maximum | (m) | | | | | | |
| | | Latérale minimum | (m) | 2 | 2 | 2 | 2 | 2 | |
| | | Total des deux latérales | (m) | 5 | 5 | 5 | 5 | 5 | |
| | | Arrière minimum | (m) | 3 | 3 | 3 | 3 | 3 | |
| | Élément | Coefficient d'emprise au sol maximum | | 0,5 | 0,5 | 0,5 | 0,5 | 0,5 | |
| | | Logement / Hectare maximum | | | | | | | |
| DISPOSITIONS SPÉCIALES | | | | (3) (4) | (3) (4) | (3) (4) | (3) (4) | | |

AMENDEMENTS

| Date | No. Règlement | Usage(s) limité(s) / norme |
|---|---|---|
| 09-07-2013 | 134-22 | |
| 28-09-2022 | 134-74 | |

ANNEXÉE AU RÈGLEMENT DE ZONAGE NUMÉRO: 134
ET AU RÈGLEMENT DE LOTISSEMENT NUMÉRO: 135

DAA Daniel Arbour & Associés

## LEGAL INFORMATION

| | |
|---|---|
| **MATRICULE / ID TAXE NUMBER** | 79088-8257-43-0147-7000 |
| **TAXES MUNICIPALES 2025 TAXES CITY** | $ 13,273 |
| **ZONAGE / ZONING** | Commercial |

# ASKING PRICE : $ 599,900


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