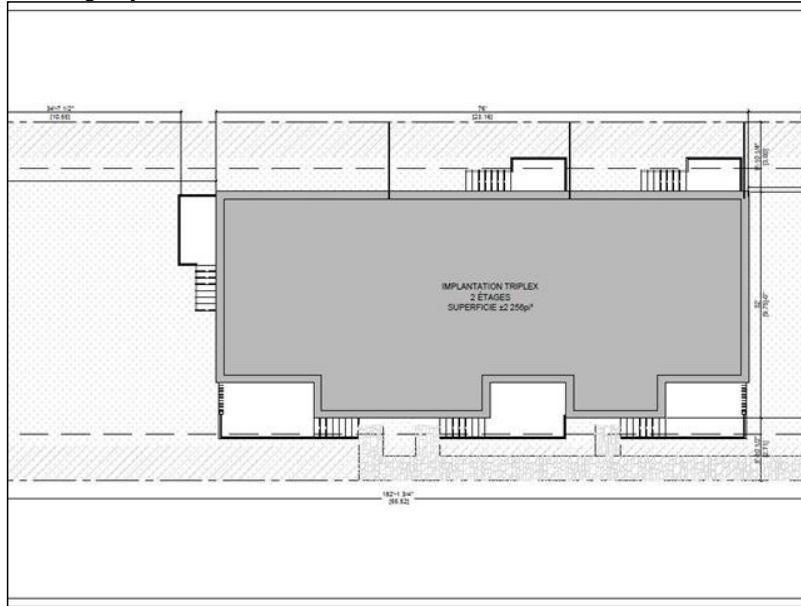


Carole Pichette
 Real Estate Broker
C9198
 Phone : 514-702-9000
 Email : pichette.carole@videotron.ca
 Website : http://www.carolepichette.com

Longueuil (Le Vieux-Longueuil) / Montréal South
179, Boul. La Fayette

Near St-Charles O.
 # 16808177 - Source : PRO IMMOBILIER & HYPOTHÈQUE INC., Real Estate Agency



For sale : 395 000 \$ Without legal warranty

Category	Land / Lot
Style	Vacant lot

Lot

Front	55.52 meters
Depth	15.48 meters
Area	859.4 square meters

Evaluation (2019)

Building	111 800 \$
Lot	170 700 \$
Total:	282 500 \$

Expenses

	Monthly	Yearly
Municipal Taxes (2019)	213 \$	2 561 \$
School taxes (2019)	32 \$	384 \$
Total:	245 \$	2 945 \$

Included

Architect plan for 3 townhouses

Addenda

****House to put down****
 Land of 9250 sqft located at 500m from Longueuil metro allowing the construction of triplex.
 Plans for 3 townhouses of 1500pi2 currently in final review by the municipality.
 Up to date certificate of localization with a phase 2 negative soil test

Features

Distinctive features	Environmental study phase 1, Environmental study phase 2
Proximity	University, Elementary school, Hospital, Cegep, Public transport, Bicycle path, Golf, Highway, High school, Park - green area, Daycare centre
Sewage system	Municipal sewer
Topography	Flat
Water supply	Municipality
Zoning	Residential