

IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
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Centris No. 19699815 (Active)



\$379,000

**Rue du Collège
 Sainte-Anne-de-Bellevue
 H9X 1W9**

Region Montréal

Neighbourhood South

Near

Body of Water

Type	Lot	Repossess./Judicial auth.	No
Cadastre	6426051	Trade possible	
Lot Size	76.1 X 57.7 ft	Certificate of Location	Yes (2021)
Lot Area	4,416.43 sqft	File Number	
Technical Description		Deed of Sale Signature	30 days PP/PR Accepted
Staking Certificate			
Boundary-Marking Minutes			
Zoning	Residential, Commercial		

Municipal Assessment		Taxes (annual)		Expenses (annual)	
Year	2024	Municipal	\$1,808 (2024)	Common Exp.	
Lot	\$134,794	School	\$231 (2024)	Insurance	
Building		Infrastructure		Maintenance	
		Water		Equipment (rental)	
				Management/Administration	
Total	\$134,794 (281.17%)	Total	\$2,039	Total	

Zoning

	Density	Height
Residential		
Mixed use		
Commercial		
Mixed use		

Features

Sewage System	Municipality	Water (access)
Water Supply	Municipality	View
Lot		Environmental Study
Topography		Proximity
Distinctive Features		

Inclusions

None

Exclusions

None

Remarks

Vacant, buildable land in the heart of vibrant Ste-Anne-de-Bellevue village - a rare find in the West Island. This 4415 sf property offers a variety of permitted uses including commercial , residential and mixed use. Superb location, a block up from the waterfront & boardwalk and walking distance to shops, cafés and restaurants. Well-positioned for office, retail, multi-family or combination. Real estate investors and builders, look no further for your next project!

Sale with legal warranty of quality**Seller's Declaration**

Yes SD-51468

Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency

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.



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo