



**Jay Deakin**, Certified Residential and Commercial Real Estate Broker AEO  
**IMMEUBLES DEAKIN REALTY**  
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**Centris No.** 18172985 (Active)



**\$379,000 + GST/QST**

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

**Region** Montréal

**Neighbourhood** South

**Near**

**Body of Water**

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

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$1,171 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$135,707	<b>School</b>	\$109 (2024)	<b>Insurance</b>	
<b>Building</b>		<b>Infrastructure</b>		<b>Maintenance</b>	
		<b>Water</b>		<b>Equipment (rental)</b>	
				<b>Management/Administration</b>	
<b>Total</b>	\$135,707 (279.28%)	<b>Total</b>	\$1,280	<b>Total</b>	

<b>Zoning</b>		
	<b>Density</b>	<b>Height</b>
<b>Residential</b>		
Mixed use		
<b>Commercial</b>		
Mixed use		

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

**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. Superb location, a block up from the waterfront & boardwalk and walking distance to shops, cafés and restaurants. Real estate investors and builders, look no further for your next project!

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

Yes SD-52948

**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.