

**549, 26e Avenue, Deux-Montagnes,
551, 26e Avenue, Deux-Montagnes,
QC, J7R 5W2**

1 975 563, cadastre of Québec
1 975 564, cadastre of Québec

LAND FOR MULTI-FAMILY HOUSING

SOPHIA MELIANI

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PMML
MARCHÉ DES CAPITAUX



OVERVIEW



EXECUTIVE SUMMARY

The project involves the construction of a modern 10-story residential building on a plot of approximately 26,795 square feet, located less than one kilometer from the Deux-Montagnes REM station. The upper floors will offer panoramic views of Lac des Deux-Montagnes, adding to the value and appeal of the project. This development aims to optimize land use by replacing the two existing buildings, which have a total of 12 rental units and generate gross annual income of \$155,436, with a denser construction that is better suited to the current needs of the rental real estate market. The future 125-unit building will include 3½, 4½, and 5½ apartments to attract a diverse clientele of families, professionals, and active retirees. This mix of unit types responds to the growing demand for modern, well-located, and accessible units. The building will include a multi-level underground parking garage, reducing the footprint and providing a convenient and secure solution for residents. This design contributes to a more efficient use of the site while maximizing quality of life.

Thanks to its prime location—close to the REM, Highway 640, and essential services—the project represents an exceptional opportunity for developers looking to develop a large-scale residential project in a rapidly growing city. This development is part of a sustainable vision of urban densification, responding to strong rental demand and sustained growth in the Greater Montreal market.

***** ALTHOUGH THE PROJECT APPEARS TO QUALIFY IN ITS OWN RIGHT UNDER THE MUNICIPALITY'S CURRENT REGULATIONS, NO AUTHORIZATION OR OFFICIAL NOTICE HAS BEEN OBTAINED FROM THE COMPETENT AUTHORITIES FOR THIS SPECIFIC PROJECT. *****

THE SALE IS MADE WITHOUT LEGAL WARRANTY OF QUALITY, AT THE BUYER'S RISK

ENHANCEMENT

- **Modern building:** 10-story multi-unit residential project with a contemporary design, designed to maximize the site's potential and meet the high rental demand in the area.
- **Strategic location:** Less than a kilometer from the REM Deux-Montagnes and Highway 640, providing quick access to Montreal and the North Shore's employment hubs, with lake views from the upper floors.
- **Underground parking:** Multi-level infrastructure offering convenience and security while optimizing land use.
- **Proximity to services:** Immediate access to shopping centers, grocery stores, cafés, pharmacies, and essential services, ensuring a complete and convenient living environment.
- **Sports and educational facilities:** Area surrounded by elementary and high schools, the Olympia Arena, and numerous green spaces.
- **Attractive investment:** A city open to development and growing rapidly, offering strong long-term appreciation potential.



ANNEXE B - GRILLES DES USAGES ET NORMES

[illegible]

Note

no. Règlement	Date

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PROJECT FEATURES (SUITE)

ZONING

- Max 10 storeys, min 6 storeys;
- PIIA, integrated project
- Zoning by-law number 1733
- Applicable transportation charges:
https://www.artm.quebec/wp-content/uploads/2024/02/GU_GuideApplication_ed09_20240219.pdf.
- Although the project appears to qualify in its own right for the regulations in force at the municipality, no authorization or official notice has been obtained from the competent authorities for the specific project.

PARKING & AMENITIES:

- Total number of parking spaces : Several spaces distributed over multi-level underground parking.
- Common areas and resident services.
- Architectural design optimized for energy efficiency.

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.

PROJECT FEATURES (SUITE)

This project will enhance economic and residential vitality while providing a comfortable and accessible living environment.
Current Rental Income from Existing Buildings:

Building	Unit	Rent	Lease Ends	Inclusions
549 26e Rue	1	981 \$	30-Jun-26	NC-NÉ
549 26e Rue	2	875 \$	30-Jun-26	NC-NÉ
549 26e Rue	3	912 \$	30-Jun-26	NC-NÉ
549 26e Rue	4	943 \$	30-Jun-26	NC-NÉ
549 26e Rue	5	981 \$	30-Jun-26	NC-NÉ
549 26e Rue	6	981 \$	30-Jun-26	NC-NÉ
551 26e Rue	1	1,272 \$	30-Jun-26	C-É
551 26e Rue	2	1,272 \$	30-Jun-26	C-É
551 26e Rue	3	1,044 \$	30-Jun-26	NC-NÉ
551 26e Rue	4	1,378 \$	30-Jun-26	C-É
551 26e Rue	5	1,044 \$	30-Jun-26	NC-NÉ
551 26e Rue	6	1,272 \$	30-Jun-26	C-É

Socio-Demographic Data

LAURENTIDES

ZONAGE

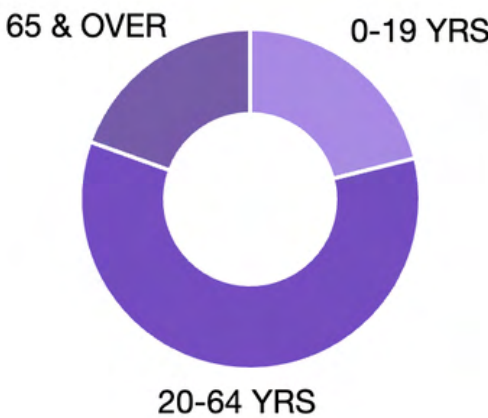
Total population

631 592 Residents

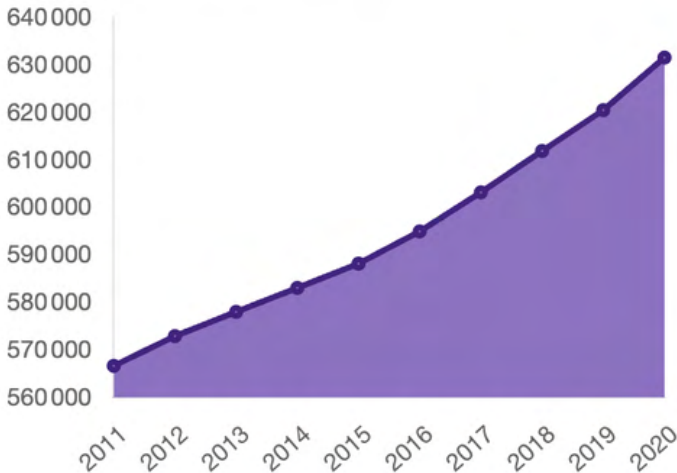
Average age of the population

Region	Province
42.9	42.6

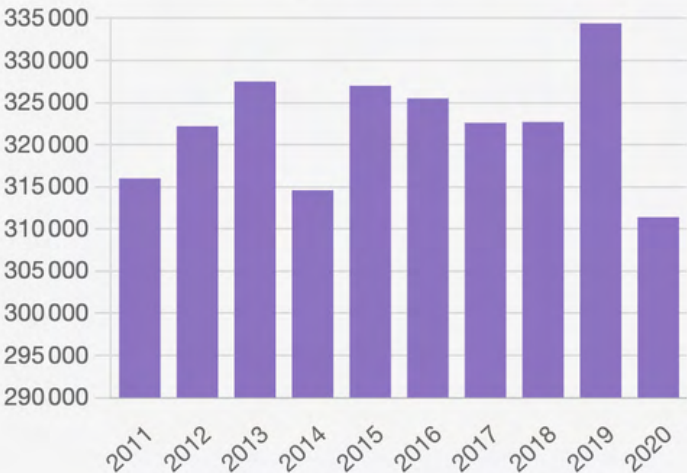
Breakdown by age group



Population growth



Active population



Economic indicators

	Region	Province
Employment rate	60.6%	60.6%
Unemployment rate	4.6%	5.9%
Available income per capita	31 364 \$ / year	30 721 \$ / year

LOCATION MAP

Deux-Montagnes offers a vibrant, well-served living environment with sports facilities, schools, transportation options, and retail stores. It is ideal for families, professionals, and active residents, offering excellent accessibility.

Key landmarks include Olympia Arena, multiple schools, and Deux-Montagnes Train Station, a major commuter hub. Shopping centers like Place Deux-Montagnes and Galeries Deux-Montagnes provide various retail and dining options.



GEOGRAPHICAL CONTEXT - DEUX-MONTAGNES

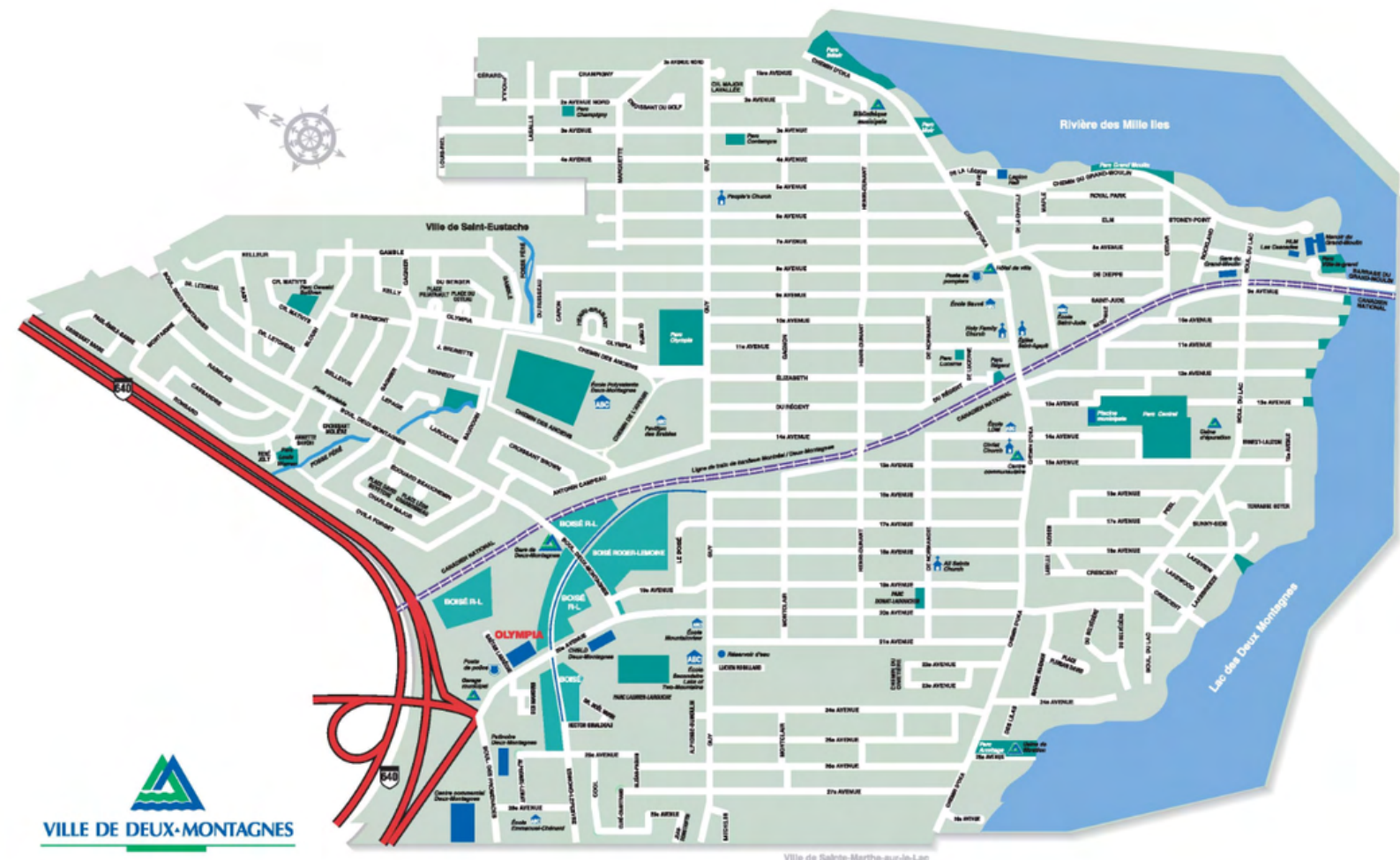
The area also benefits from an excellent educational network, with several schools in close proximity to the site. École des Mésanges, located at 203 14th Avenue, offers educational programs adapted to young children. For high school students, Polyvalente Deux-Montagnes, at 500 Chemin des Anciens, offers a variety of academic and sports programs. In addition, English-speaking families can count on Lake of Two Mountains High School, located at 2105 Guy Street, which offers a diversified education for high school students.



In terms of transportation, the Deux-Montagnes train station, located at 400, boulevard Deux-Montagnes, is a major asset for nearby residents. As the northern terminus of the EXO 6 commuter train line, it provides fast connections to Montreal and the surrounding area, making daily commuting a breeze.

CONTEXTE GÉOGRAPHIQUE - DEUX-MONTAGNES

Shopping and service enthusiasts can head to Place Deux-Montagnes, located at 2801, boulevard des Promenades, where a wide selection of stores, restaurants and services are just a few minutes away. Nearby Galeries Deux-Montagnes, located at 2001, boulevard des Promenades, completes the commercial offering with numerous boutiques and dining options.



Last but not least, the area boasts excellent accessibility. With a Walk Score of 71 and a Bike Score of 78, it encourages active travel close to the site. The entrance to Autoroute 640, as well as the proximity of Boulevard des Promenades and 20th Avenue, also provide quick connections to major road arteries, making this neighborhood both convenient and attractive for its residents.

CONTEXTE GÉOGRAPHIQUE - DEUX-MONTAGNES

Arena :

Olympia Arena: Located at 1005 Guy Street, Olympia Arena is a sports facility offering an ice rink for ice hockey, figure skating and other skating-related activities.

Schools :

École des Mésanges: Located at 203 14th Avenue, this elementary school offers educational programs for young children.

Polyvalente Deux-Montagnes: Located at 500 chemin des Anciens, this high school offers a variety of academic and sports programs for teenagers.

Lake of Two Mountains High School: Located at 2105 Rue Guy, this English-language high school offers diversified educational programs for high school students.

Train station :

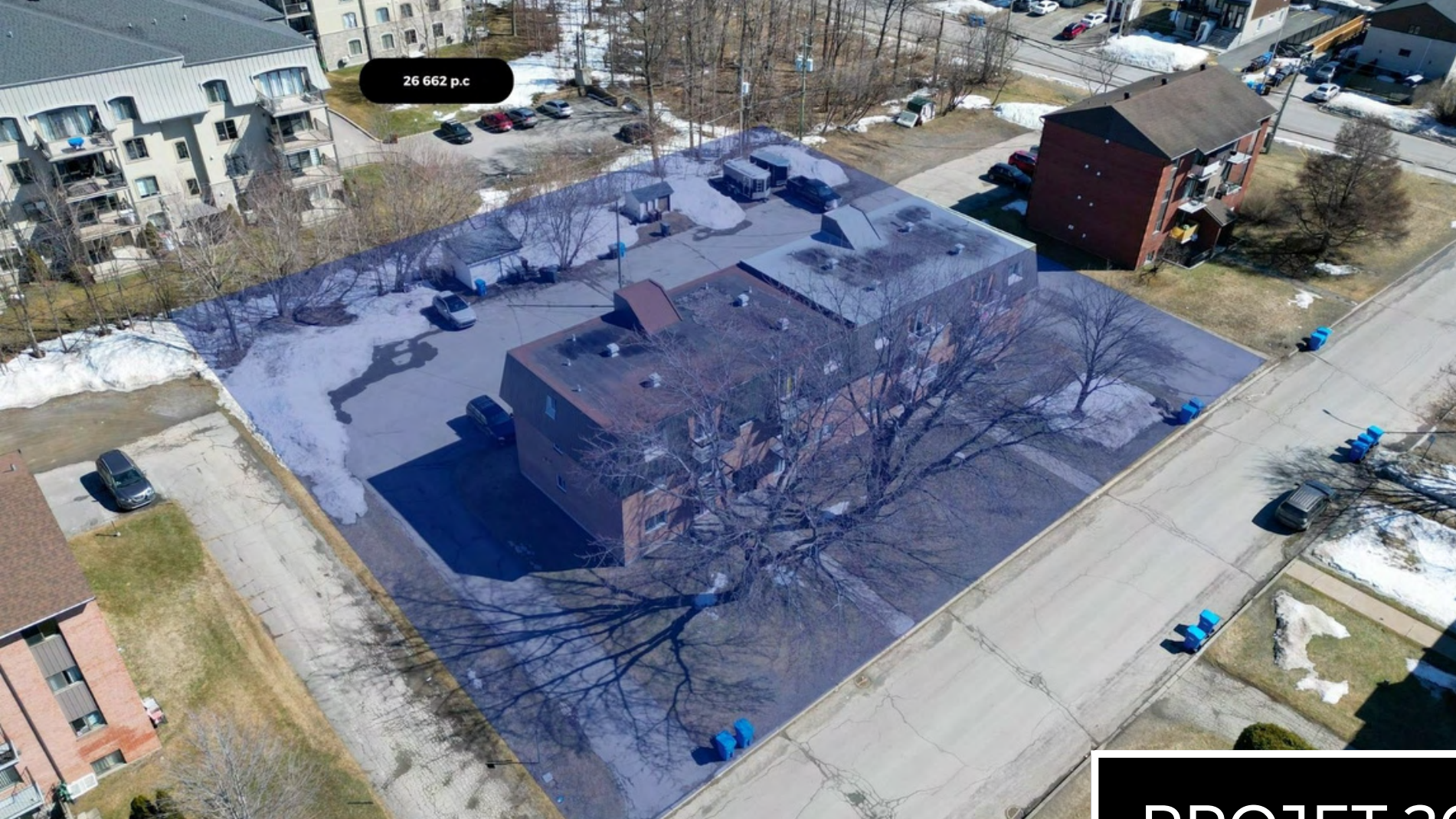
Deux-Montagnes train station: Located at 400, boul. Deux-Montagnes, this station is the northern terminus of the EXO 6 commuter train line, offering connections to Montreal and surrounding areas.

Shopping malls :

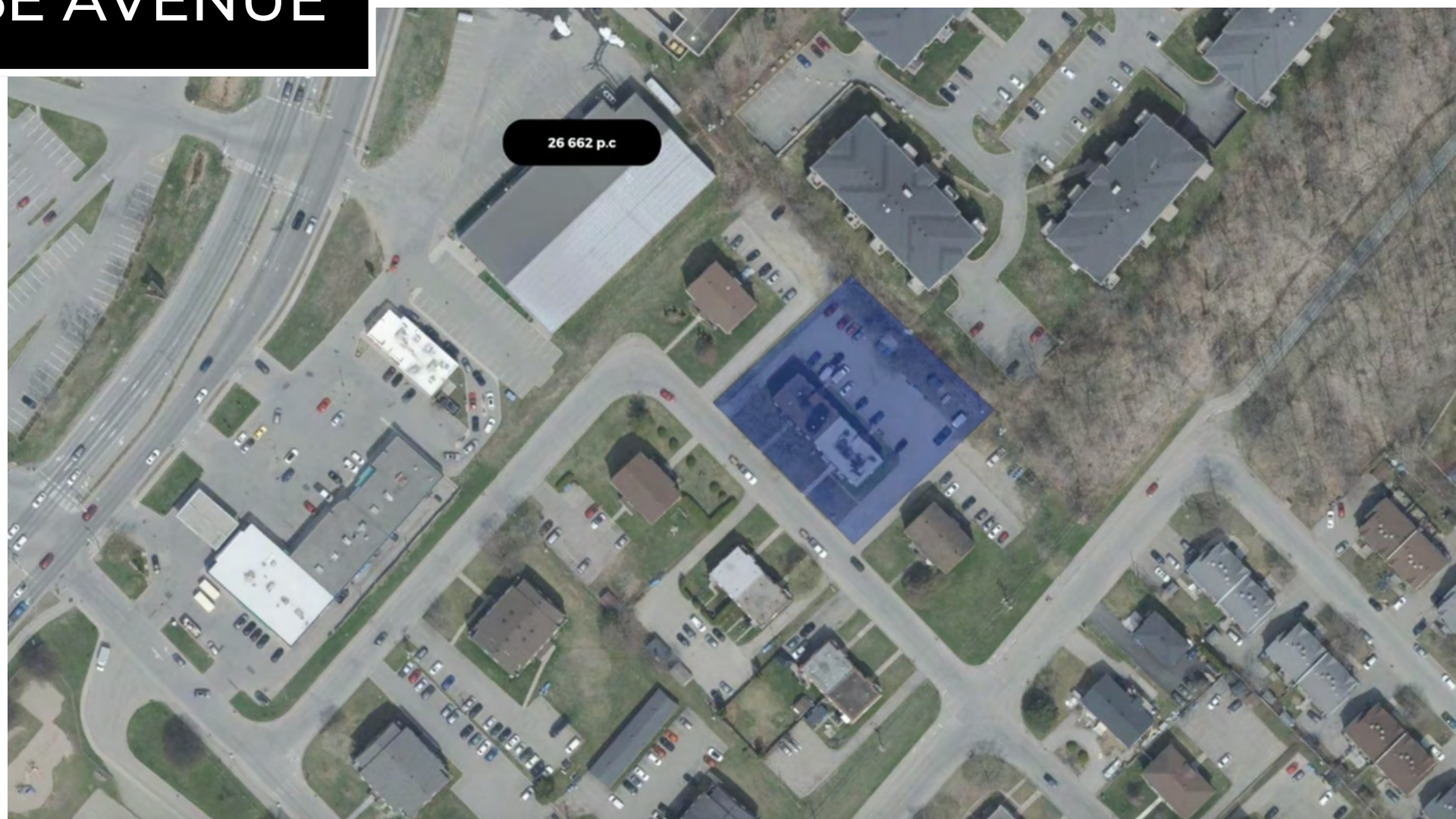
Place Deux-Montagnes: Located at 2801, boul. des Promenades, this shopping plaza offers a variety of stores, services and restaurants to meet the needs of residents and visitors alike.

Galleries Deux-Montagnes: Located at 2001, boul. des Promenades, these shopping malls offer a range of boutiques, services and dining options.

Lake of Two Moutains: The shores of Lake of Two Mountains include two coves, fifteen bays, one cape, thirty points, several wetlands and three public beaches, including one in Deux-Montagnes' Gault-Gillespie park.



PROJET 26E AVENUE





PROJET 26E AVENUE



FOR MORE INFORMATION ON THIS REGISTRATION, CONTACT US!



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TEAM SOPHIA MELIANI

Our team is distinguished by a high level of competence, irreproachable professional ethics and in-depth market knowledge. Each of our brokers embodies rigor, proactivity and analytical acumen, enabling us to offer solutions perfectly tailored to our customers' needs. Our collective strength lies in harmonious collaboration, constant sharing of expertise and a firm commitment to results. It is this synergy, combined with a strategic, customer-centric approach, that enables us to offer tailor-made solutions and ensure the success of every project.



JIMMY LE
REAL ESTATE BROKER

