

SAINT-JÉRÔME

LAND TO DEVELOP

Price : **\$1,175,000** + GST/PST | Area : **10000 pi²**
533 - 535 des Laurentides

10 000 pi²

PMML



Isabelle Haché
Real Estate Broker

📞 514-968-5386

✉ isabelle.hache@pmml.ca

LAND DESCRIPTION

Lot of nearly 10,000 sq. ft. located in the heart of the Saint-Jérôme Regional Health Hub, at the corner of Boulevard des Laurentides and 9th Street, directly across from the Saint-Jérôme Shopping Centre. Excellent visibility and quick access to major services and transportation routes. A preliminary plan suggests a mixed-use multi-residential project with the potential for up to 47 units over 8 storeys (to be verified). Rare opportunity for densification and redevelopment aligned with the objectives of the Special Planning Program (SPP) for the Regional Health Hub of the City of Saint-Jérôme!

Contact us today for more information !

INFORMATION

PPCMOI : **Project / Minor variance application submitted to the municipality to maximize site densification and the number of buildable residential units.**

Lot Number : **2 352 820**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment :

\$ 239 000

Municipal Land Assessment : **\$ 325 200**

Total Municipal Assessment : **\$ 564 200**

ASKING PRICE :

\$1,175,000

+ GST/PST

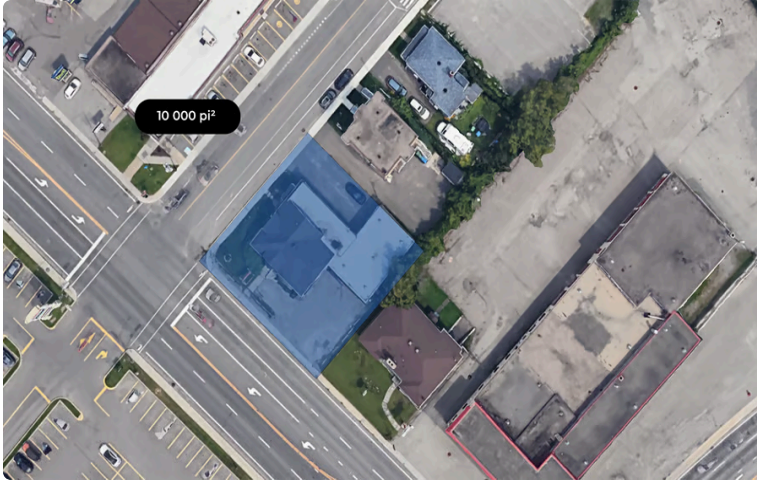
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

Cadastre

2 352 820

Number of Storeys Permitted

Min. 3 / Max. 6

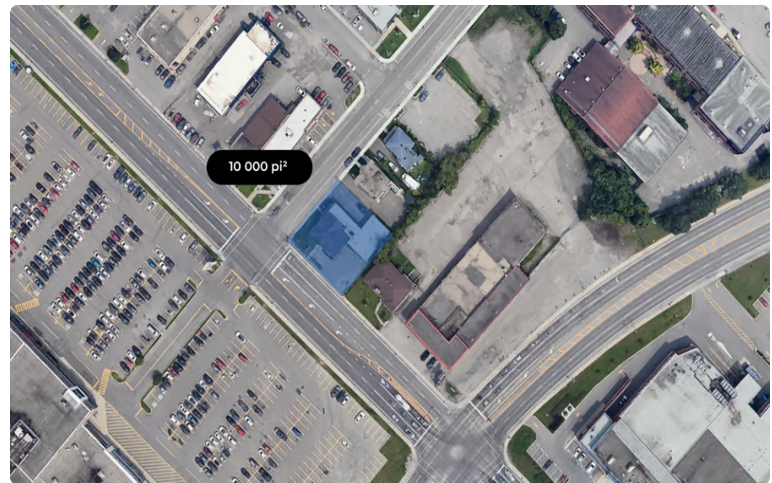


Type of Use

Mixed

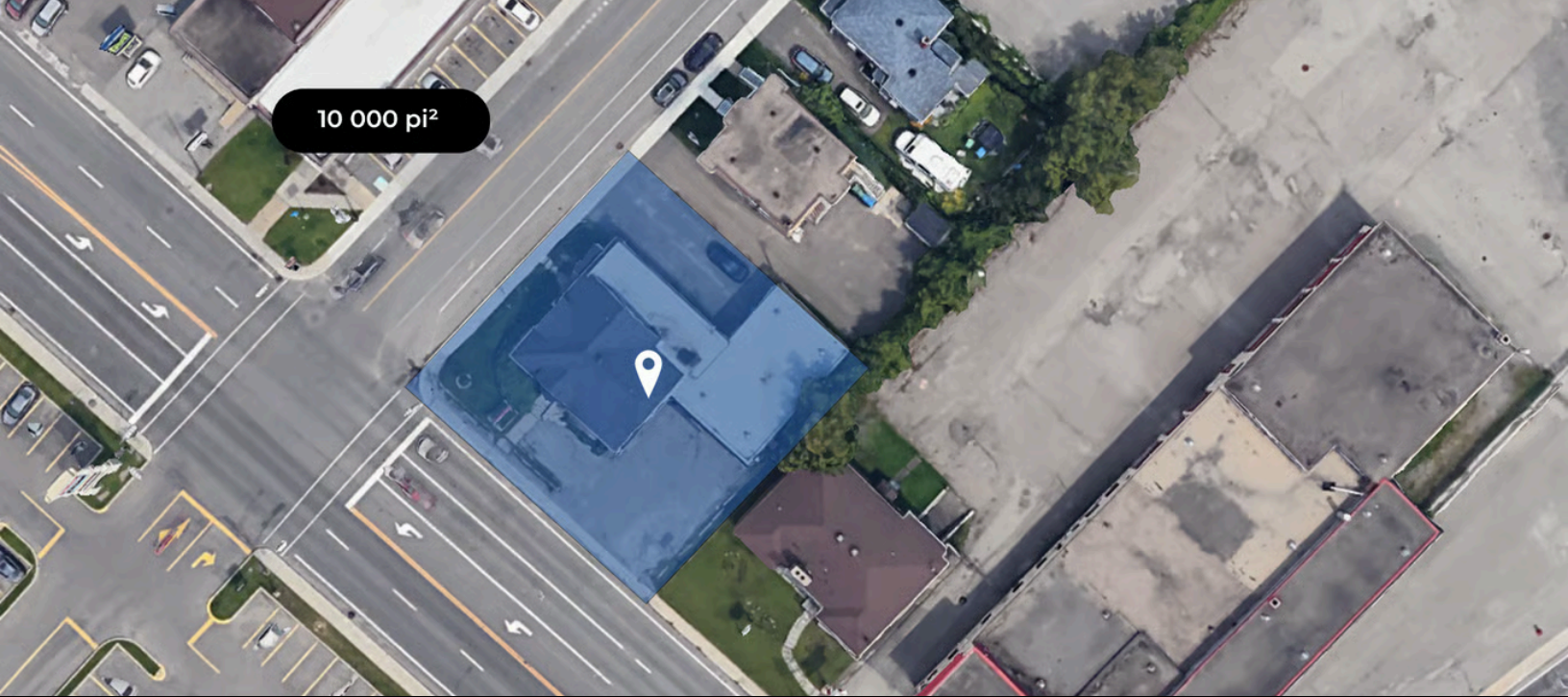
Permitted Density

Min. 0.5 / No limitation.

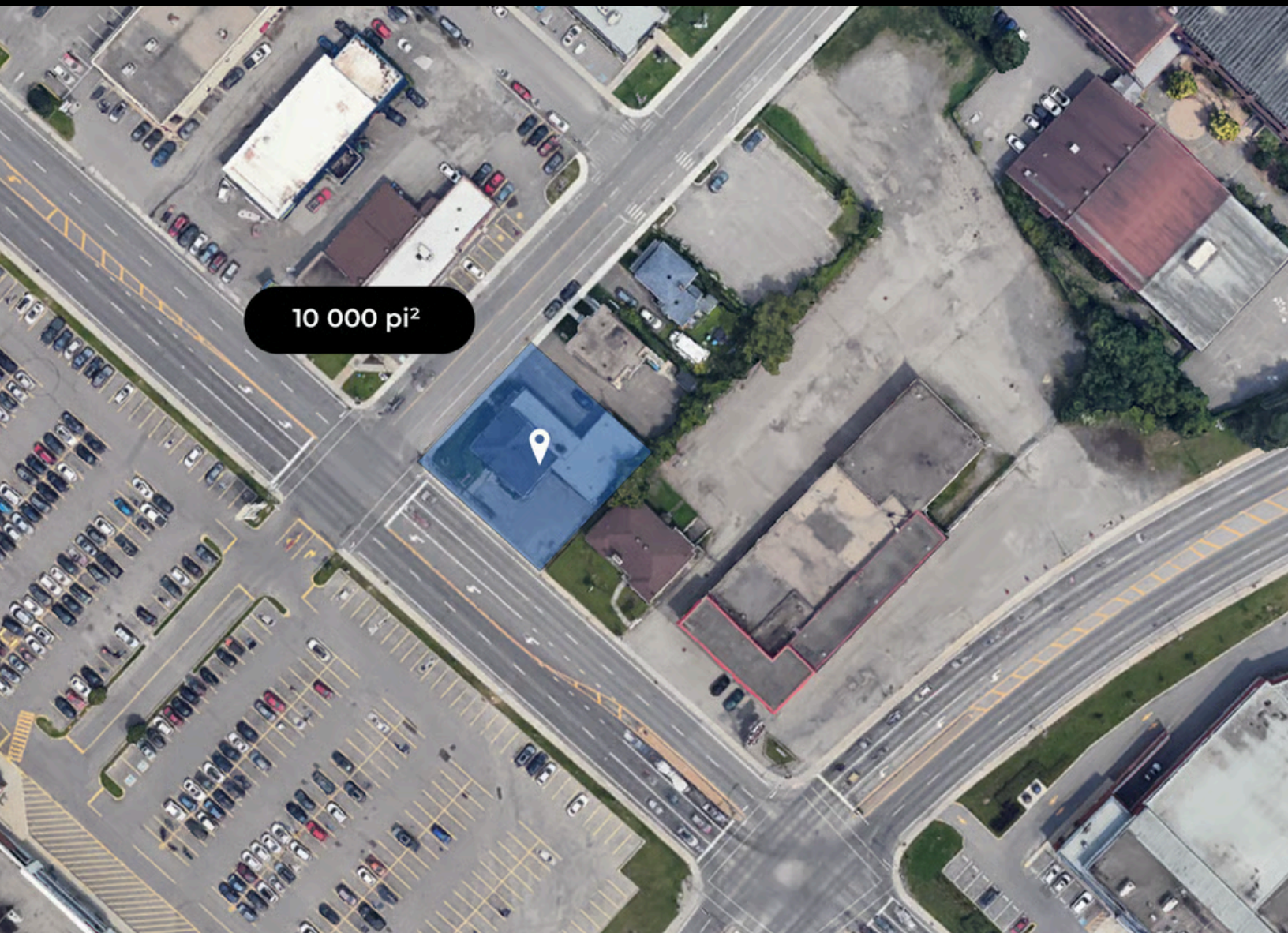


Price per SQ. Ft.

\$117.50



533 - 535 des Laurentides



SAINT-JÉRÔME

Area attractions

Located in the heart of the
Regional Health Hub

Over \$550 million in
investments

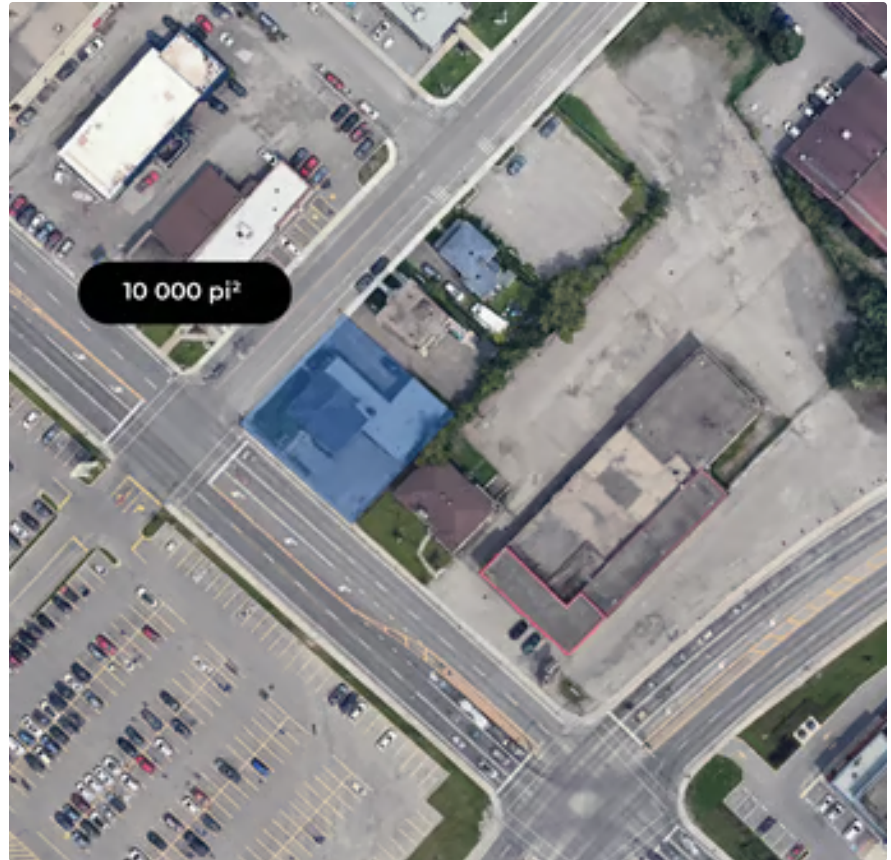
Modernization of the regional
hospital

New UdeM campus (opening
fall 2026)

Rapidly growing urban
development

Close to clinics, pharmacies,
restaurants, banks, and
essential businesses

Information subject to
verification with the relevant
authorities



ZONING

PROJECT PROGRESS

➤ Zoning Code

CUS-909

➤ Zoning Description

Within the perimeter of the Regional Health Hub of the City of Saint-Jérôme. Zoning designed to encourage densification.

➤ Specific Uses

Residential buildings with 4+ units (uses H4, H5, and H6) and commercial buildings (C1 to C4) are permitted. Other permitted uses include multi-family dwellings (4+ units), collective housing, retail businesses, restaurants, accommodations, vehicle-related businesses and services, community and institutional facilities, gatherings (with conditions), and recreation (extensive and intensive).

➤ Public Services

Water and sewage services. To be verified during the development process of the property.

➤ Special Provisions

PIIA regulations. Limitation of certain commercial uses (quota system) / Specific requirements for large projects: 25% of dwellings ≥ 90 m² or 2 bedrooms +, 5% of area for interior common spaces. Refer to the zoning regulations and municipal bylaws for all specific provisions.



Environmental Studies:
Phase I (Oct 2025)



Preliminary plans and/or
subdivision in progress



Project approved



Construction plans
finalized



Demolition and/or
Construction permits
obtained

Additional Information

PIIA regulations. Building to be demolished.

Sale without legal warranty of quality at the buyer's own risk.

The buyer must carry out the usual checks to ensure that the intended use of the site complies with zoning regulations.

All information contained in this sheet is, to the best of our knowledge, accurate to date, but it is the buyer's responsibility to verify it. Development stages should be verified by the buyer based on the specific requirements of their project.