

MONT-TREMBLANT

LAND TO DEVELOP

Price : **\$2,500,000** + GST/PST | Area : **184961 pi²**

Rare Tremblant Opportunity



PMML



Marc-André Gignac

Team Marc-André Gignac
Real Estate Broker | Partner
PMML

📞 514-914-3621

✉️ marc-andre.gignac@pmml.ca



Sébastien Themens

Team Marc-André Gignac
VP
Real Estate Broker

📞 514-953-3322

✉️ sebastien.themens@pmml.ca

PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

Residential development site located on Rue de la Montagne in Mont-Tremblant, offering an approximate development footprint of 184,964 sq. ft. Comprising portions of lots 3 280 544, 3 645 894, and 3 645 895, the property benefits from a pre-concept study demonstrating the potential for a 30-unit residential development consisting of two 12-unit multifamily buildings and one 6-unit building, all set in a natural environment near Highway 117.

Contact us today for more information !

INFORMATION

PPCMOI : **No**

Number of Floors : **Maximum 2 storeys**

Lot Number : **Portions of Lots 3,280,544, 3,645,895 and 3,645,894 of the Quebec Cadastre.**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **0 \$**

Municipal Land Assessment :

To be verified

Total Municipal Assessment :

To be verified

ASKING PRICE :

\$2,500,000

+ 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

3 280 544, 3 645 895 et 3 645 894

Number of Storeys Permitted

Maximum 2 storeys

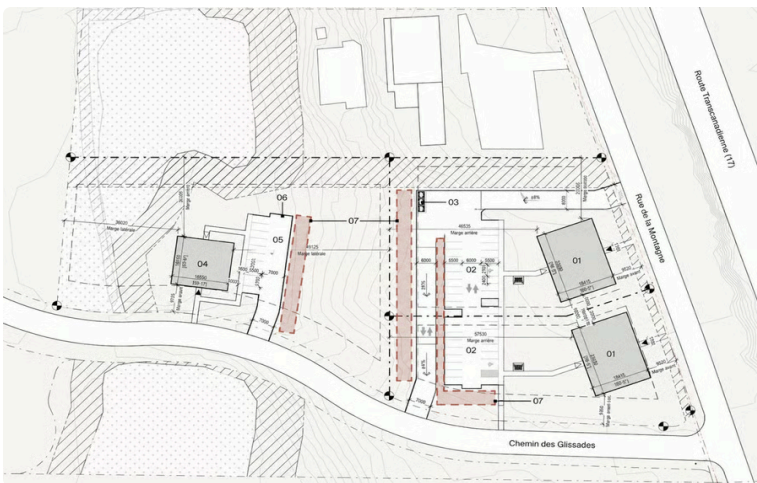


Type of Use

Multifamily residential (H-4)

Permitted Density

H-4 multifamily residential use (4 units +)

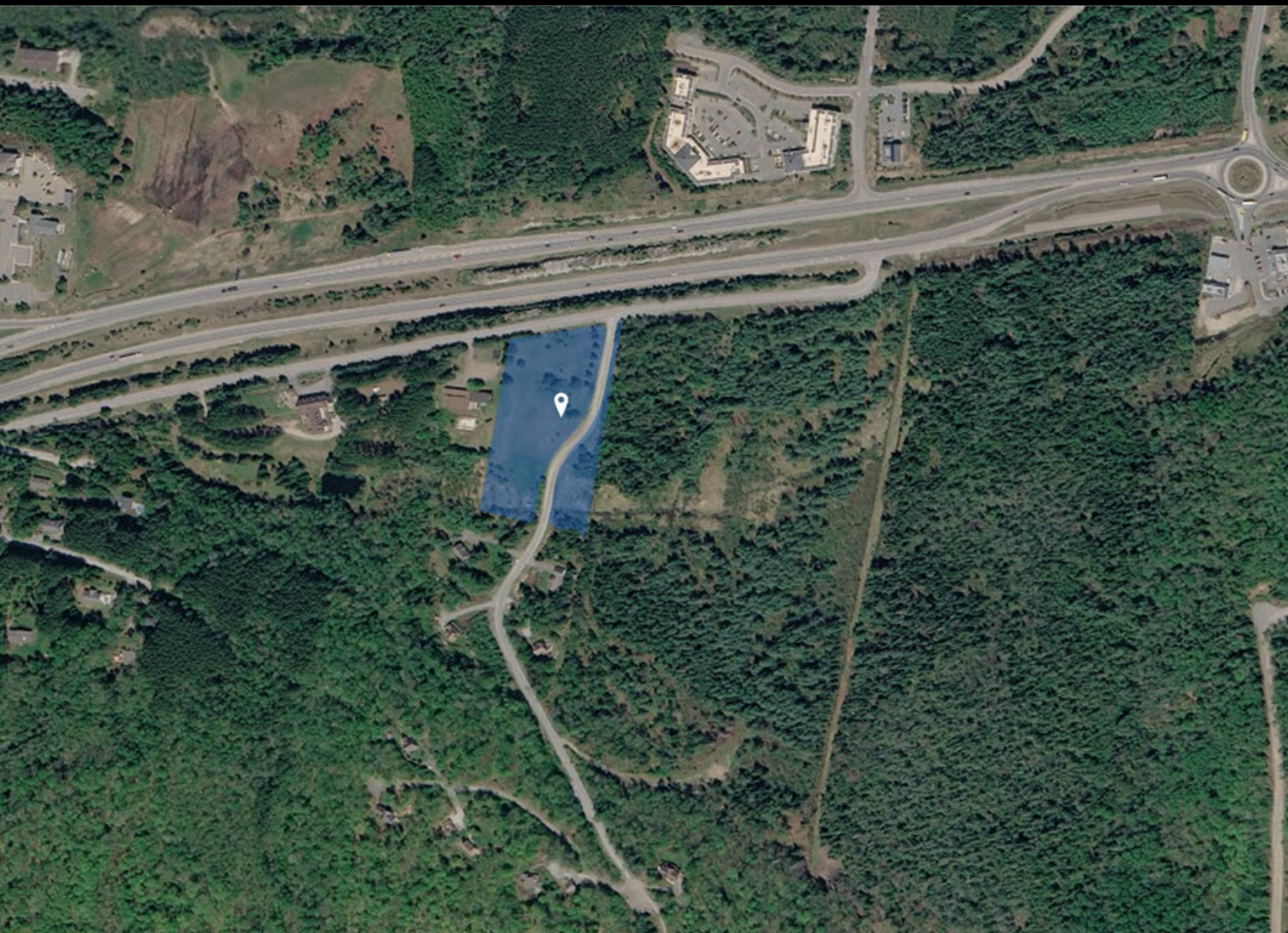


Price per SQ. Ft.

\$13.52



Rare Tremblant Opportunity



MONT-TREMBLANT

Area attractions

Quick access to Highway 117
via Rue de la Montagne

Growing residential
neighborhood

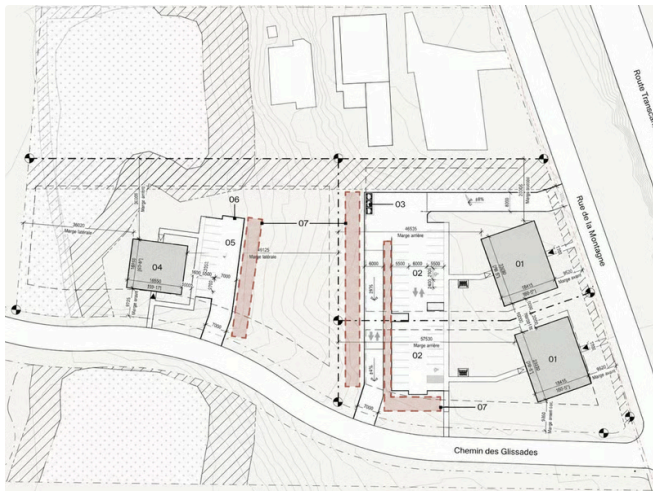
Close to Mont-Tremblant's
shops, services, and
amenities

Wooded site with panoramic
mountain views

Peaceful natural setting in a
highly sought-after area

Potential for multifamily
residential development

Free public transit stop
located 300 m away,
providing service to
Downtown, the Village, and
Tremblant Resort



ZONING

PROJECT PROGRESS

➤ Zoning Code

RM-426-1

➤ Zoning Description

RM-426-1 zoning permitting duplex, triplex and multifamily residential uses. Maximum building height of 2 storeys. Subject to Proposed Site Plan

➤ Specific Uses

Permitted uses include duplexes, triplexes, multifamily dwellings and certain community uses. The contemplated development is multifamily residential.

➤ Public Services

Municipal water service is available, with the possibility of extending the sanitary sewer network by approximately 150 meters.

➤ Special Provisions

Presence of wetlands, an intermittent watercourse, environmental protection buffers and varying slopes. Highway 117 signature corridor and Proposed Site Plan

- ☐ Environmental Studies: Phase I
- ☐ Preliminary plans and/or subdivision in progress
- ☐ Project approved
- ☐ Construction plans finalized
- ☐ Demolition and/or Construction permits obtained

Additional Information

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

Pre-concept study and zoning/regulatory analysis completed spring 2026

RM-426-1 zoning permits a 30-unit multifamily development (3 buildings)

Concept complies with the municipality's main regulatory requirements and includes 46 parking spaces

Preliminary site plans available upon request, NDA required.

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.