

MIRABEL

LAND FOR SALE WITH APPROVED PROJECT

Price : **\$7,520,000** + GST/PST | Area : **117140 pi²**
Cadastral number : **6 317 710**

PMML





Sophia Meliani

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LAND DESCRIPTION

MULTI-RESIDENTIAL PROJECT | 160 UNITS – MIRABEL 117,122 sq. ft. lot with an approved project, located on Boileau Street, within walking distance of the commuter train station and in immediate proximity to Highway 15. Situated at the heart of a TOD hub, the site, with municipal services available, can accommodate a 160-unit multi-residential project, spread across two buildings of 80 units each. Having received a favorable opinion from the municipality, the project allows for a rapid construction start for a builder. Environmental, ecological, regulatory, and topographical studies have been completed. A turnkey opportunity for a builder or developer seeking to acquire a shovel-ready site in one of Mirabel's most sought-after and fast-growing residential sectors.

Contact us today for more information !

INFORMATION

PPCMOI : **Yes (June 2025)**

Number of Floors : **7**

Type of Construction : **Projet
multirésidentiel – 2 immeubles de 80
unités**

Lot Number : **6 317 710**

MUNICIPAL ASSESSMENT

Municipal Building Assessment : **0 \$**

Municipal Assessment : **1 623 000 \$**

Municipal Land Assessment : **1 623 000 \$**

ASKING PRICE :

\$7,520,000

+ 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

6 317 710

Number of Storeys Permitted

Minimum / maximum number of storeys: 4 / 8



Type of Use

Residential / Commercial

Permitted Density

150 log/ha approved on the PPCMOI



Price per SQ. Ft.

\$64.20



6 317 710 Boileau , Mirabel



MIRABEL

Area attractions

5 minutes from Highway 15

1 -minute walk from Mirabel Train Station

8 minutes from Premium Outlets Montréal

Less than 4 minutes from all essential nearby services:

Grocery store (IGA Extra)

Pharmacy (Pharmaprix)

Gas stations (Petro-Canada, Esso)

Desjardins credit union



ZONING

▶ Zoning Code

H 14-6

▶ Zoning Description

H4. Multifamily residential, H6. Collective housing, M. Mixed-use residential

C1. Retail, C2. Professional and specialized services, C4. Food service

P2-05-01. Daycare services

▶ Specific Uses

• C2-06: Communication and multimedia • C2-07: Insurance services • C2-11: Research center • C2-17: Specialized training ...

▶ Public Services

Municipal Water / sewer services

▶ Special Provisions

Refer to the usage grid and municipal regulations. New infrastructure paid for by the seller (supporting documents available upon request).

PROJECT PROGRESS

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

Additional Information

The sale is made without legal warranty of quality, at the buyer's own risk. The buyer shall make the usual verifications to ensure that the destination he intends to give to the site is in conformity with the usage and zoning. The overall project of 209 units includes one 49-unit building and two 80-unit buildings: The 7-storey, 49-unit building includes: 25 units of 3 1/2 26 units of 4 1/2. The two 7-storey, 80-unit buildings each include: 18 units of 3 1/2 55 units of 4 1/2 7 units of 5 1/2.

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.