

# MIRABEL

## LAND FOR SALE WITH APPROVED PROJECT

Price : **\$2,303,000** + GST/PST | Area : **68819 pi<sup>2</sup>**  
Cadastral number : **6 317 711**

# PMML





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# LAND DESCRIPTION

49-UNIT MULTI-RESIDENTIAL PROJECT – MIRABEL 68,819 sq. ft. lot with approved project, located on Boileau Street, within walking distance of the commuter train station and close to Highway 15. Located in the heart of a TOD hub, the site, which has public services, can accommodate a 49-unit multi-residential project. Having received a favorable opinion from the municipality, the project allows for rapid construction by a builder. Environmental, ecological, regulatory, and topographical studies have been completed. This is a turnkey opportunity for a builder or developer looking to acquire a ready-to-build site in one of Mirabel's most sought-after and growing residential areas.

**Contact us today for more information !**

## INFORMATION

PPCMOI : **Yes (June 2025)**

Number of Floors : **7**

Type of Construction : **Projet  
multirésidentiel – 1 immeuble de 49  
unités**

Lot Number : **6 317 711**

## MUNICIPAL ASSESSMENT

Municipal Building Assessment : **0 \$**

Municipal Assessment : **949 500 \$**

Municipal Land Assessment : **949 500 \$**

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ASKING PRICE :

**\$2,303,000**

+ GST/PST

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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

6 317 711

## Number of Storeys Permitted

Minimum / maximum number of storeys: 4 / 8



## Type of Use

Residential / Commercial

## Permitted Density

155 log/ha at the PPCMOI



## Price per SQ. Ft.

\$33.46



6 317 711 Boileau , Mirabel



École secondaire  
Lucille-Teasdale

# MIRABEL

## Area attractions

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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 / restaurants
- 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 New infrastructure paid for by the seller (supporting documents available upon request).

## ▶ Special Provisions

Refer to the usage grid and municipal regulations.

## Additional Information

Sale without legal warranty, at the buyer's risk. The buyer must carry out the usual checks to ensure that the intended use of the site complies with zoning regulations. The overall project of 209 units includes one 49-unit building and two 80-unit buildings: The 7-story, 49-unit building includes: 25 3 1/2 units 26 4 1/2 units The two 7-story, 80-unit buildings will include: 18 3 1/2 units 55 4 1/2 units 7 5 1/2 units

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.

# PROJECT PROGRESS

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