

MIRABEL

LAND FOR SALE

WITH APPROVED PROJECT

Price : **\$9,823,000** + GST/PST | Area : **185968 pi²**

Cadastral number : **6 317 711 et 6 317 710**

PMML



Sophia Meliani

Team Sophia Meliani

First VP

Real Estate Broker | PMML
Partner

 438-990-3480

 sophia.meliani@pmml.ca



PMML

PMML inc. REAL ESTATE AGENCY AND MORTGAGE BROKERAGE FIRM



LAND DESCRIPTION

209-UNIT MULTI-RESIDENTIAL PROJECT – MIRABEL 185,968 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 consists of two contiguous lots with municipal services available. It can accommodate a 209-unit multi-residential project, comprising one 49-unit building and two 80-unit buildings. Having received a favorable opinion from the municipality, the project allows for a rapid construction start for a well-structured 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 – 3 immeubles (1 de 49
unités et 2 de 80 unités)**

Lot Number : **6 317 711 / 6 317 710**

MUNICIPAL ASSESSMENT

Municipal Building Assessment : **0 \$**

Municipal Assessment : **2 572 500 \$**

Municipal Land Assessment : **2 572 500 \$**

ASKING PRICE :

\$9,823,000

+ 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

6 317 711 / 6 317 710

Number of Storeys Permitted

Minimum / maximum number of storeys: 4 / 8



Type of Use

Residential / Commercial

Permitted Density

150 log/ha & 155 log/ha approved at the PPCMOI



Price per SQ. Ft.

\$52.82



6 317 711 et 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 / 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.

PROJECT PROGRESS

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

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.