



PMML

LA VOIRIE PROJECT – PHASE II & III

MONTREAL (HOCHELAGA-MAISONNEUVE)

MIXED-RESIDENTIAL PROJECT | 200 UNITS | 61,449 SQ FT LOT

AZAMAT KAR

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INFO@PMML.CA

The PMML logo is displayed in a large, white, sans-serif font. A thin white horizontal line is positioned directly beneath the letters 'MML'. The logo is set against a background image of a modern multi-story residential building with a mix of brick and light-colored panels, and several balconies. A large green tree is in the foreground on the left side.

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Asking price:

Contact us for more information.

EXECUTIVE SUMMARY

DESCRIPTION

A unique opportunity to acquire Phases II and III of a major development project in East Montreal. The project includes **200 rental units** (Phase II: 140 units and Phase III: 60 units), as well as indoor parking and storage lockers. Located less than a 10-minute walk from the Honoré-Beaugrand metro station, it is part of a mixed-use residential complex totaling **337 units**. Approved project offering strong rental potential.

PROJECT STRENGTHS

- 200 rental units
- Phases II and III of development
- Lot size: 61,449 sq ft
- Project approved
- Indoor parking
- Storage lockers
- Less than 10 minutes from the Honoré-Beaugrand metro station
- Approved project offering strong rental potential.

OPPORTUNITY

Acquisition of phases II and III of a mixed residential project in a strategic area of Montreal.



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PROJECT HIGHLIGHTS

61,449 SQ FT
DEVELOPMENT AREA

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PROJECT

- 200 rental units
- Phase II: 140 units
- Phase III: 60 units
- Integrated into a mixed-use residential complex of 337 units

SPECIAL FEATURES

- Indoor parking
- Storage lockers
- Project approved

LOCATION

- Hochelaga-Maisonneuve
- Less than a 10-minute walk from the Honoré-Beaugrand metro station
- Established urban area

SERVICES

- Aqueduct
- Sanitary sewers
- Storm drains
- Electricity
- Telecommunications
- Sidewalks



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A PROJECT WITH HIGH POTENTIAL



CONTINUOUS DEVELOPMENT

Phases II and III continue the development of a mixed residential complex already underway.



ESTABLISHED URBAN ENVIRONMENT

Project located in an area served by transport, shops and services.



VALUE POTENTIAL

Approved project offering interesting potential in a sought-after rental market.



REGULATORY FRAMEWORK

ZONING

Zone 0723 – Commercial, service and residential uses

DENSITY

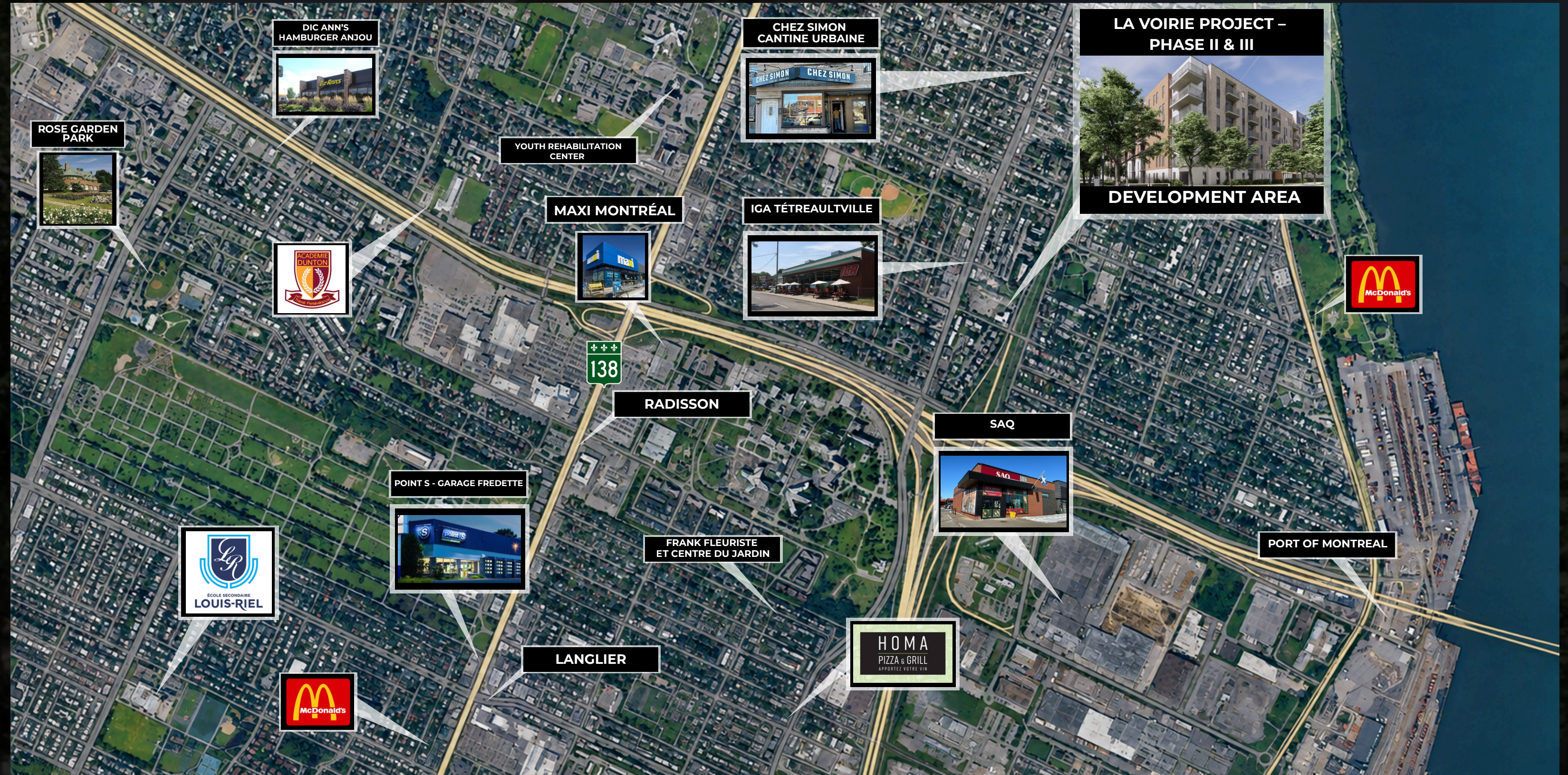
Permitted implantation rate of 30% to 70%, according to the usage grid.

FLOORS

Minimum 4 floors, maximum 6 floors.

MUNICIPAL SERVICES

Water supply, sanitary and storm sewers, electricity, telecommunications and sidewalks.





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For more information about this opportunity,
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