



PMML

LA VOIRIE PROJECT – PHASE I

MONTREAL (HOCHELAGA-MAISONNEUVE)

MIXED-USE RESIDENTIAL PROJECT | 137 UNITS | 32,000 SQ FT MARKET

AZAMAT KAR
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Asking price:
Contact us for more information.

EXECUTIVE SUMMARY

DESCRIPTION

Opportunity to acquire a turnkey development project in East Montreal. Phase I of the La Voirie Project includes the construction of **137 rental units** above approximately **32,000 sq ft** of commercial space, with CMHC financing, permits and plans already in place.

PROJECT STRENGTHS

- Mixed residential and commercial project
- 137 rental units
- Market of approximately 32,000 sq ft
- Building permits obtained
- CMHC financing in place
- Project approved
- A few minutes from the Honoré-Beaugrand metro station
- Strong residential and commercial potential

OPPORTUNITY

Project offering an attractive combination of residential and commercial income in an established area of Montreal.



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PROJECT HIGHLIGHTS

100 853 PI²
DEVELOPMENT SITE

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PROJECT

- Phase I of the La Voirie Project
- 137 rental units
- Construction planned for 2026
- Delivery expected in 2028

SPECIAL FEATURES

- Integrated market of 32,000 sq ft
- Favorable CMHC financing
- Project approved
- Building permits obtained

LOCATION

- Hochelaga-Maisonneuve
- Walking distance to Honoré-Beaugrand metro station
- Established urban sector

SERVICES

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

A PROJECT WITH HIGH POTENTIAL



MIXED CONCEPT

Development combining residential and commercial uses within the same project.



STRUCTURED DEVELOPMENT

Plans, permits and financing are already in place to facilitate the completion of the project.



GROWTH POTENTIAL

A project destined to contribute to the development of a rapidly evolving sector.





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REGULATORY FRAMEWORK

ZONING

Zone 0723 allowing for commercial uses as well as multi-residential development.

DENSITY

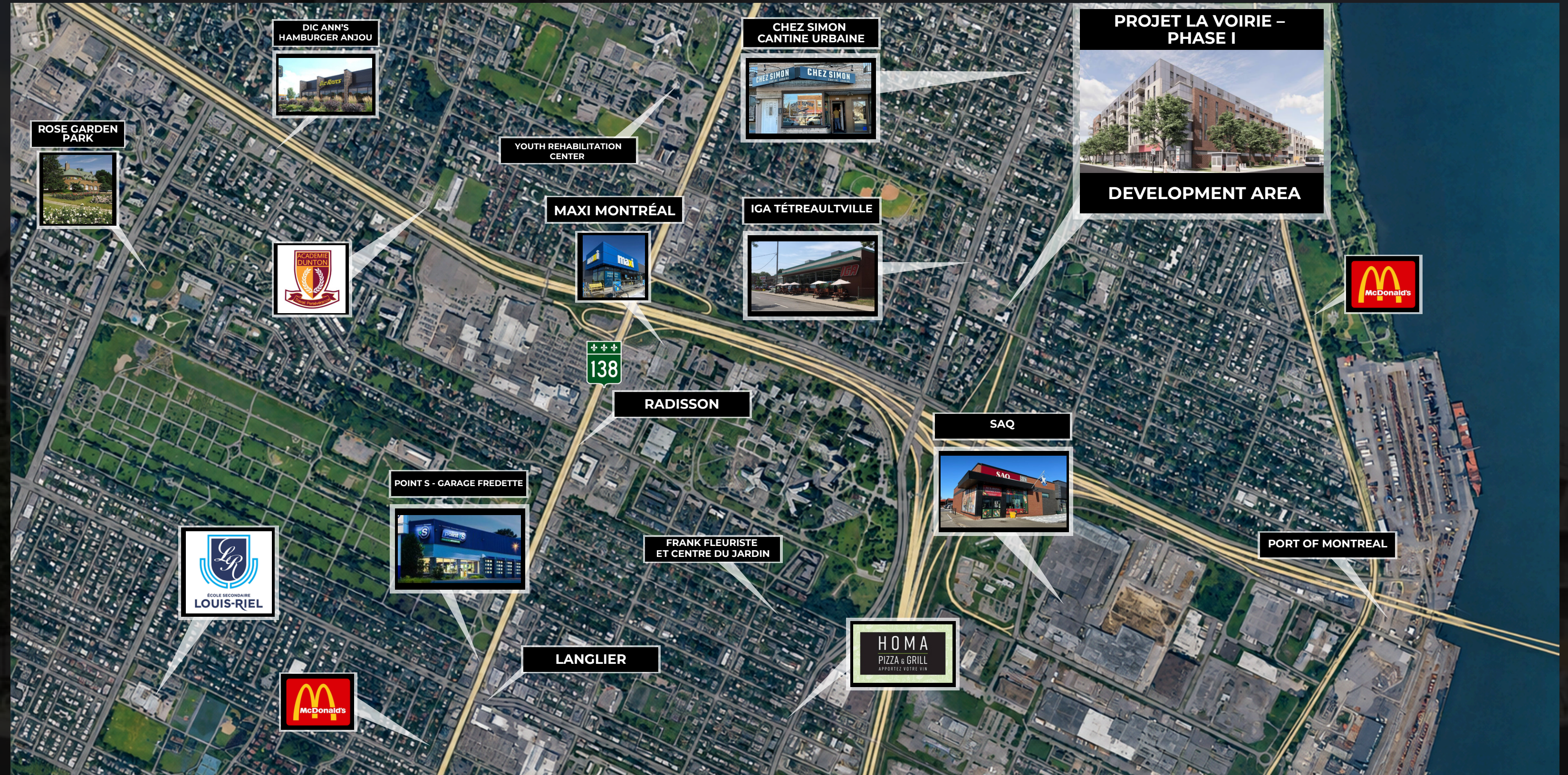
Permitted site coverage: 30% to 70%, according to the usage grid.

FLOORS

Minimum 4 stories and maximum 6 stories according to current regulations.

MUNICIPAL SERVICES

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





PROJET DE LA VOIRIE – PHASE I



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For more information about this opportunity,
please contact us!



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