

HOCHELAGA-MAISONNEUVE

LAND TO DEVELOP

Area : **100853 pi²**

De la Voirie Project - Phase I



PMML



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LAND DESCRIPTION

A unique turnkey development opportunity in East Montreal. Phase 1 of the La Voirie project: 137 rental units above a large grocery store (32,000 sq ft), indoor parking, and lockers. Less than a 10-minute walk from the Honoré-Beaugrand metro station. The first of three phases of a 337-unit mixed-use development. Plans, building permits, and CMHC financing are in place. Construction begins in 2026, with delivery expected in 2028. Strong rental and commercial potential.

Contact us today for more information !

INFORMATION

PPCMOI : **Yes**

Lot Number : **6 345 349**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment :

Coming Soon

Municipal Land Assessment :

Coming Soon

Total Municipal Assessment :

Coming Soon

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

6 345 349

Number of Storeys Permitted

Min. 4 max. 6



Type of Use

Commercial, Multi-unit dwelling

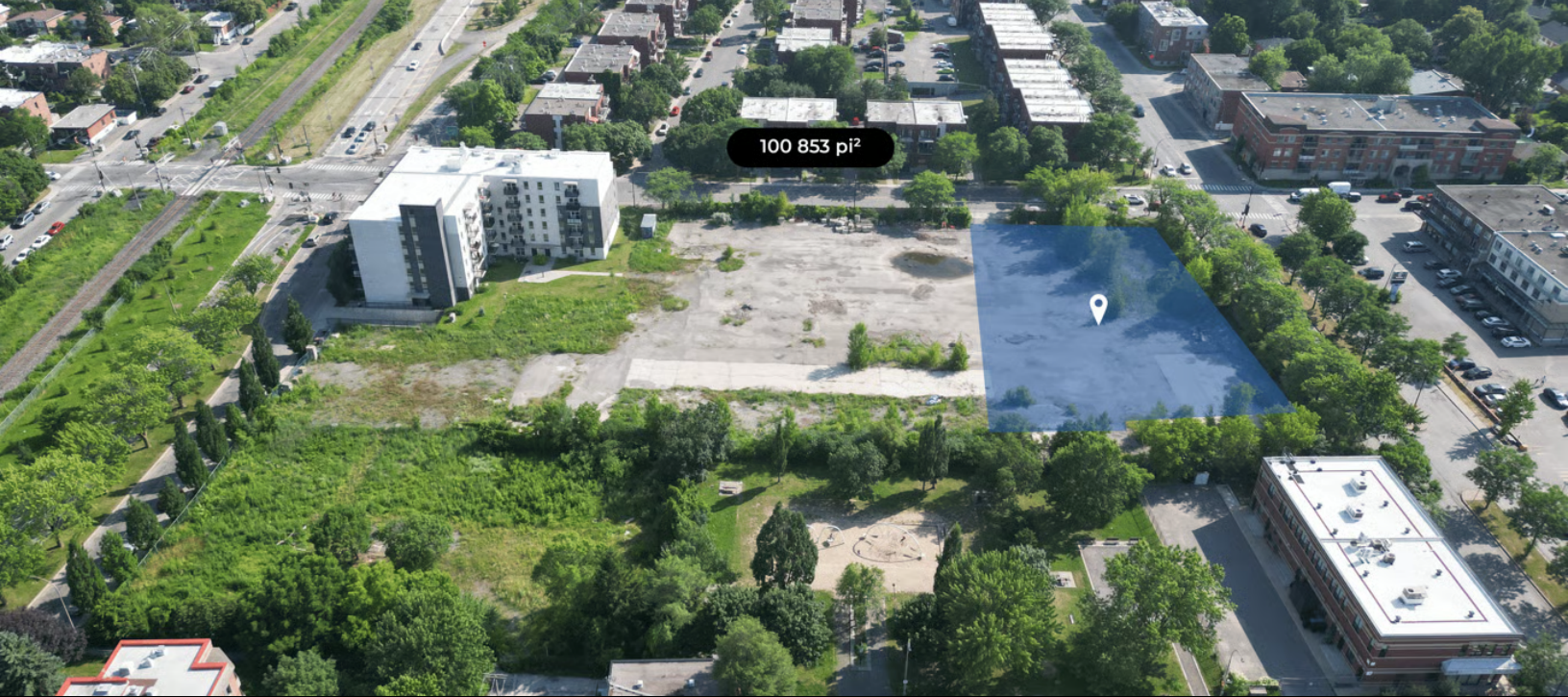
Permitted Density

Implementation rate (%) 30 - 70

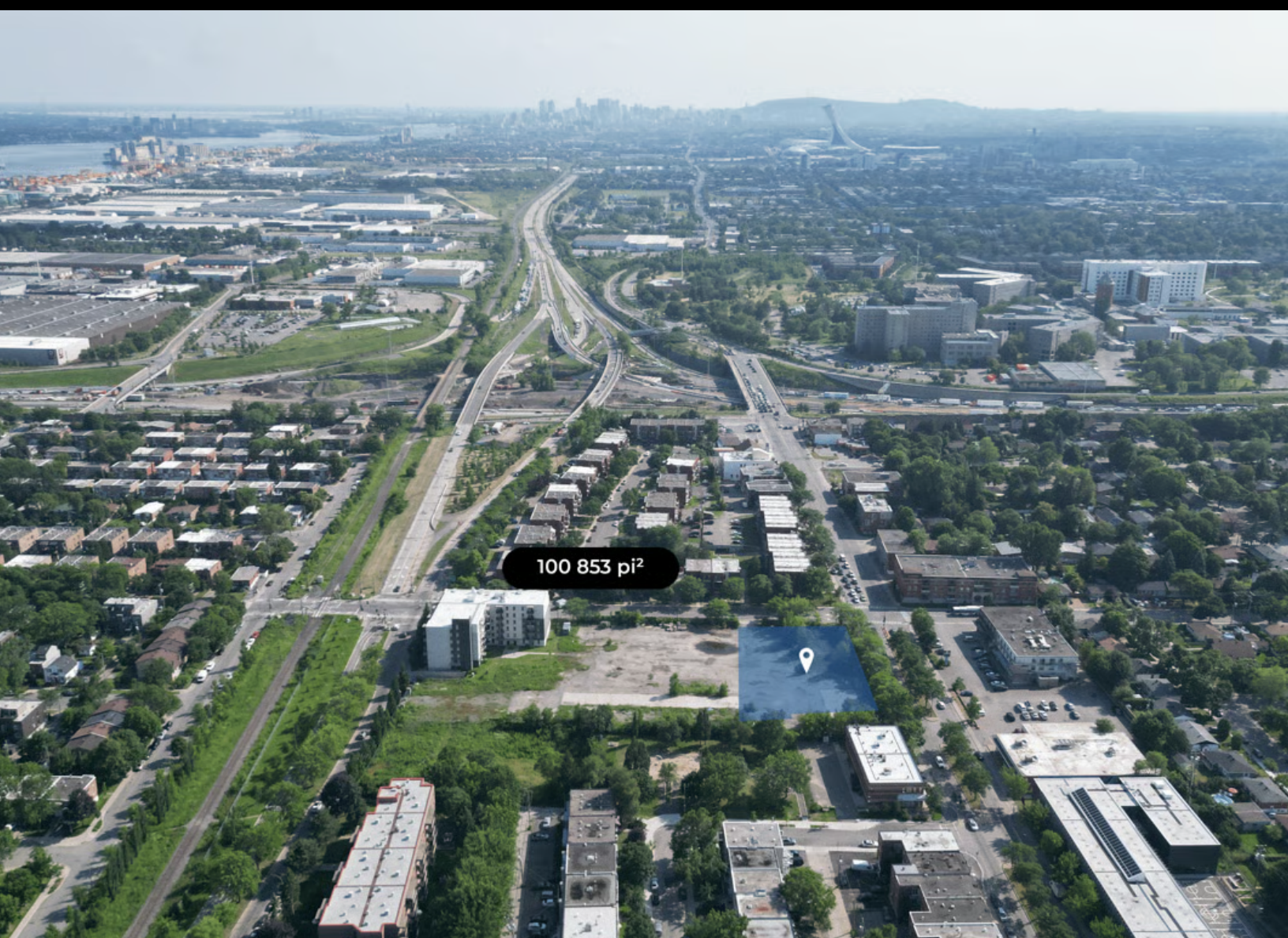


Price per SQ. Ft.

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De la Voirie Project - Phase I



HOCHELAGA-MAISONNEUVE

Area attractions

137 rental units (studios to 5
5-room apartments, mostly 1
and 2 bedrooms)

Large commercial/food
market space of
approximately 32,200 sq ft
(potential to subdivide the
commercial area)

Indoor parking and storage
lockers

Walking distance to Honoré-
Beaugrand metro station

Favorable CMHC financing in
place under previous terms



ZONING

- **Zoning Code**
0723
- **Zoning Description**
C.2 Shops and services in low-commercial areas
H Housing
- **Specific Uses**
Refer to the usage grid
- **Public Services**
Water supply, sanitary sewer, storm sewer, electricity,
telecommunications, sidewalk
- **Special Provisions**
Refer to the usage grid

PROJECT PROGRESS

- ✓ Environmental Studies:
Phase I et II
- ✓ Preliminary plans and/or
subdivision in progress
- ✓ Project approved
- ✓ Construction plans
finalized
- ✓ Demolition and/or
Construction permits
obtained

Additional Information

Acquired from the City of Montreal; obligations transferable to any purchaser: to build a mixed residential project in 3 phases : min. 206 private housing units, 52 affordable units, commercial space of at least 3,200 m²; soil rehabilitation at the purchaser's expense; right of termination of the City (guarantees \$750k/\$485k/\$250k); assignment prohibited without written agreement of the City.

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.

SOCIO-DEMOGRAPHIC DATA

📍 Montréal

Total population :

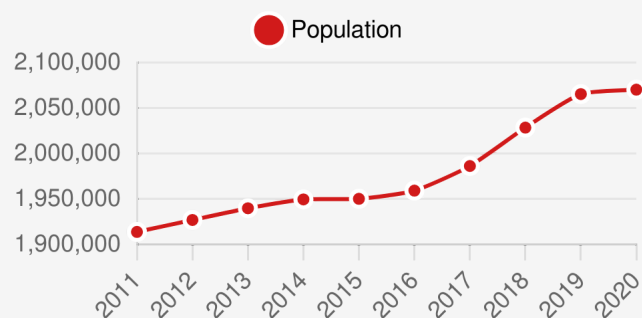
2,069,849 inhabitants

Average age of the population :

Region : **40.5 Years**

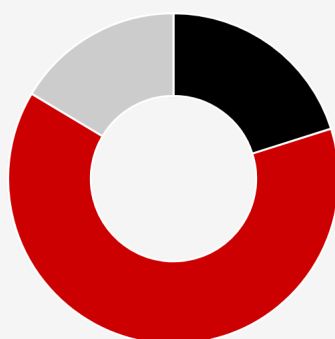
Province : **42.6 Years**

Population growth

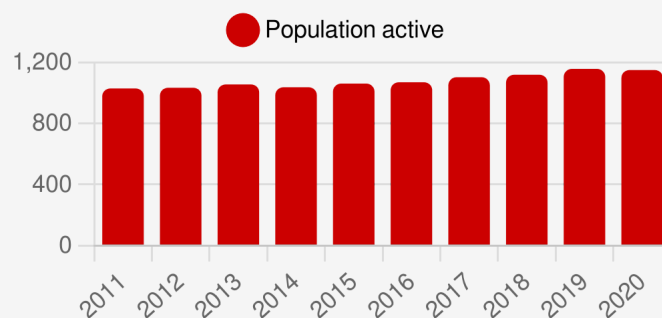


Age group proportion

● 0-19 Years ● 20-64 Years
● 65 Years and over



Active population



Economic indicators

Indicator	Region	Province
Employment rate	60.9 %	60.6 %
Unemployment rate	8.1 %	5.9 %
Disposable income per capita	31,290 \$ / Year	30,721 \$ / Year