



PMML

LA VOIRIE PROJECT – PHASE I, II & III

MONTREAL (HOCHELAGA-MAISONNEUVE)

MIXED-USE RESIDENTIAL PROJECT | 337 UNITS | 116,995 SQ FT LOT

AZAMAT KAR

SENIOR VP | PMML PARTNER | REAL ESTATE BROKER

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Asking price:

Contact us for more information.

EXECUTIVE SUMMARY

DESCRIPTION

A unique opportunity to acquire a turnkey development project in East Montreal. The project includes a mixed-use residential complex totaling **337 rental units** spread over three phases, above a food market of approximately **32,000 sq ft**. Phase I already has permits, plans, and CMHC financing, while Phases II and III are approved.

PROJECT STRENGTHS

- 337 rental units
- Three-phase development
- Lot size: 116,995 sq ft
- 32,000 sq ft food market
- Phase I ready to build
- Phases II and III approved
- CMHC financing in place
- A 10-minute walk from the Honoré-Beaugrand metro station

OPPORTUNITY

Mixed-use project offering significant residential and commercial potential in a strategic area of Montreal.



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PROJECT HIGHLIGHTS

116 995 PI²
DEVELOPMENT AREA

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PROJECT

- 337 rental units
- Three-phase development
- Phase I: 137 housing units
- Phases II and III: 200 housing units

SPECIAL FEATURES

- 32,000 sq ft food market
- Indoor parking
- Storage lockers
- Favorable CMHC financing

LOCATION

- Hochelaga-Maisonneuve
- A 10-minute walk from the Honoré-Beaugrand metro station
- Established urban sector

SERVICES

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



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A MAJOR PROJECT



PHASED DEVELOPMENT

The project is planned in three phases to ensure a progressive development of the site.

MIXED CONCEPT

Development combining residential and commercial uses within the same real estate complex.

GROWTH POTENTIAL

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



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REGULATORY FRAMEWORK

ZONING

Zone 0723 – Shops, services and housing.

DENSITY

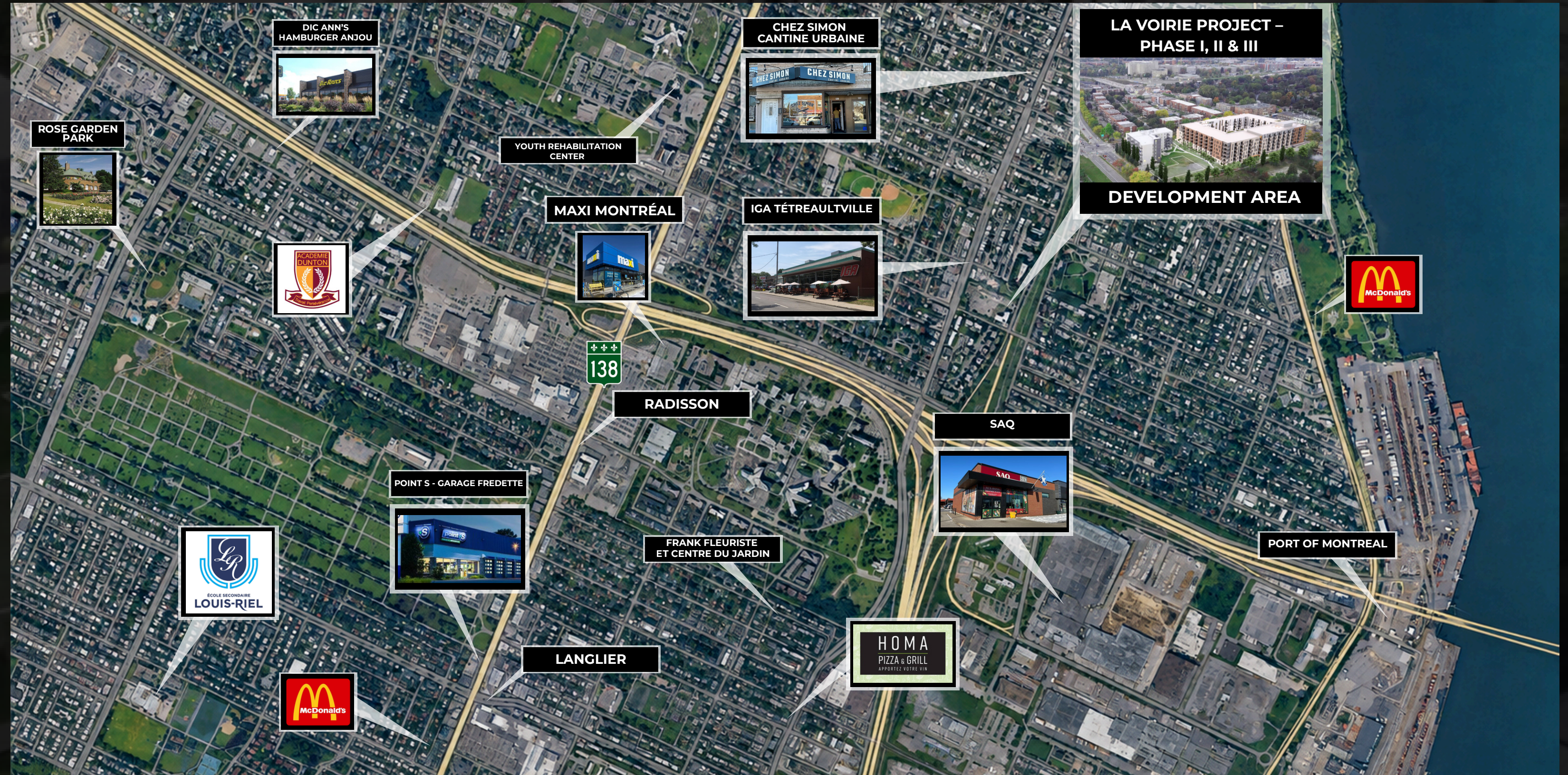
Permitted implantation rate of 30% to 70%, according to the usage grid.

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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