

HOCHELAGA-MAISONNEUVE

LAND FOR SALE

WITH APPROVED PROJECT

Area : **116955 pi²**

De la Voirie Project – Phases I, II, and III

PMML



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LAND DESCRIPTION

A unique turnkey development opportunity in East Montreal. The La Voirie Project: a mixed-use complex of 337 rental units across three phases, located above a large-scale grocery store (32,000 sq ft), with indoor parking and storage lockers. Phase 1 (137 units) is ready to go: plans, permits, and CMHC financing are in place, with construction scheduled for 2026 and completion in 2028. Phases 2-3 (200 units) have been approved. Located a 10-minute walk from the Honoré-Beaugrand metro station. Strong rental and commercial potential.

Contact us today for more information !

INFORMATION

PPCMOI : **Yes**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment :

Municipal Land Assessment :

Total Municipal Assessment :

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



Number of Storeys Permitted

min. 4 max. 6

Type of Use

Commercial, Multi-unit dwelling

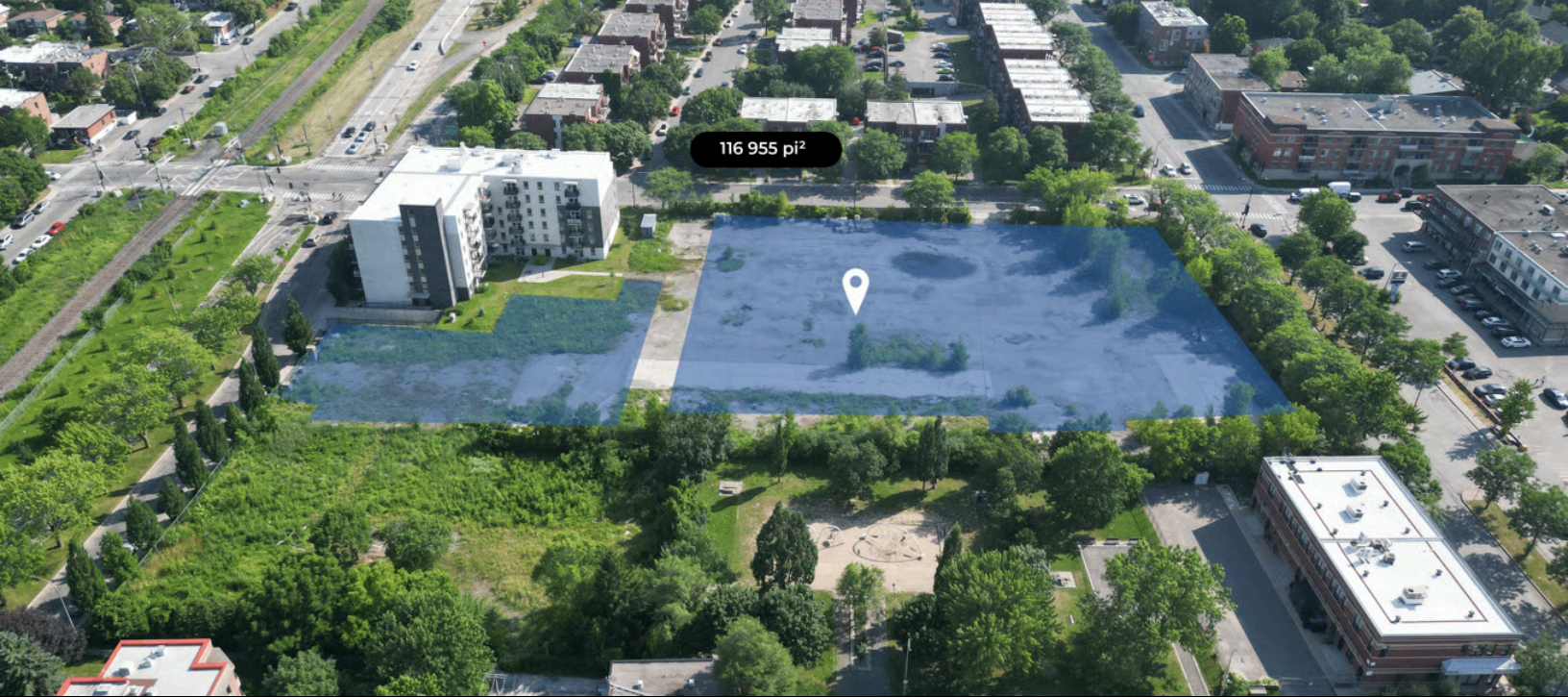
Permitted Density

Implementation rate (%) 30 - 70



Price per SQ. Ft.

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De la Voirie Project - Phases I, II, and III



HOCHELAGA-MAISONNEUVE

Area attractions

337 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
for the phase 1



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 guidelines.

PROJECT PROGRESS

- ✓ Environmental Studies:
Phase I and II (for
phase2)
- ✓ Preliminary plans and/or
subdivision in progress
- ✓ Project approved
- ✓ Construction plans
finalized (for phase 1)
- ✓ Construction permits
obtained (for phase 1)

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 :

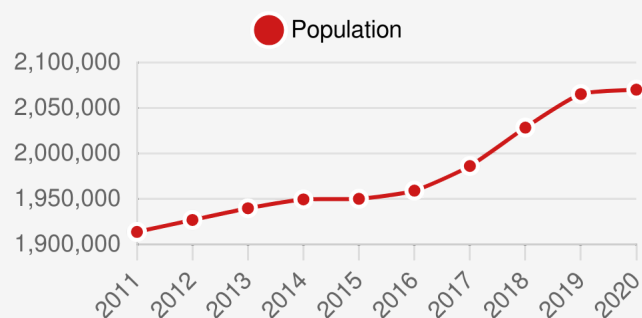
2,069,849 inhabitants

Average age of the population :

Region : **40.5 Years**

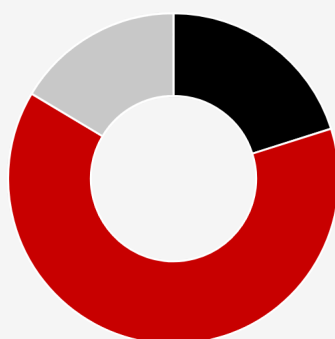
Province : **42.6 Years**

Population growth

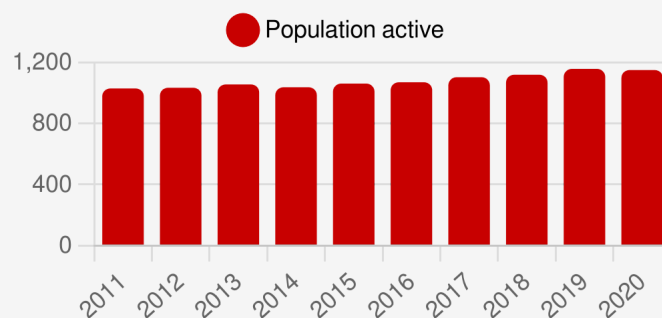


Age group proportion

● 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