

**533 - 535 DES LAURENTIDES
SAINT-JÉRÔME**

AREA : 10,000 SQ. FT.

PMML

FOR SALE



Isabelle Haché

Real Estate Broker

📞 514-968-5386

✉ isabelle.hache@pmml.ca

LIQUIDATRONIQUE (450) 569-TELA



PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

To be determined

PROPERTY DESCRIPTION

Exceptional investment opportunity in Saint-Jérôme! Building with nearly 10,000 sq ft of land strategically located in the heart of the Regional Health Hub, at the corner of Blvd des Laurentides and 9th Street. Offering optimal visibility opposite the Saint-Jérôme Shopping Centre and quick access to major highways, this site is perfect for a commercial or residential project. Rare potential for densification and redevelopment, perfectly aligned with the City's Specific Planning Program (PPU).

HIGHLIGHTS

- ✓ Commercial artery with high vehicular and pedestrian traffic.
- ✓ Redevelopment/densification potential. Mixed-use.
- ✓ At the heart of the Regional Health Hub. Over \$550 million in investments.
- ✓ Modernization of the regional hospital. New UdeM campus (opening fall 2026).
Rapidly growing urban development.

ASKING PRICE :

\$990,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

Building in need of major renovations.

ADDITIONAL INFORMATION

PIIA regulations apply. Building to be demolished. Electricity disconnected. The buyer must carry out the usual checks to ensure that the intended use of the site complies with zoning regulations.

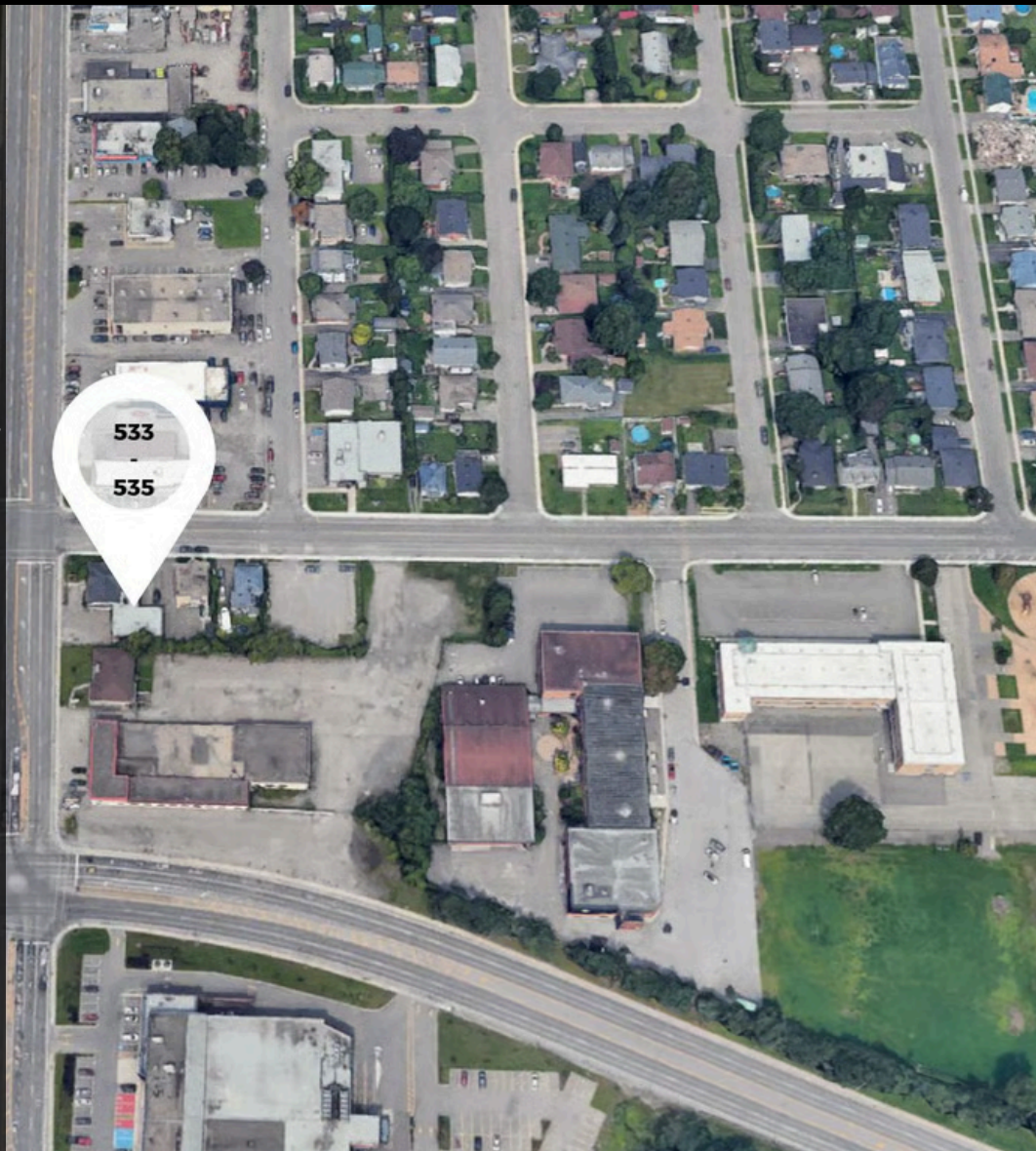
Sale without legal warranty of quality at the buyer's own risk.



533 - 535 des Laurentides, Saint-Jérôme

Main attractions of the sector

- Close to the regional hospital, clinics, pharmacies, restaurants, banks, convenience stores, gas stations, and essential businesses. Near schools, parks, and directly across from the shopping center. 5-7 minutes from downtown, the Cégep, and the UQO campus. Well-served by EXO Laurentides. 10 minutes from the train station. Direct access to Highways 117 and 158. A few minutes from Highway 15.



BUILDING DESCRIPTION

General Information

Cadastral number	2352820
------------------	---------

Total Municipal Assessment

Cadastre	2 352 820
----------	-----------

Total Municipal Assessment	519 300 \$
----------------------------	------------

Municipal Land Assessment	325 200 \$
---------------------------	------------

Municipal Building Assessment	564 200 \$
-------------------------------	------------

Construction

Clearance Height	To be verified
------------------	----------------

Number of Storeys	1
-------------------	---

Type of Building	Detached
------------------	----------

Type of Construction	Wood Poured concrete foundation
----------------------	-----------------------------------

Year of Construction	1950
----------------------	------

Building Dimensions	22,51 m x 24,14 m (irregular)
---------------------	-------------------------------

Electromechanical System

Lighting	To be verified
----------	----------------

Fire System	To be verified
-------------	----------------

Security System	To be verified
-----------------	----------------

Existing Facilities	To be verified
---------------------	----------------

Building type

One-story building on a poured concrete foundation. Building requiring major renovations.

Parking

Type of Parking	Exterior
-----------------	----------

Number of Parking Spaces	5
--------------------------	---

Area

Gross Area	To be verified
------------	----------------

Leasable Surface Area	To be verified
-----------------------	----------------

Land Surface Area	10,000 sq.ft.
-------------------	---------------

Building Area	To be verified - approx 319 sq.m / 3 400 sq.ft.
---------------	---

Average Surface Area / Unit	To be verified
-----------------------------	----------------



FEATURES

Plumbing

To be verified

Heating System

To be verified

Exterior Siding

Brick, Stone, Aluminum

Condition of Doors/Windows

To be verified

Condition of Roof

To be verified

Hot Water System

To be verified

Distance from fire station and hydrant

Fountain hydrant approx 100m /
Fire station approx 1.8-2km

In-Building Services

N/A

Service Contract

No

Electrical Panels

To be verified

Environmental Report

Phase 1 - December 2025



