



For Sale

# High-Traffic Exposure Opportunity for Commercial or Residential Redevelopment Project **in Dollard-des-Ormeaux**

3612 & 3614 Saint-Jean Boulevard, Dollard-des-Ormeaux, QC

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# Salient Facts

## Zoning

Commercial or Residential

## Land Area

98,496 SF

## Buildable Area

± 398,300 SF

## Maximum Height

Zoning Regulation 9 Stories

## Site Coverage

150 units per acre

## FAR

4.80

## Asking Price

# \$12,000,000

(\$122/SF Land)

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# Redevelopment Opportunity

3612, 3614 Saint-Jean Boulevard is a redevelopment opportunity that will blend convenience with comfort. Situated in the family-centered Westminster neighborhood of Dollard-des-Ormeaux, the land is within walking distance from all essential amenities including the SAQ, the Point-Claire Shopping Mall, and the Brunswick Medical Center. A charming residential district surrounds the location.

Fronting Saint-Jean Boulevard, the property benefits from the high-traffic and easy access to Montreal downtown.





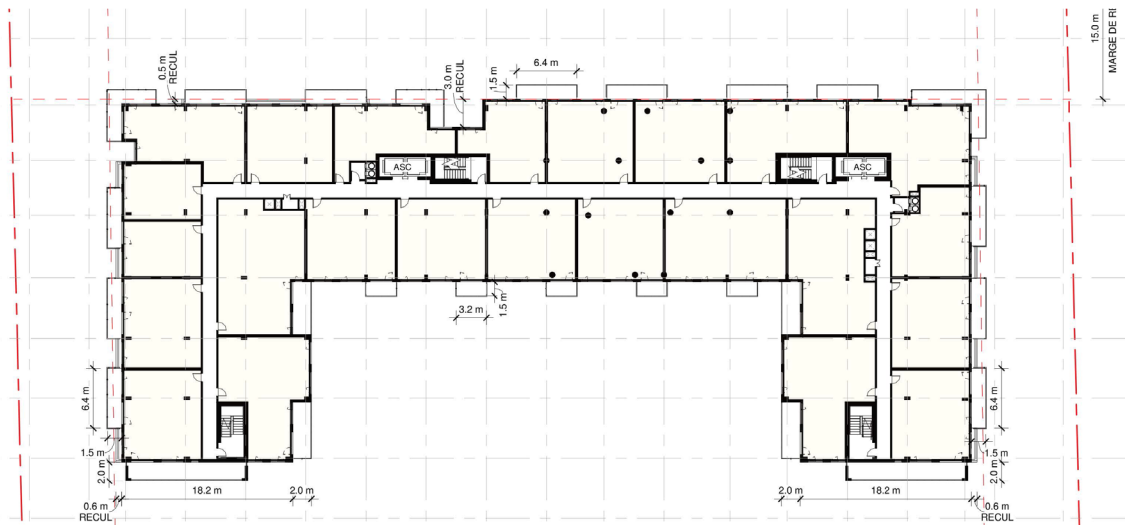


# Project Details

## Multi-Family



02



### Summary



Total Building Area  
**± 259,849 SF**



Total Units  
**300 units**



Floors  
**9 floors**  
(+ 2 basements)

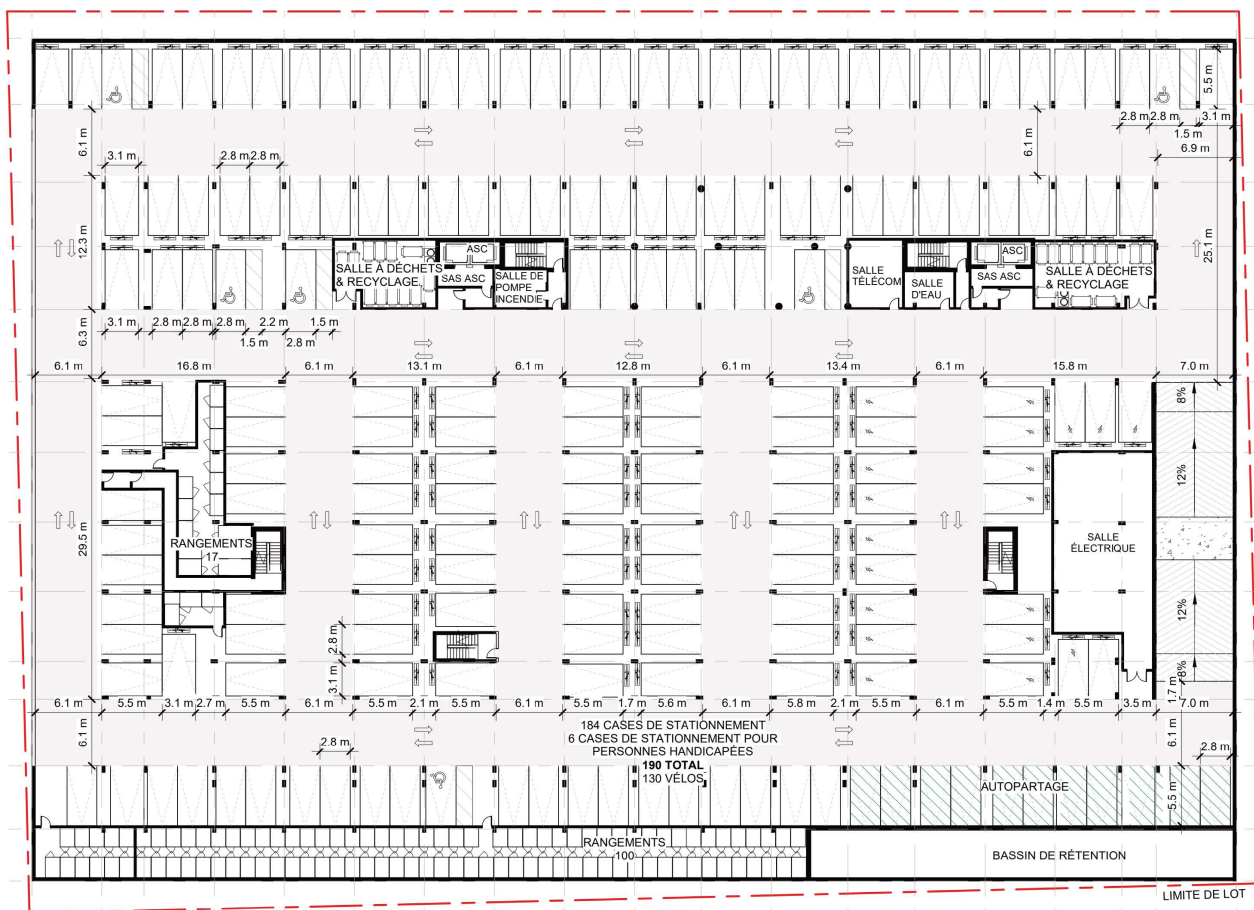
*Development Project based on potential Master Plan.*

# Project Details

## Multi-Family

- A total of 300 units
- A total of 390 indoors parking stalls and 20 outside stalls
- Built on nine floors with two basements
- Access to a lounge, an indoor gym and outdoor patio
- 42,770 SF of green space

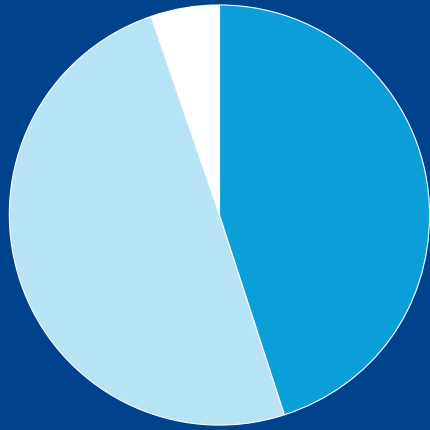
### Basement



\*Suggested plans



# Distribution of Units



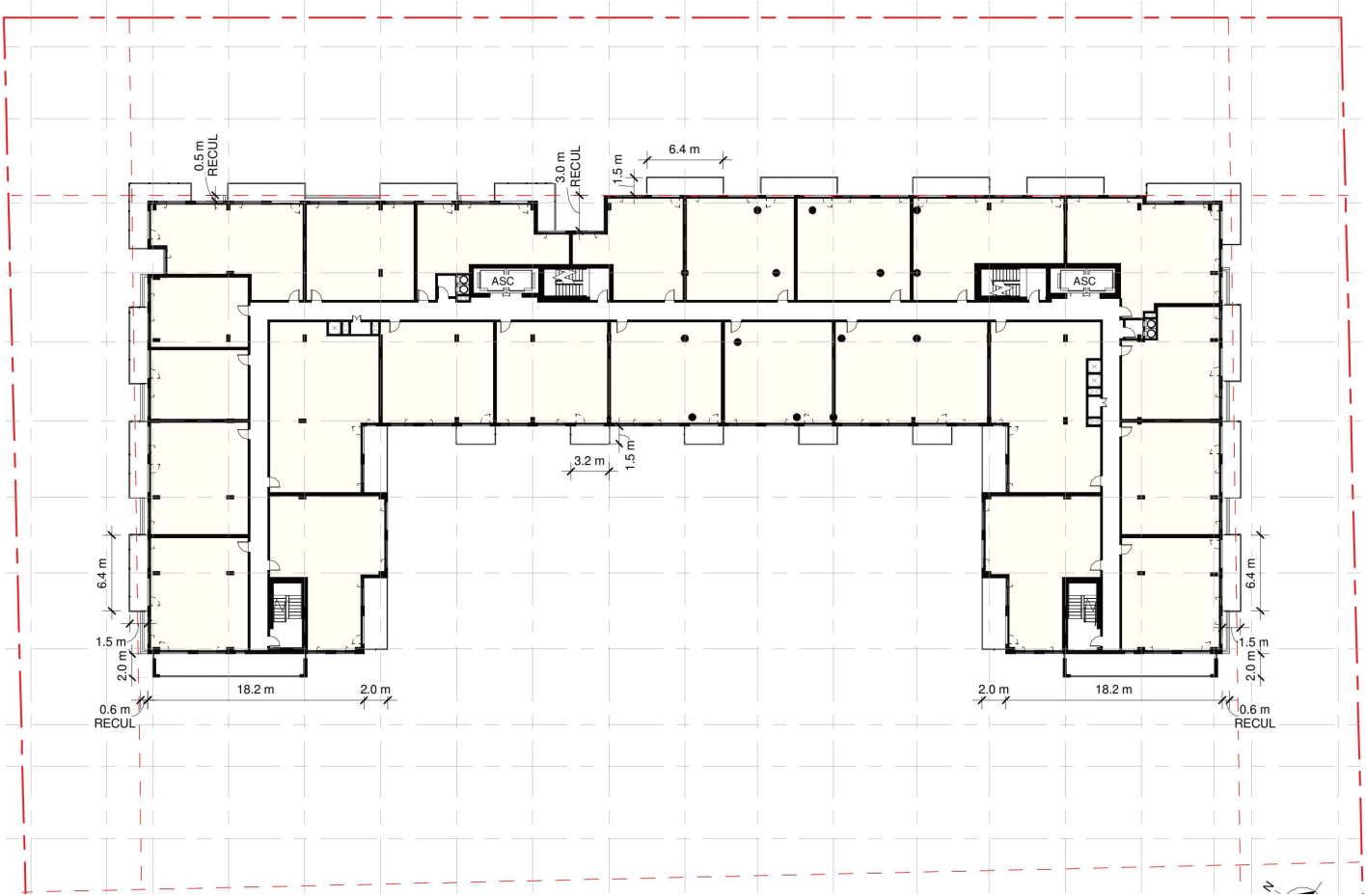
1 bdr.: 123

2 bdr.: 136

3 bdr.: 14

**TOTAL: 272 UNITS**

## Residential Floor





# Property Profile



## Identification

Address	3612-3614 boulevard Saint-Jean, Dollard-des-Ormaux, QC
Lot number	1 459 431, 1 459 433
Main use	Commercial

## Characteristics

	3612 Saint-Jean	3612 Saint-Jean	Total
Land Area	60,000 SF	39,000 SF	99,000 SF
Frontage	742 ft	473 ft	1,215 ft
Current building	built in 1972	built 1976	-
Floor Area	9,170 SF	4,370 SF	13,540 SF

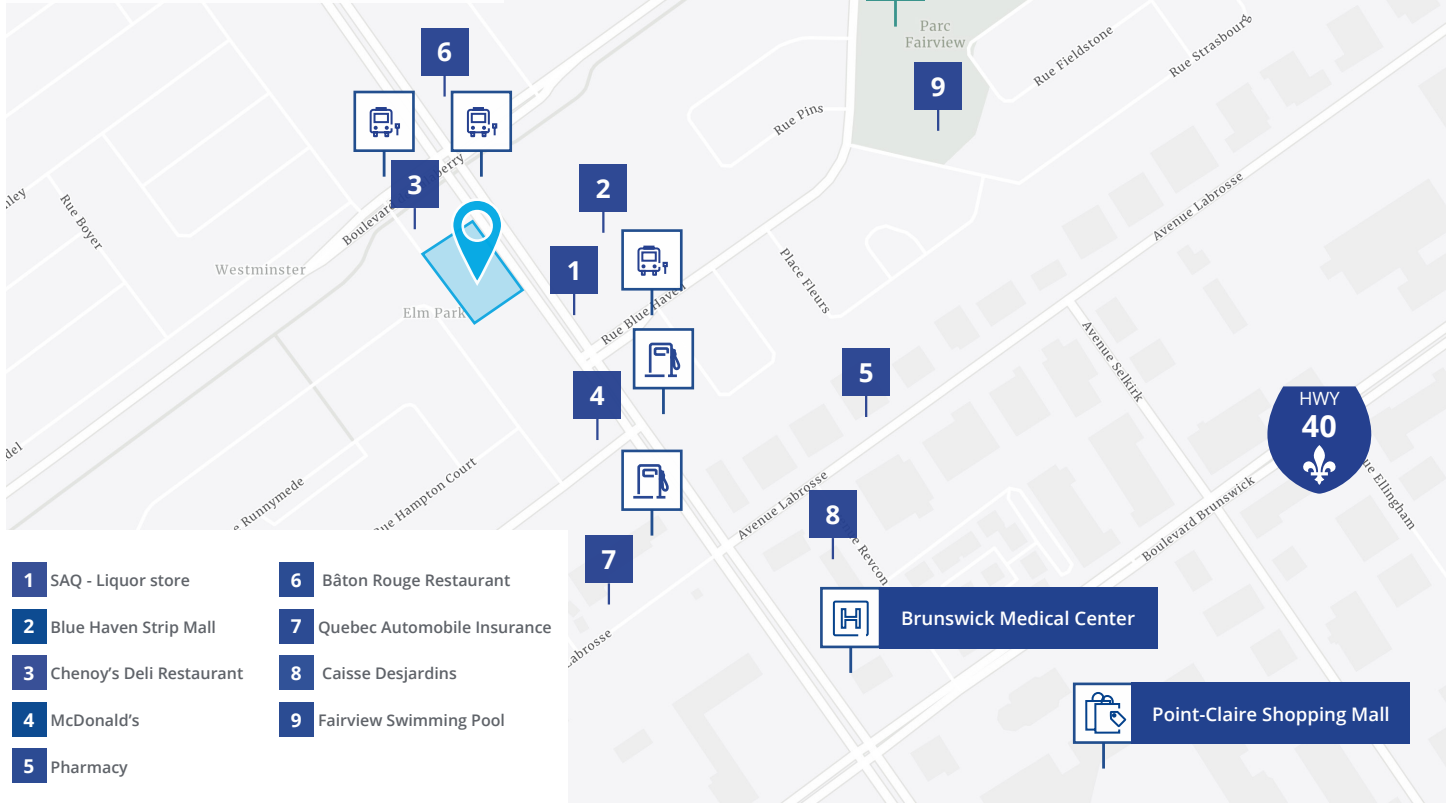
## Value of Assessment

	3612 Saint-Jean	3612 Saint-Jean	Total
Land value	1,996,600\$	1,297,700\$	3,294,300\$
Building value	996,000\$	890,700\$	1,886,700\$
<b>Total value</b>	<b>2,993,200\$</b>	<b>2,188,400\$</b>	<b>5,181,000\$</b>
Past total value (2018)	2,338,400\$	1,621,000\$	3,959,400\$



# Surroundings

3612-3614 St-Jean Blvd



- 1 SAQ - Liquor store
- 2 Blue Haven Strip Mall
- 3 Chenoy's Deli Restaurant
- 4 McDonald's
- 5 Pharmacy
- 6 Bâton Rouge Restaurant
- 7 Quebec Automobile Insurance
- 8 Caisse Desjardins
- 9 Fairview Swimming Pool



Proximity to  
**Highways**  
40



25-min drive to  
**Downtown**  
Montreal



Bus lines  
**206, 376, 470**

## Demographics | 2km Radius



Current  
population

**32,872**



Main  
occupation

**Sales and  
Service**



Average  
Household Income

**\$142,153**



Employment  
Rate

**95%**



Average Age

**46**



# Dollard-des-Ormeaux

## Ideal location

This charming urban city on Montreal's West Island offers an attractive area for its variety of services and proximity to downtown Montreal and Montreal's Pierre Elliott Trudeau airport.

The quality of municipal services is excellent, and considering the city's size, all the services and attractions Montreal has to offer are within walking distance.

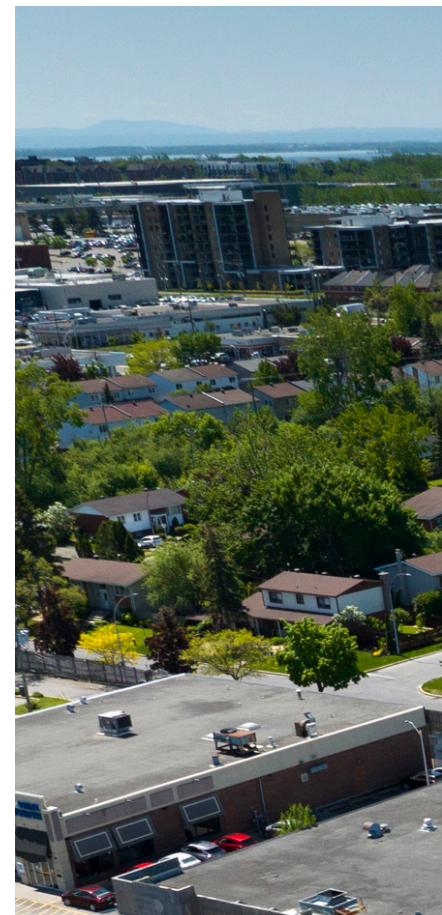
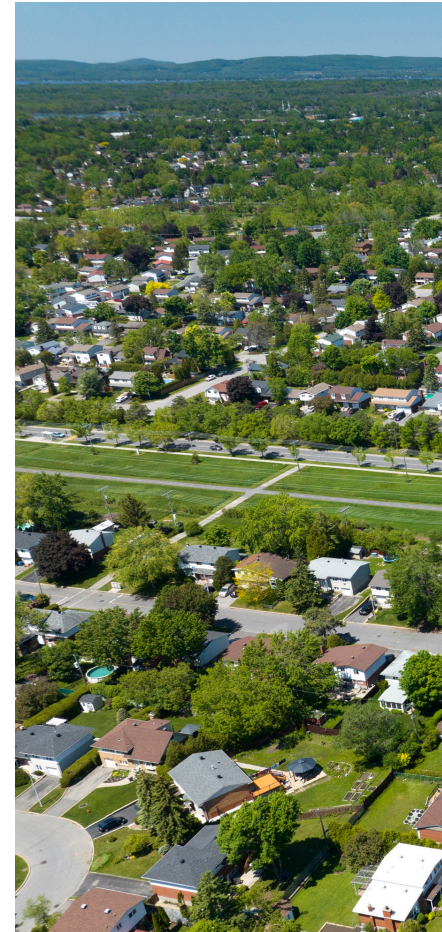
## Family-oriented

Dollard-des-Ormeaux is a city of nearly 50,000 inhabitants, located in the heart of the metropolis, but with a majority of single-family homes, semi-detached homes and townhouses. The municipality encourages family-friendly living in a safe, easy and peaceful area.

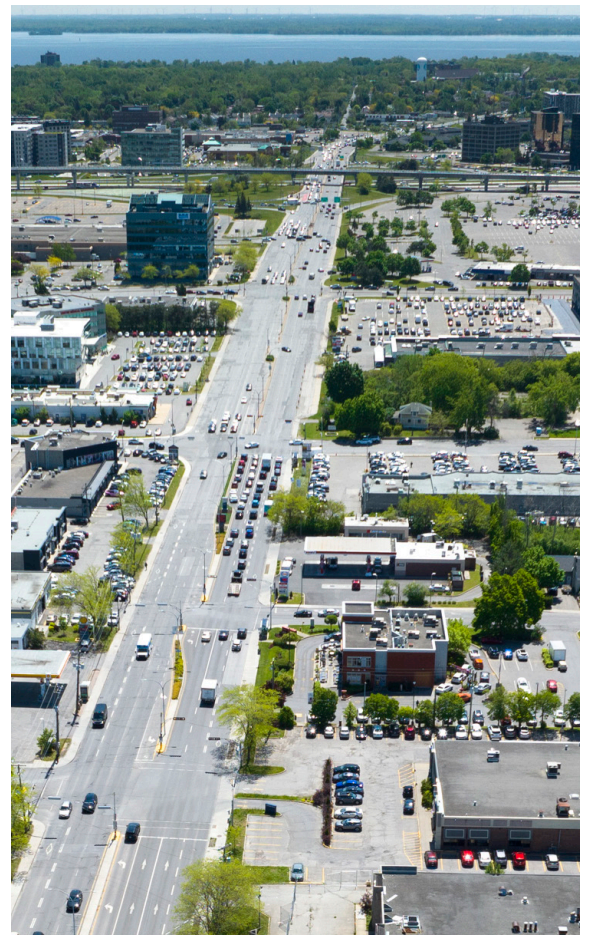
Dollard-des-Ormeaux has plenty to offer for every member of the family. The Galeries des Sources offers various shops and becomes a high-traffic points. There are also quality restaurants. Active people who love nature and the great outdoors will find plenty to do in one of the city's numerous parks.

## Westminster Neighborhood

3612, 3614 Saint-Jean Blvd. is located in the Westminster neighborhood one of the most popular district in the city. Westminster is known for being a family paradise with beautiful houses, spacious backward while being close from downtown.











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