

Land for Commercial Redevelopment

FOR SALE - 277 Boisvert Street, Vaudreuil-Dorion (Québec)

152,254 sq. ft.



Entrance to
40 EAST
Exit from
40 WEST

277 Boisvert Street
Vaudreuil-Dorion (Québec)

For Sale



Redevelopment Opportunity

With a land size of 152,254 sq. ft., this commercial redevelopment opportunity presents a rare chance to capitalize on the thriving population growth and street exposure. The site enjoys remarkable visibility from Highway 40, which witnesses a constant flow of 35,000 vehicles every day.

Located in close proximity to various commercial amenities and benefiting from convenient public transport connections, this property offers easy access from major roads like Boulevard de la Gare, Boulevard de la Cité-des-Jeunes, Avenue Saint-Charles, and Highway 40. It presents an ideal location for a commercial business seeking to establish a prominent presence in a high-traffic area.

Contact Us
for the Asking Price

Zoning

Lot Number: 3 574 003

Permitted uses:

- Urban Commerce (C2)*
- Arterial Commerce (C3)*
- Institutional and Administrative Community (P2)*

*with certain prohibitions



Zone	C3-242	Site coverage ratio (max) <i>Building / land</i>	60%
Permitted uses	C2, C3, P2 (See above)	Back Margin (min)	9 m
Height (min)	3 floors	Front Margin (min)	4 m
Height (max)	6 floors	Side Margins (min)	4.5 m



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AND RECEIVE ADDITIONAL INFORMATION

Zoning Grid

only available in French

APPELLATION DE ZONE			C3-242	
USAGES PERMIS	HABITATION (H)	Unifamiliale	I11	
		Ri et trifamiliale	H2	
		Multifamiliale	H3	
		Maison mobile	I14	
		Mixte	H5	
	COMMERCE (C)	De quartier	C1	
		Urbain	C2	●
		Artériel	C3	●(1)
		De transport	C4	
		De récréation	C5	
	INDUSTRIE (I)	De prestige	I1	
		Mixte	I2	
		Para industrielle	I3	
	COMMUNAUTAIRE (P)	Espaces publics	P1	●
		Institutionnelle et administrative	P2	●
Utilités publiques		P3		
AGRICOLE (A)	Agricole	A		
USAGES SPÉCIFIQUEMENT		Permis	(2) (3)	
		Exclus	(4) (5)	
DISPOSITIONS PARTICULIÈRES	Application générale	Article(s) 3.1		
	Application spécifique	Article (s) 3.2	2, 6, 10, 22, 81, 118, 120, 126, 127, 128, 130, 131, 133, 137, 141	
TERRAIN	Superficie (m ²)	min.		
	Profondeur (m)	min.		
	Frontage (m)	min.		
STRUCTURE	Isolée		●	
	Jumelée		●	
	Contiguë		●	
DIMENSIONS	Hauteur (étage ou étage/mètre)	min.	3	
		max.	6	
	Superficie de plancher (m ²)	min.	1 500	
	Largeur (m)	min.	10	
		max.		
Profondeur (m)	min.			
MARGES	Avant (m)	min.	4	
		max.		
	Latérale (m)	min.	4.5	
		Total des 2 latérales (m)	min.	9
Arrière (m)	min.	9		
DENSITÉS	Logement(s) / bâtiment	max.	0	
	Densité nette log / ha	max.	0	
	Rapports , esp. bâtis / terrain	max.	.60	
	plancher / terrain	max.	4.5	

(1) Dans cette zone, l'entreposage extérieur est prohibé.
 (2) Parmi la classe Communautaire institutionnelle et administrative (P2), les seuls usages autorisés sont : services gouvernementaux (N), services d'enseignement (O), services de santé et de services sociaux (P).
 (3) L'usage suivant est permis : Point de vente et distribution du cannabis.
 (4) Parmi la classe Commerce urbain (C2), les usages suivants sont prohibés : services postaux (4841), hébergement (91) de types : hôtels et auberges routières (9111), pensions de famille et hôtels privés (912), associations (98), autres services (99).
 (5) Parmi la classe Commerce artériel (C3), les usages suivants sont prohibés : taxi et autres transports (458), stations-service (633), fourniture pour maison et pour l'automobile (6341), garages de réparations générales (6351), lave-autos (6391), hébergement (91) de types : hôtels et auberges routières (9111), motels (9112), pensions de famille et hôtels privés (912), associations (98), autres services (99).

For more information regarding the zoning,
PLEASE CONTACT

Le Service de l'aménagement du territoire
de la ville de Vaudreuil-Dorion
Division permis et inspections
450-455-3371
infourbanisme@ville.vaudreuil-dorion.qc.ca

Demographics

1 km Radius



5,474

Population



\$123,877

Average Household Income



95.3 %

Employment Rate



45.1

Median Age

Property Description

IDENTIFICATION

Address 277 Boisvert Street, Vaudreuil-Dorion (Québec) J7V 8G4

Lot Number 3 572 003

CHARACTERISTICS

Land Area (sq. ft.) 152,254

Building (sq. ft.) ± 14,016

Auxiliary Building (sq. ft.) ± 1,000

Zoning C3-242

FINANCIAL INFORMATION

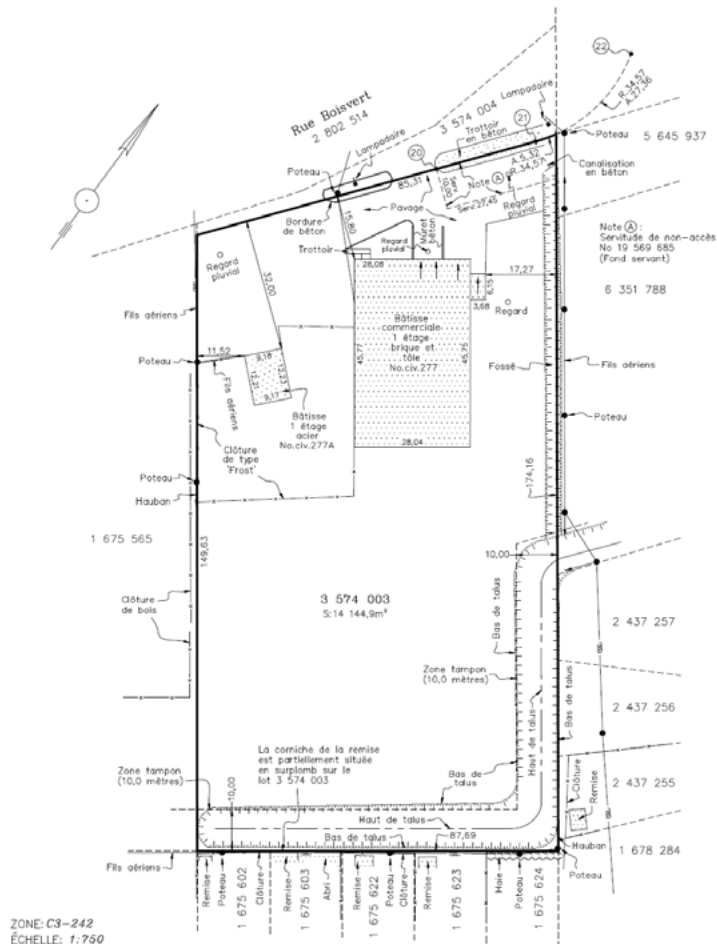
Gross Annual Revenue (2023) Available upon request and signature of [confidentiality agreement](#)

Leases Short-term

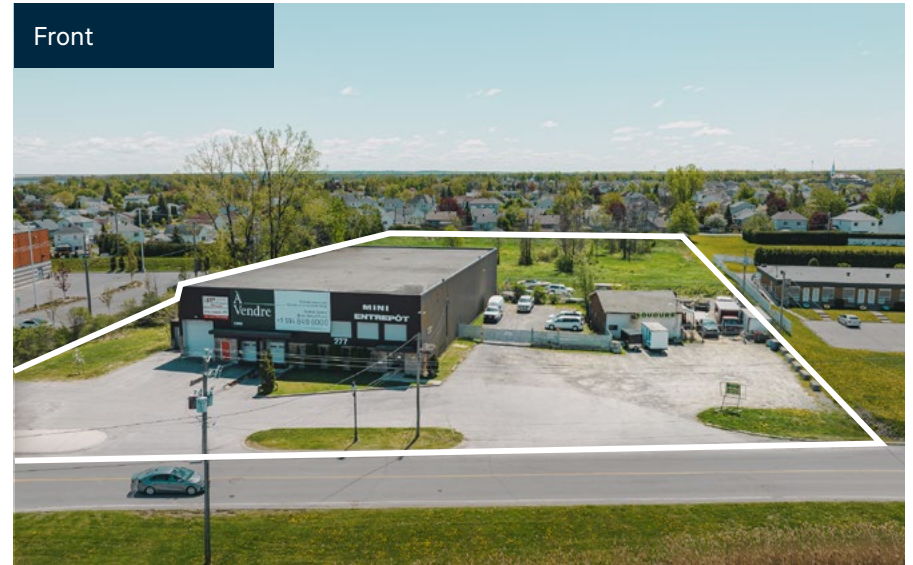
Municipal Taxes (2024) \$82,741.55

School Tax (2023-2024) \$3,369.92

Certificate of location

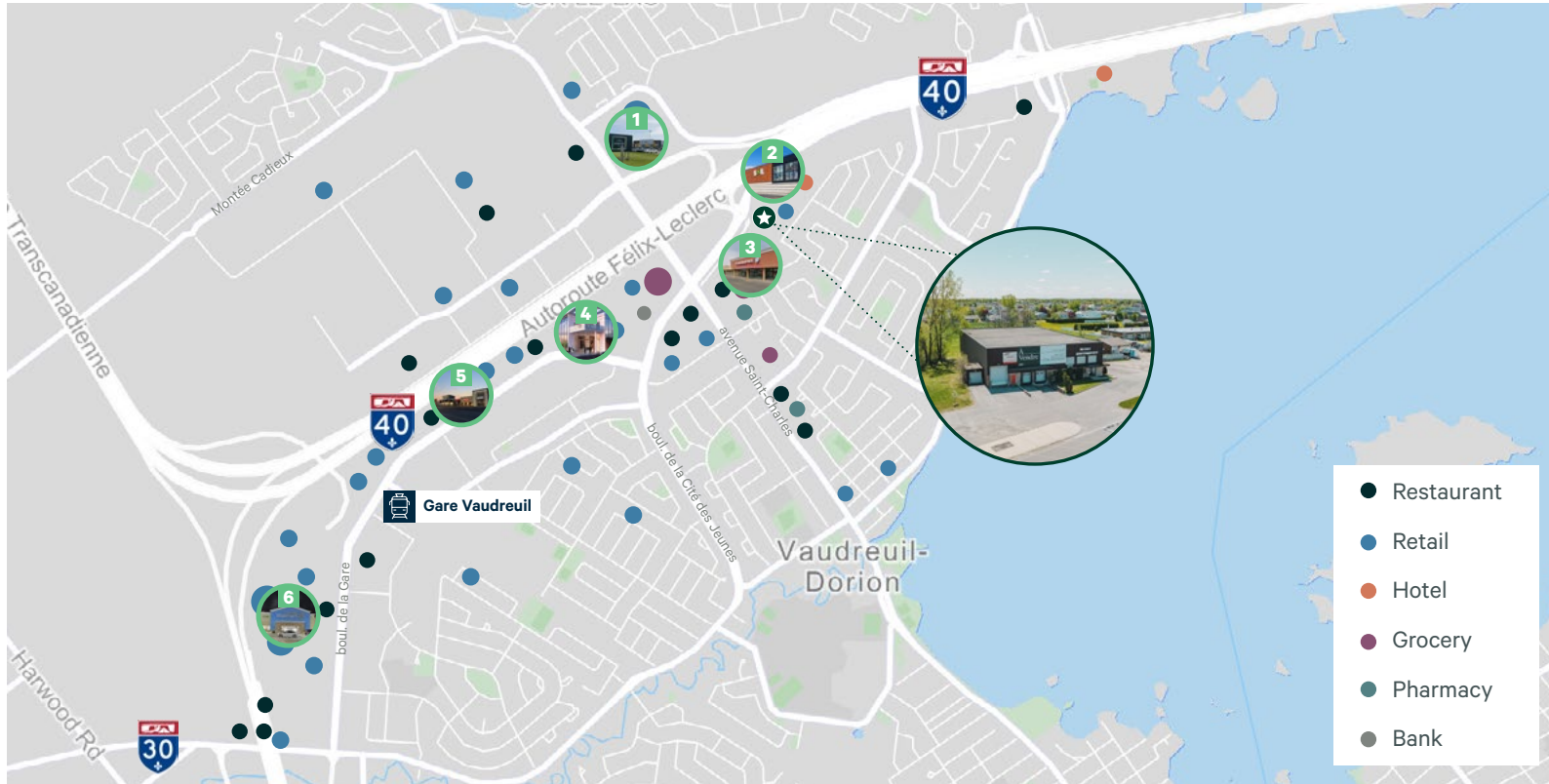


Front



Back





★ **277, RUE BOISVERT**

🛣️ **HIGHWAY 40**
450 m | 1 minute

🛣️ **HIGHWAY 30**
3.3 km | 4 minutes

🚌 **BUS 2**
350 m | 4 minutes

🚌 **BUS 7, 10**
650 m | 8 minutes

🚆 **GARE VAUDREUIL**
2.6 m | 6 minutes

📍 **DOWNTOWN MONTRÉAL**
43.4 km | 36 minutes

✈️ **AIRPORT P.-E.-T.**
27.3 km | 21 minutes

- Restaurant
- Retail
- Hotel
- Grocery
- Pharmacy
- Bank

1 Les Avenues Vaudreuil - Avenue Marché

3 Carrefour Vaudreuil

5 Méga Centre Vaudreuil

2 Les Avenues Vaudreuil - Avenue Loisirs

4 Édifice Harden - Les Avenues Vaudreuil

6 Smart Centres Vaudreuil

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