



Richard Boivin, Residential and Commercial Real Estate Broker, on behalf of:

**Boivin équipe immobilière**  
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**Centris No.** 23284745 (Active)

[See all pictures](#)



**\$4,890,000**

**1975 Route Édouard-VII**  
**Saint-Philippe**  
**J0L 2K0**

**Region** Montérégie

**Neighbourhood**

**Near** Rue LÉO

**Body of Water**

<b>Type</b>	Lot	<b>Repossess./Judicial auth.</b>	No
<b>Cadastre</b>	2 713 917 CDQ - Parcelle arrière de terrain sis à l'adresse	<b>Trade possible</b>	
<b>Lot Size</b>		<b>Certificate of Location</b>	No
<b>Lot Area</b>	68,000 sqft	<b>File Number</b>	
<b>Technical Description</b>		<b>Deed of Sale Signature</b>	5 days PP/PR Accepted
<b>Staking Certificate</b>			
<b>Boundary-Marking Minutes</b>			
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses (annual)</b>	
<b>Year</b>		<b>Municipal</b>	Not issued	<b>Common Exp.</b>	
<b>Lot</b>		<b>School</b>	Not issued	<b>Insurance</b>	
<b>Building</b>		<b>Infrastructure</b>		<b>Maintenance</b>	
		<b>Water</b>		<b>Equipment (rental)</b>	
				<b>Management/Administration</b>	
<b>Total</b>	Not issued	<b>Total</b>	Not issued	<b>Total</b>	

<b>Zoning</b>		
	<b>Density</b>	<b>Height</b>
<b>Residential</b>		
Single-family		

<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Water (access)</b>
<b>Water Supply</b>	Municipality	<b>View</b>
<b>Lot</b>		<b>Environmental Study</b>
<b>Topography</b>	Flat	<b>Proximity</b> Bicycle path, Park
<b>Distinctive Features</b>	Cul-de-sac, No rear neighbours	

<b>Inclusions</b>

## Exclusions

## Remarks

Rare opportunity in Saint-Philippe! Approximately 68,000 sq.ft. of land to be subdivided, representing the rear portion of 1975 Édouard VII Street. Located in the heart of a deconstructed urban block, this site offers exceptional residential development potential. According to preliminary discussions with the City, it may be possible to develop approximately 29 townhouse units, subject to an overall development plan that complies with municipal regulations. With its strategic location, flat topography, and a rapidly expanding sector, this is the ideal site to create a harmonious and sought-after residential project!

## Addendum

Unique opportunity for developers or investors!

Approximately 68,000 sq.ft. of land to be subdivided, representing the rear portion of 1975 Édouard VII Street in Saint-Philippe. This site forms part of a deconstructed urban block, offering outstanding residential development potential.

According to preliminary analyses, it may be possible to develop approximately 29 townhouse units, subject to an overall development plan that meets the municipality's requirements.

The property stands out for its strategic location, flat topography, and peaceful environment, while remaining close to major highways, shops, and services.

A rare opportunity to invest in a rapidly growing sector -- ideal for developing a modern and harmonious residential project in Saint-Philippe.

Key Features and Highlights :

Approximately 68,000 sq.ft. of land (final area to be confirmed by survey and subdivision)

Deconstructed block allowing flexible residential planning in line with municipal guidelines

Potential for approximately 29 residential townhouse units

Flat, easy-to-build site

Strategic location

Quick access to Highway 15, in the heart of the Montérégie

## Sale with legal warranty of quality

### Seller's Declaration

Yes SD-63393

In compliance with environmental protection laws, The deeds are in the seller's possession since 1976

### Source

RE/MAX PERFORMANCE INC., Real Estate Agency

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.



Land/Lot



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo