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Centris No. 14053328 (Active)

[See all pictures](#)



\$3,000,000 + GST/QST

109 Ch. de la Grande-Côte

Boisbriand

J7G 1C1

Region Laurentides

Neighbourhood Central

Near Voie d'accès Curé-Boivin

Body of Water

Type	Lot	Reposess./Judicial auth.	No
Cadastre	3006329	Trade possible	
Lot Size	194.3 X 185.3 ft	Certificate of Location	Yes (2024)
Lot Area	33,494.05 sqft	File Number	
Technical Description		Deed of Sale Signature	30 days PP/PR Accepted
Staking Certificate			
Boundary-Marking Minutes			
Zoning	Residential, Commercial		

Municipal Assessment

Year 2025
Lot \$970,600
Building

Taxes (annual)

Municipal \$21,939 (2025)
School \$796 (2025)
Infrastructure
Water

Expenses (annual)

Common Exp.
Insurance
Maintenance
Equipment (rental)
Management/Administration

Total	\$970,600 (309.09%)	Total	\$22,735	Total
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Zoning

	Density	Height
Residential Multifamily	74	78.9 ft
Commercial Semi-commercial	1	

Features

Sewage System	Municipality	Water (access)	
Water Supply	Municipality	View	View of the water
Lot		Environmental Study	Phase 1 (2021/9), Phase 2 (2021/11)

Topography	Flat	Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Distinctive Features			
Inclusions			
Exclusions			
Remarks Land for Development -- Multi-Family (75 units*) or Condominiums in Boisbriand (Zone M-105) Rare opportunity for developers and investors. In the heart of dynamic Boisbriand, discover this 33,500 sq ft (3111.7 m ²) parcel of land, offering exceptional development potential for a large-scale residential project. With its 59.2 m frontage and 56 m depth, this strategically located site is perfectly suited for the construction of a modern multi-family building to meet current market needs. Contact us today for more information, to review the *zoning grid, and to schedule a site visit.			
Addendum Key Features: -Land Area: 33,500 sq ft (3111.7 m ²) -Dimensions: 59.2 m (width) × 56.46 m (depth) -Zoning: M-105 (mixed residential / community / light commercial) -Regulatory Setbacks: Front 6 m - Rear 6 m total 12 m -Side Setbacks: 6 m each, 12 m total -Permitted Height: Up to 24 m (6 stories maximum) -Floor Area Ratio (FAR): 3.0 -Maximum Building Coverage: 0.5 Maximum Number of Units: -Approximately 75 residential units according to the zoning grid -Mandatory Mix: a portion of the ground floor must be dedicated to commercial or community uses, creating an active facade and contributing to the area's vitality. -A Strategic Investment in Boisbriand -Boisbriand is experiencing sustained population growth and strong demand for modern housing, both rental and condominium. -Its proximity to Montreal, Laval, and major highways makes it a desirable destination for families and young professionals. -The area is also served by shops, schools, green spaces, and public transit, ensuring a high-quality living environment. -Potential and Return: With a maximum of approximately 75 units allowed, this land represents a rare opportunity for a visionary developer. * All verifications of the usage grid and the building's designation / possible number of doors must be validated by the Buyer *			
Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk.			
Seller's Declaration	No		
Source RE/MAX CRYSTAL, 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.



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo