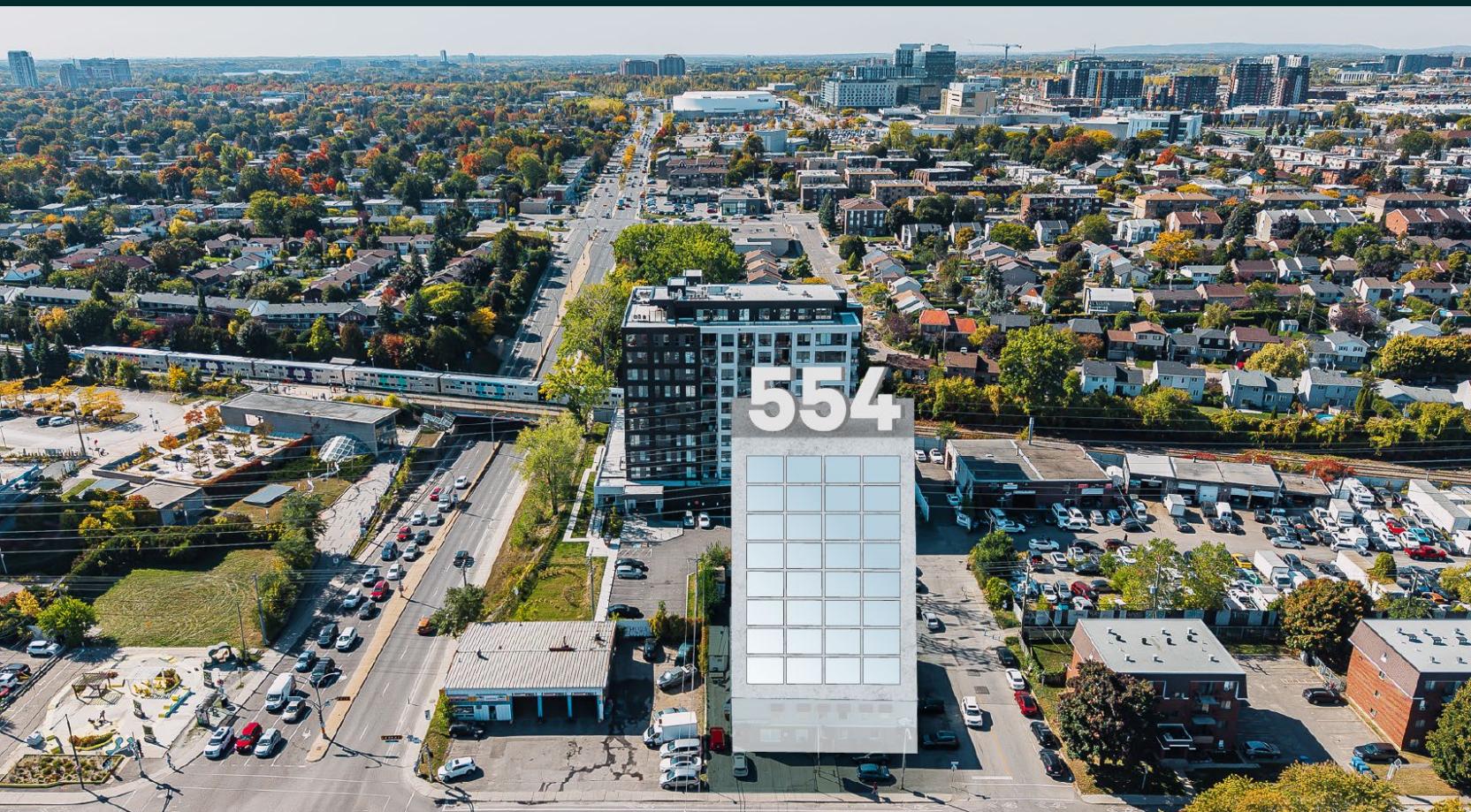


For Sale | Redevelopment Opportunity



554

Ampère Avenue
Laval, Québec

Investment Highlights

An exceptional redevelopment opportunity in the heart of Laval, offering a strategic location, flexible zoning, and proximity to key amenities and infrastructure.



Central Laval Location

Steps from Metro De la Concorde and minutes to Downtown Montreal.



Surrounded by Development

Three new projects nearby, with more in progress.



Zoning for Growth

Zoning allowed for up to 10 storeys with mixed-use flexibility, with a potential buildable area of $\pm 45,000$ sq. ft.



Amenity-Rich Environment

Close to retail (Carrefour Laval, Quartier Laval, Centropolis and Centre Laval), transit, parks, and Place Bell.

For Sale | 554 Ampère Avenue
Laval, Québec



Property Overview

For Sale | 554 Ampère Avenue
Laval, Québec

Information

Lot Number	1404 807
Construction Year	1986
Total Land Area	14,252 sq. ft.
Total Building Area	4,958 sq. ft.
Land Value (2020)	\$321,500
Building Value (2020)	\$544,600
Total Value (2020)	\$866,100

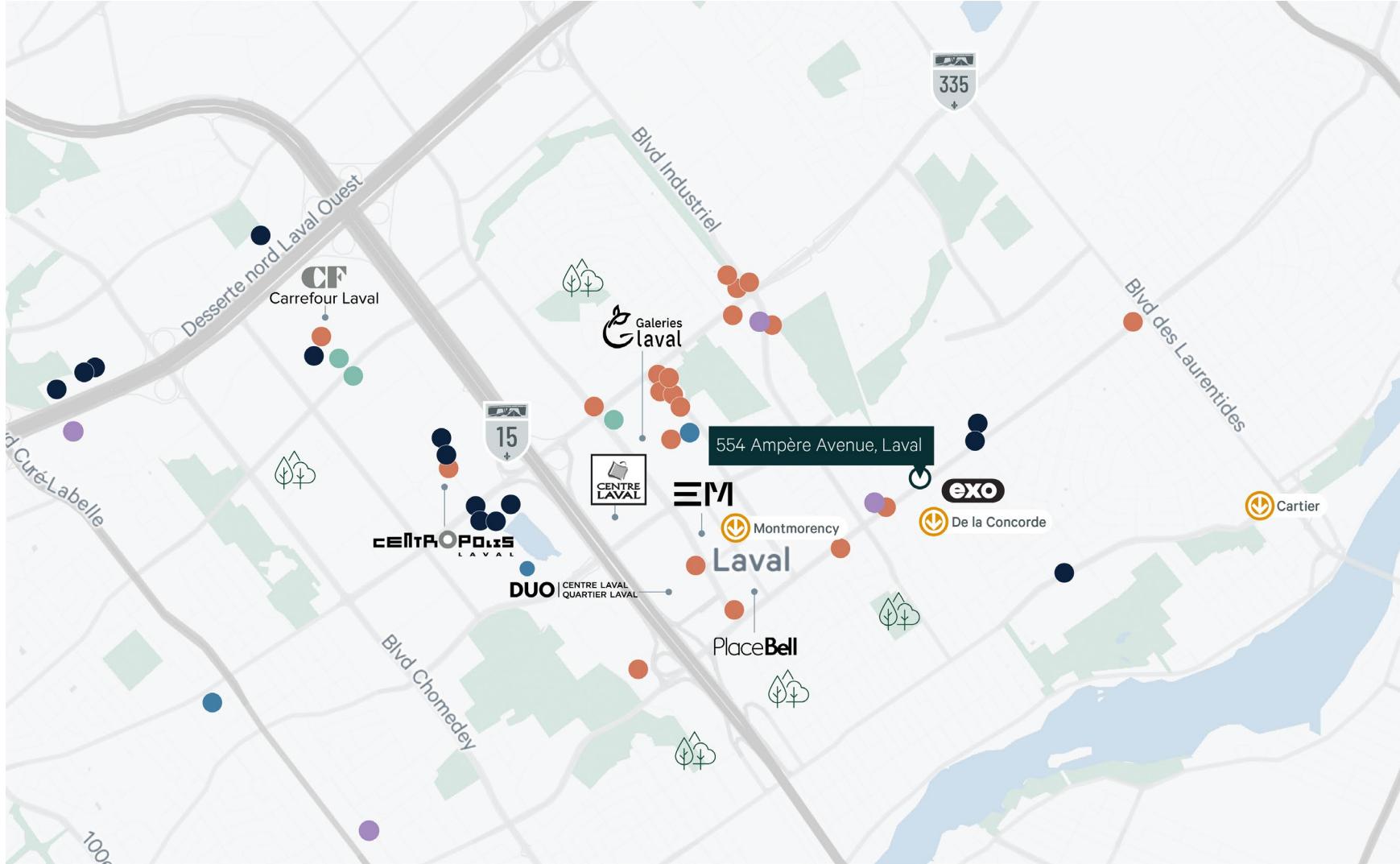
Zoning

Zone	T5.3 - 5283
Authorized Uses	<ul style="list-style-type: none">+ Residential (H1)+ Dwelling with 4 or more units+ Collective housing (H2)+ Rooming house (H3)+ Office and administration (C1)+ Light public service equipment (E1)+ Services, retail, lodging, restaurant and entertainment (C2)+ Institutional and community establishment (P1)+ Recreational activity (P2)+ Extensive recreation (R1)
Number of Floors	Min: 2 Max: 10
Height	Min: 3 m Max: 37 m
Floor Area Ratio	Max: 70%
Potential Buildable Area	± 45,000 sq. ft.



Location

For Sale | 554 Ampère Avenue
Laval, Québec



 Downtown Montreal
20 minutes | 22.8 km

 From De la Concorde Metro Station
to Bonaventure Metro Station
25 minutes

 De la Concorde Metro Station
3-minute walk

 Bus Routes
2, 33, 37, 42, 345

 Walk Score
74%

 Restaurant
 Bank
 Shopping
 Pharmacy
 Supermarket

 Park
 Metro Station
 Exo Station

About Laval

For Sale | 554 Ampère Avenue
Laval, Québec

Laval is one of Quebec's fastest-growing urban centres, offering a dynamic mix of residential, commercial, and industrial development. Its location just north of Montreal provides excellent access to major highways, bridges, and public transit, making it a strategic hub for both businesses and residents.

The city is home to a wide range of amenities—from shopping destinations like Carrefour Laval and Centre Laval to cultural and entertainment venues such as Place Bell and Espace Montmorency. These attractions contribute to a vibrant lifestyle and steady foot traffic in the area.

Laval's economy is supported by a diverse mix of industries including healthcare, logistics, retail, and technology. With a well-educated workforce and ongoing infrastructure investments, the city continues to attract new development and long-term investment.

Population growth is steady, with projections showing continued upward trends over the next decade. Combined with strong household income levels and a balanced age demographic, Laval presents a compelling environment for real estate opportunities.



DEMOGRAPHICS WITHIN A 3 KM RADIUS



2025 Total Population
104,996



2025 Median Age
41.7



2025 Average Household Income
\$95,020



2025 Total Number of Households
45,986



2025-2030 Projected Annual Population Growth Rate
1.1%



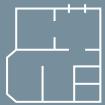
2030 Projected Population
106,117

Site Overview

For Sale | 554 Ampère Avenue
Laval, Québec



Located in the heart of Laval, the site benefits from flexible zoning regulations that allow for residential conversion of up to 10 storeys, making it ideal for modern multifamily development.



Surrounded by three recent developments and several more nearby, the property is well-positioned to meet growing demand for residential units in a rapidly evolving urban landscape.



With access to major highways, public transit, and a wide range of nearby amenities, the site is poised to attract both investors and future residents seeking convenience and lifestyle.



How can we help?

For more information

Anthony Kyriacou*

Vice President
Commercial Real Estate Broker
+1 514 574 0000
anthony.kyriacou@cbre.com

*Commercial Real Estate Broker carrying out his activities
with the business corporation Anthony Kyriacou Inc.

Patrick Beaulé**

Executive Vice President
Commercial Real Estate Broker
+1 514 465 1368
patrick.beaule@cbre.com

**Commercial real estate broker acting within the company
Patrick Beaulé Immobilier inc.

Jasmin Demers

Sales Representative
Real Estate Broker
+1 450 521 6799
jasmin.demers@cbre.com

CBRE Limited, Real Estate Agency | 1250 René-Lévesque Boulevard West, Suite 2800, Montréal (Québec) H3B 4W8 | +1 514 849 6000

This disclaimer shall apply to CBRE Limited, Real Estate Agency, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.