

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.

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Property Overview

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Information

Lot Number	1 404 807
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

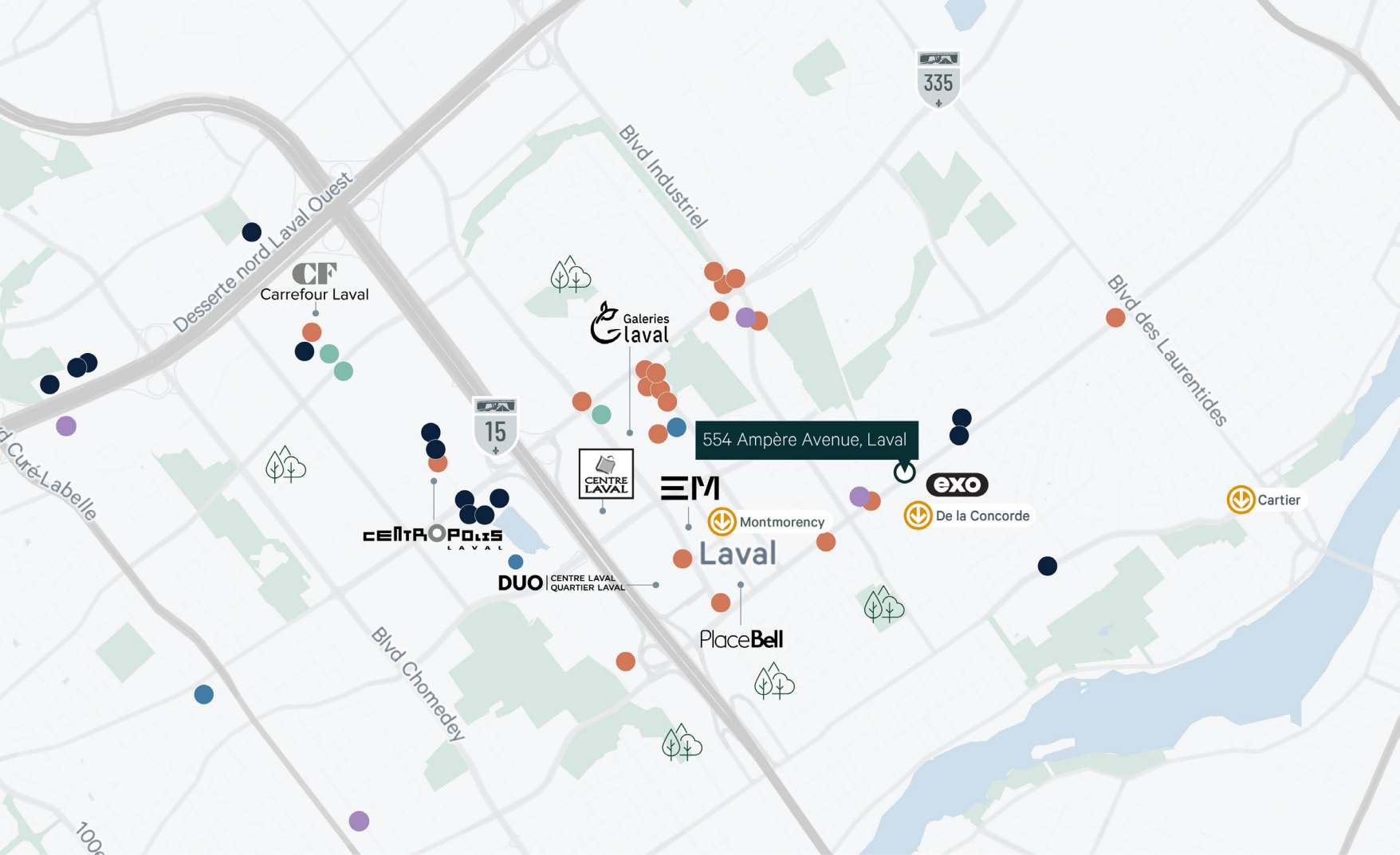
Zoning

Zone	T5.3 - 5283	
Authorized Uses	+ Residential (H1)	+ Services, retail, lodging, restaurant and entertainment (C2)
	+ Dwelling with 4 or more units	
Authorized Uses	+ Collective housing (H2)	
	+ Rooming house (H3)	+ Institutional and community establishment (P1)
	+ Office and administration (C1)	+ Recreational activity (P2)
	+ Light public service equipment (E1)	+ 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.	

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Location



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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



Shopping



Supermarket



Bank



Pharmacy



Park



Metro Station



Exo Station

About Laval

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.



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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

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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

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