



3015-3035 Boul. l'Assomption.

Mercier-Hochelaga



Residential Development Project for Sale

± 315,000 SF



Land	± 52 200 SF
Buildable Area	± 315 000 SF
Maximum site coverage	70%
Maximum Floors	12
Maximum Density	6X
Zone	0729
Category	H.6-7
Cadastrés	1360261, 1360262, 1360263

Key location directly adjacent to Assomption metro station and surrounded by many amenities

Strategically positioned in Mercier-Hochelaga on the border of Rosemont

This location presents an ideal opportunity for a rental or condo project

Tenants on month-to-month leases

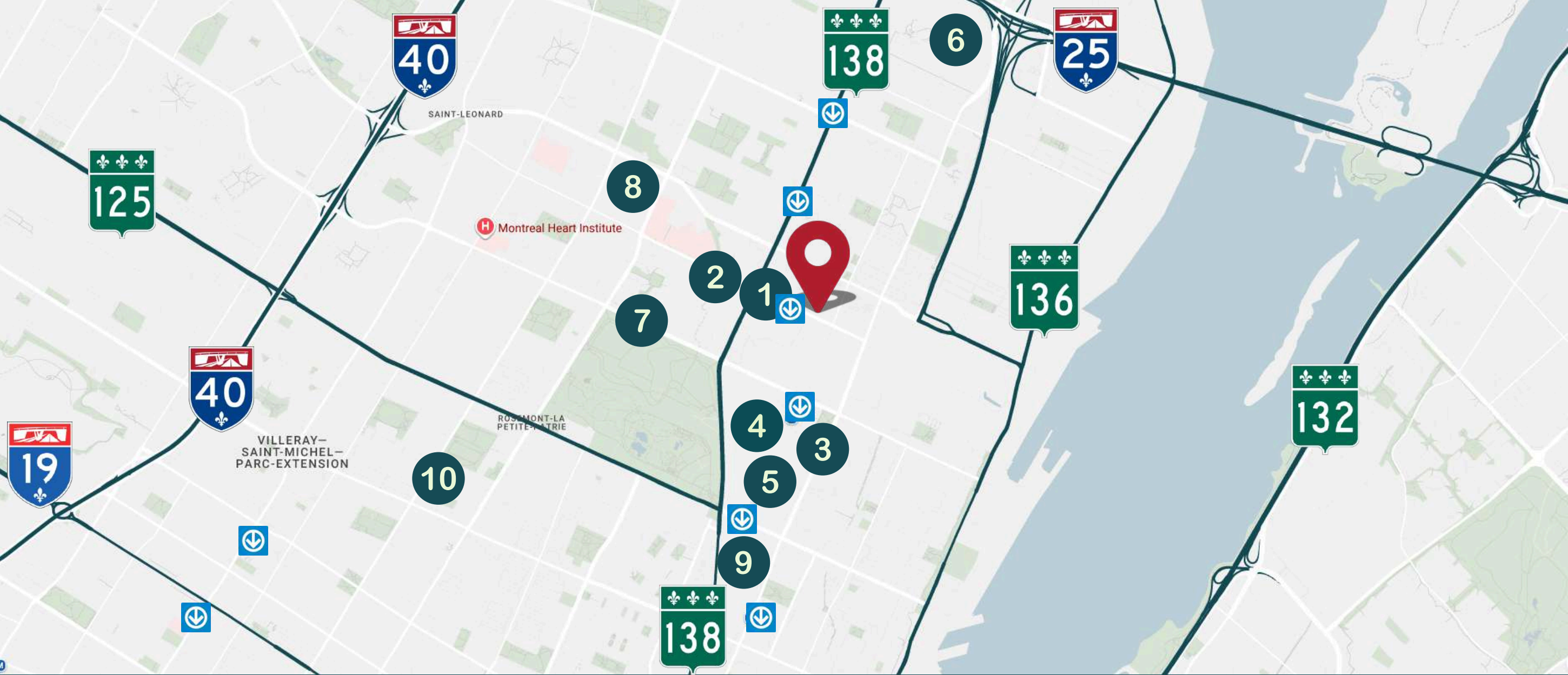
Proposed by-laws by the Special Planning Program (SPP) permit a floor Area Ratio (FAR) of 6 times the lot and building height of up to 12 floors

The featured zoning reflects the guidelines outlined in the Special Planning Program (SPP), providing clear direction for thoughtful and strategic development.

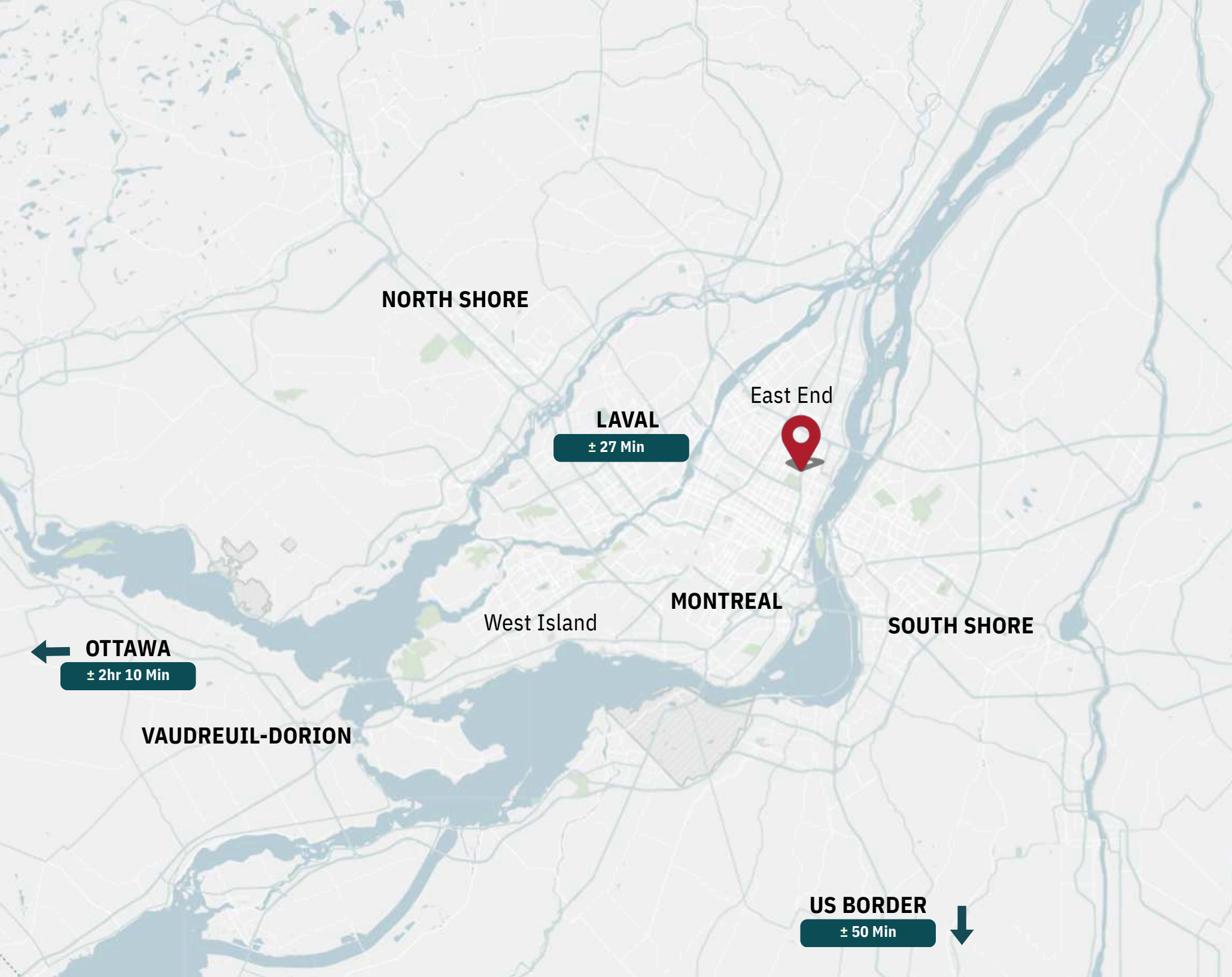
Discover the opportunities this property offers in alignment with the city's planning vision.

INFO





- | | | | | | | | | | |
|---|------------------|---|----------------|---|------------------------------|---|------------------------|----|------------------|
| 1 | Assomption Metro | 2 | IGA | 3 | Starbucks | 4 | Biodôme | 5 | Olympic Stadium |
| 6 | IUSMM | 7 | Golf Municipal | 8 | Hôpital Maisonneuve-Rosemont | 9 | Collège de Maisonneuve | 10 | Collège Rosemont |



Driving Times

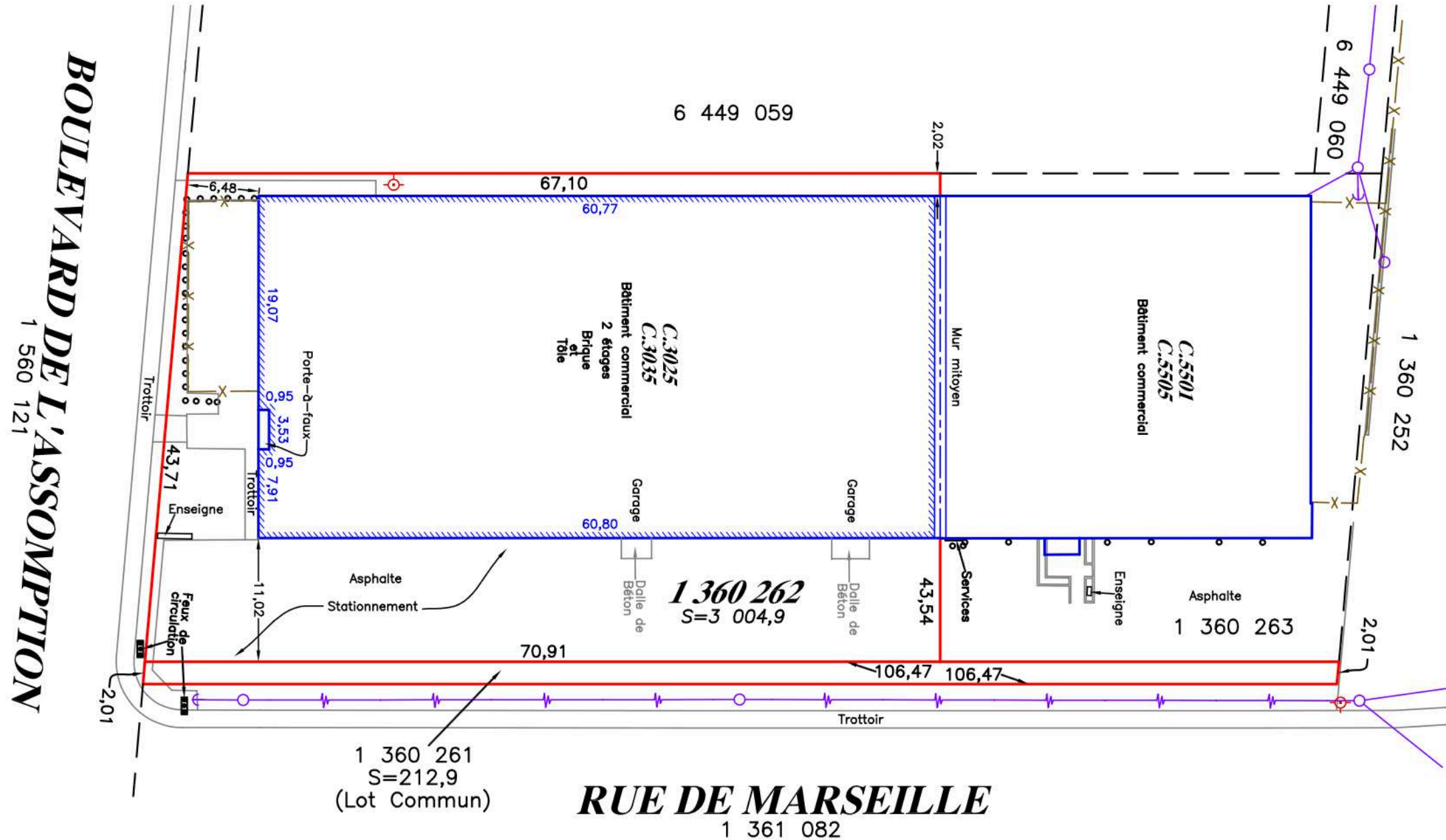
Assumption Metro	± 0 Min
Maisonneuve-Rosemont Hospital	± 5 Min
Place Versailles	± 10 Min
Galeries d'Anjou	± 20 Min
Downtown Montreal	± 20Min



Bus Times

# 18	Every ± 5-15 Min
# 131	Every ± 11-31 Min

CERTIFICATE OF LOCATION



DEMOGRAPHICS – POPULATION

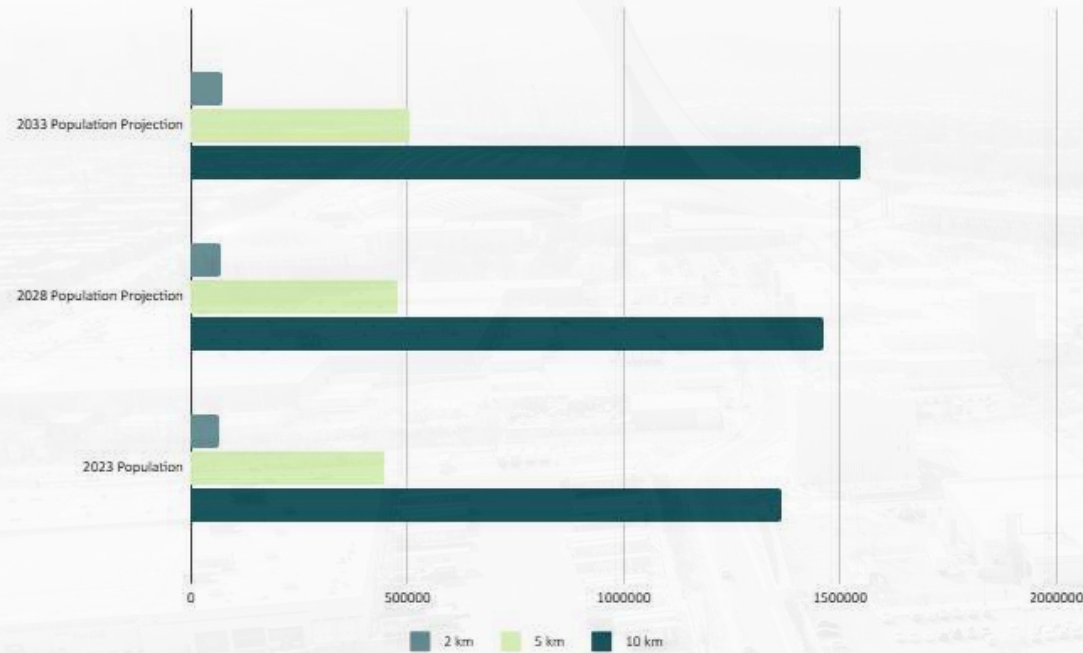
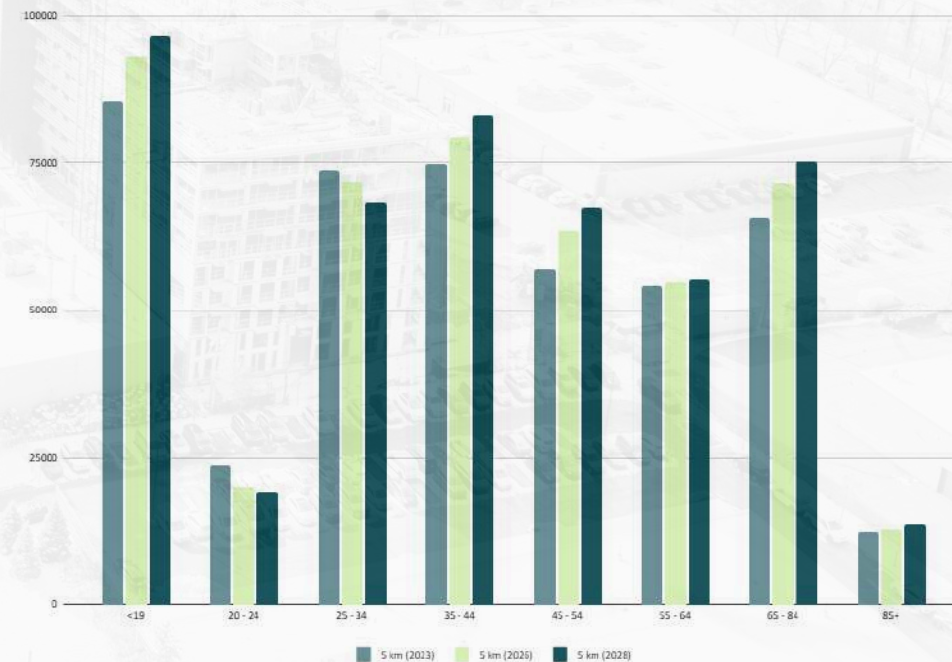


Figure 1.0 - Population

Population across all radii is set to rise substantially over the next decade, reinforcing the site's long-term viability for residential development. This sustained growth ensures a deep and expanding pool of future residents, positioning the property as a strategic opportunity for builders seeking to deliver much-needed housing in a rapidly growing market.

Figure 2.0 - Population by Age

A balanced and growing population creates an ideal environment for residential expansion. Significant representation within the 25–44 demographic, combined with long-term growth projections, underscores the opportunity for thoughtfully planned housing that meets the needs of young families, professionals, and downsizers alike.

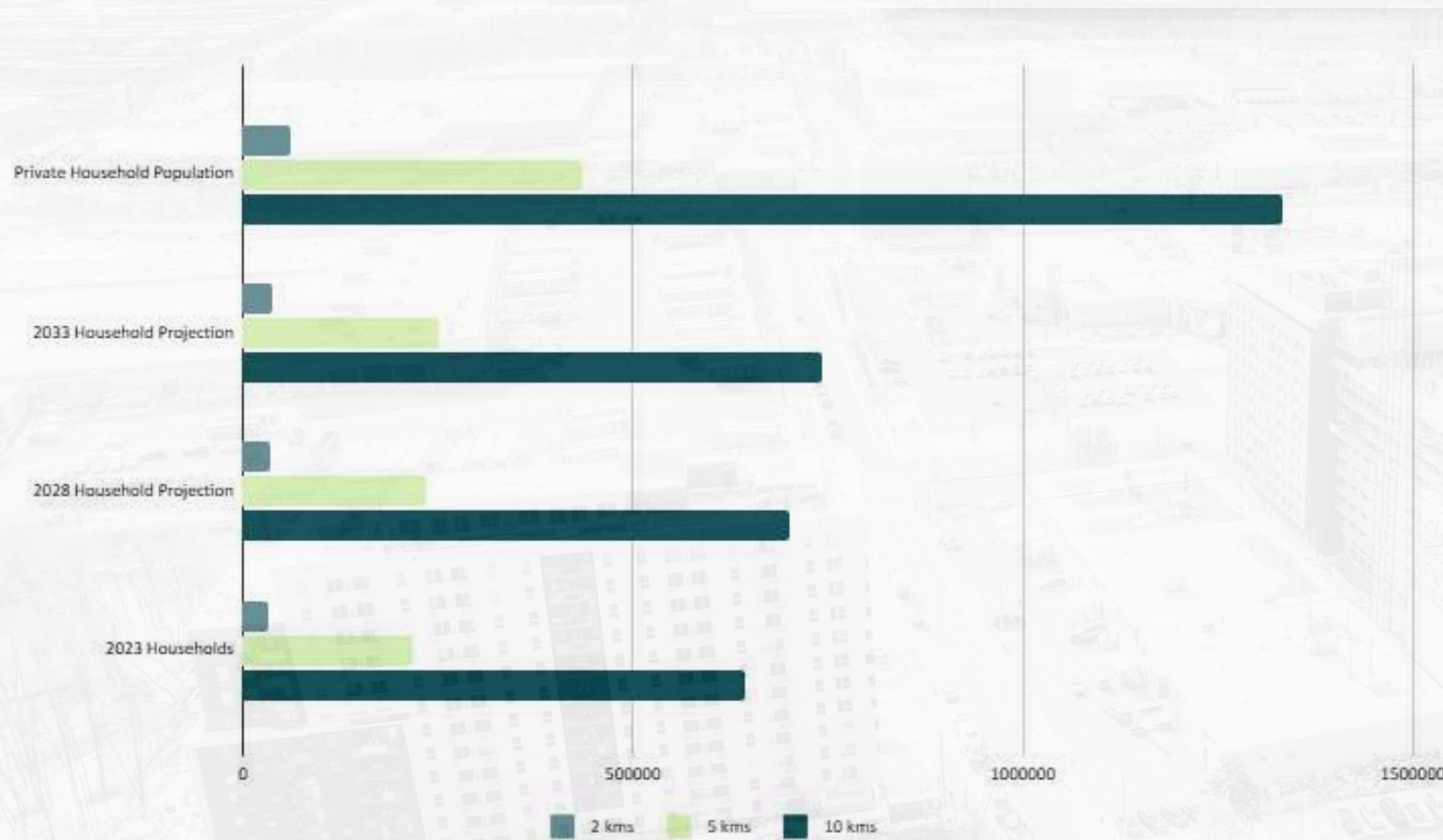


DEMOGRAPHICS – INCOME

	Income (2023)		
	2 km	5 km	10 km
Avg Household Income	\$74,055	\$72,144	\$82,356
Median Household Income	\$51,898	\$50,986	\$52,875
Per Capita Income	\$37,634	\$35,001	\$38,796
< \$40,000	11,767	80,405	235,167
\$40,000 - 60,000	6,731	44,365	123,042
\$60,000 - 80,000	4,792	31,938	90,033
\$80,000 - 100,000	3,453	22,527	65,639
\$100,000 - 150,000	3,549	23,469	72,531
\$150,000 - 200,000	1,307	8,597	29,117
\$200,000+	941	5,400	27,992
Total Households	32,540	216,701	643,521

The surrounding trade area demonstrates strong earning power, with average household incomes reaching over \$82,000 within a 10 km radius. This solid financial base highlights a market well-positioned to support new residential products. Strong income diversity ensures broad appeal and sustained demand for future residential development.

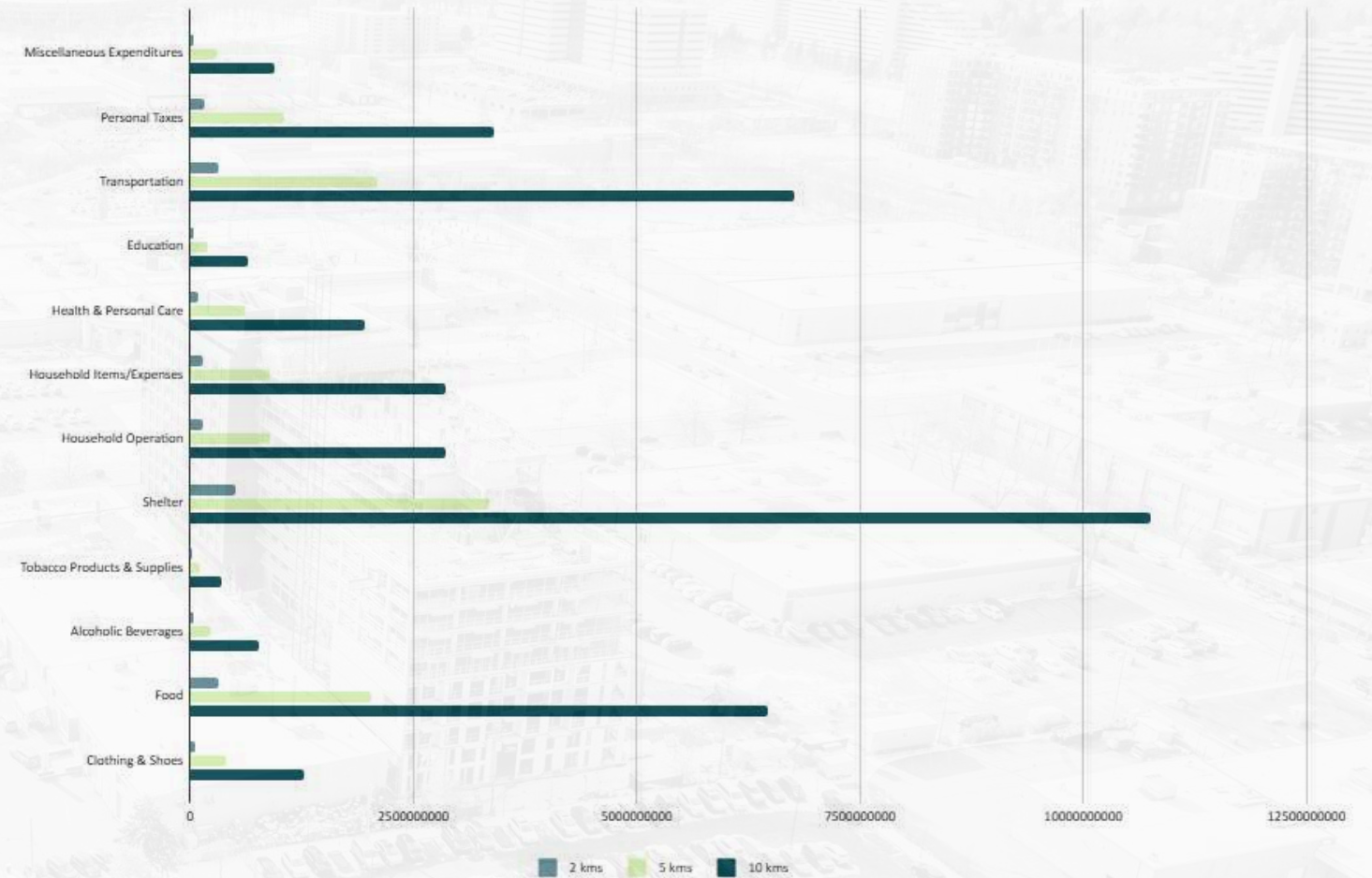
DEMOGRAPHICS – HOUSEHOLDS

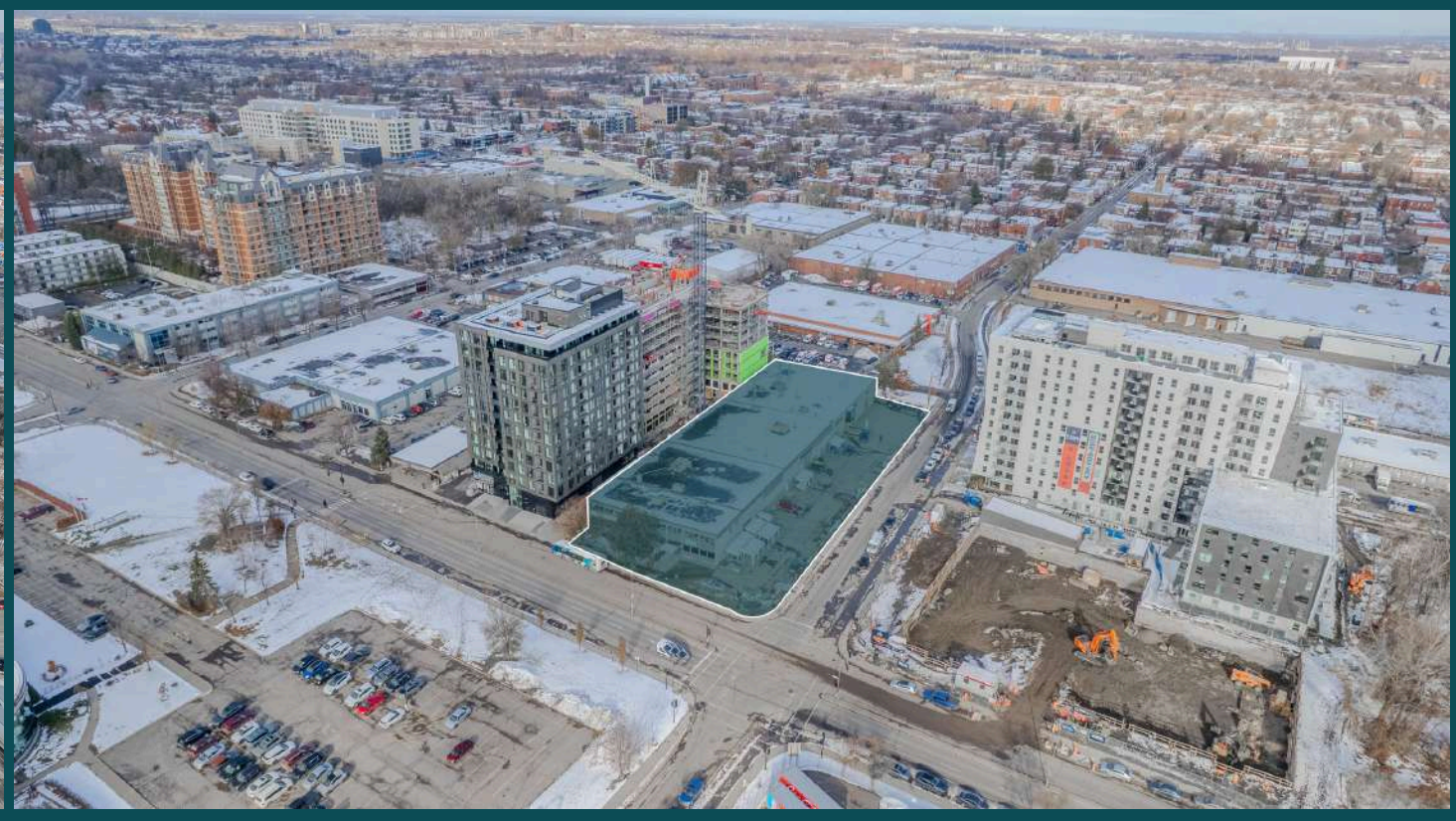
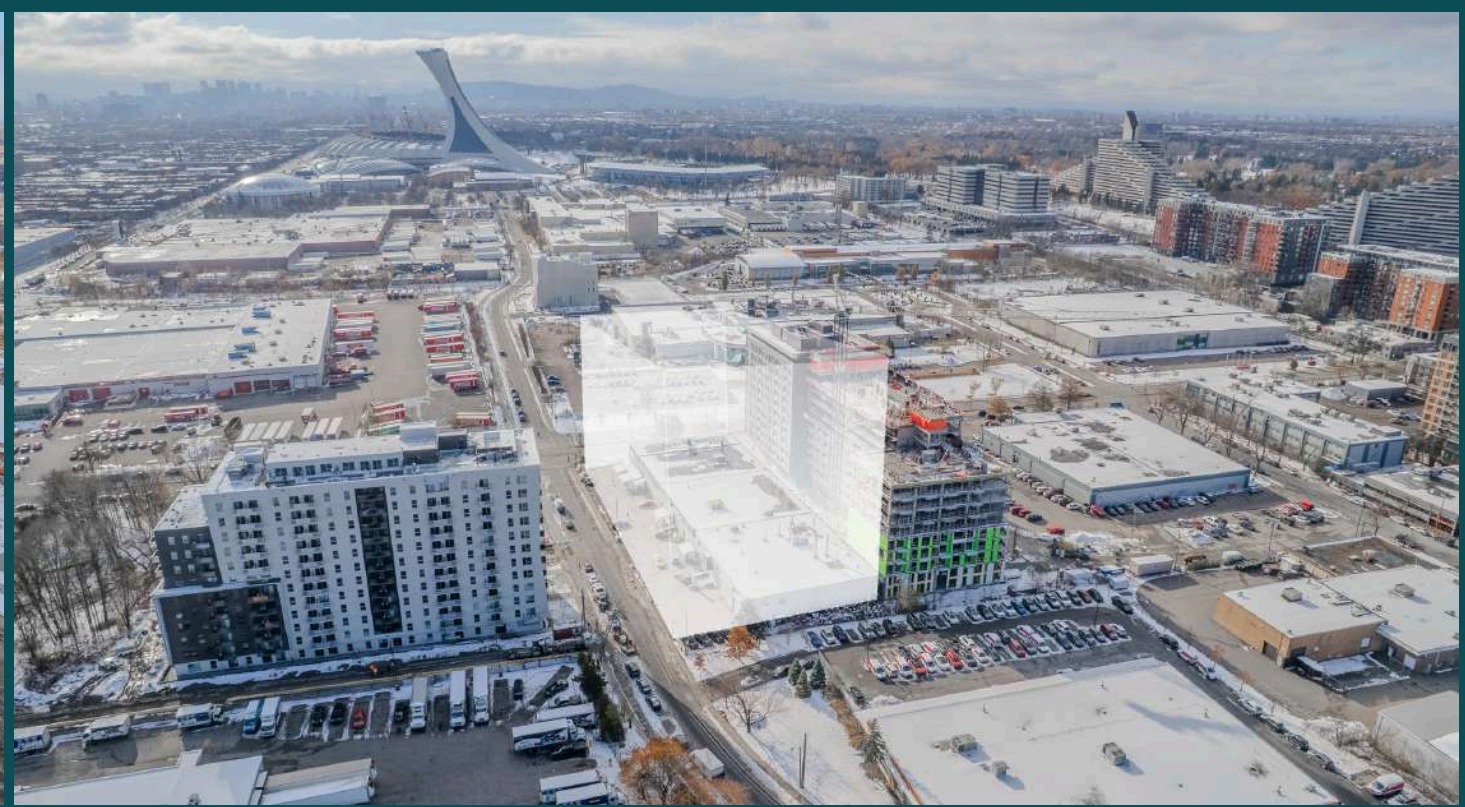
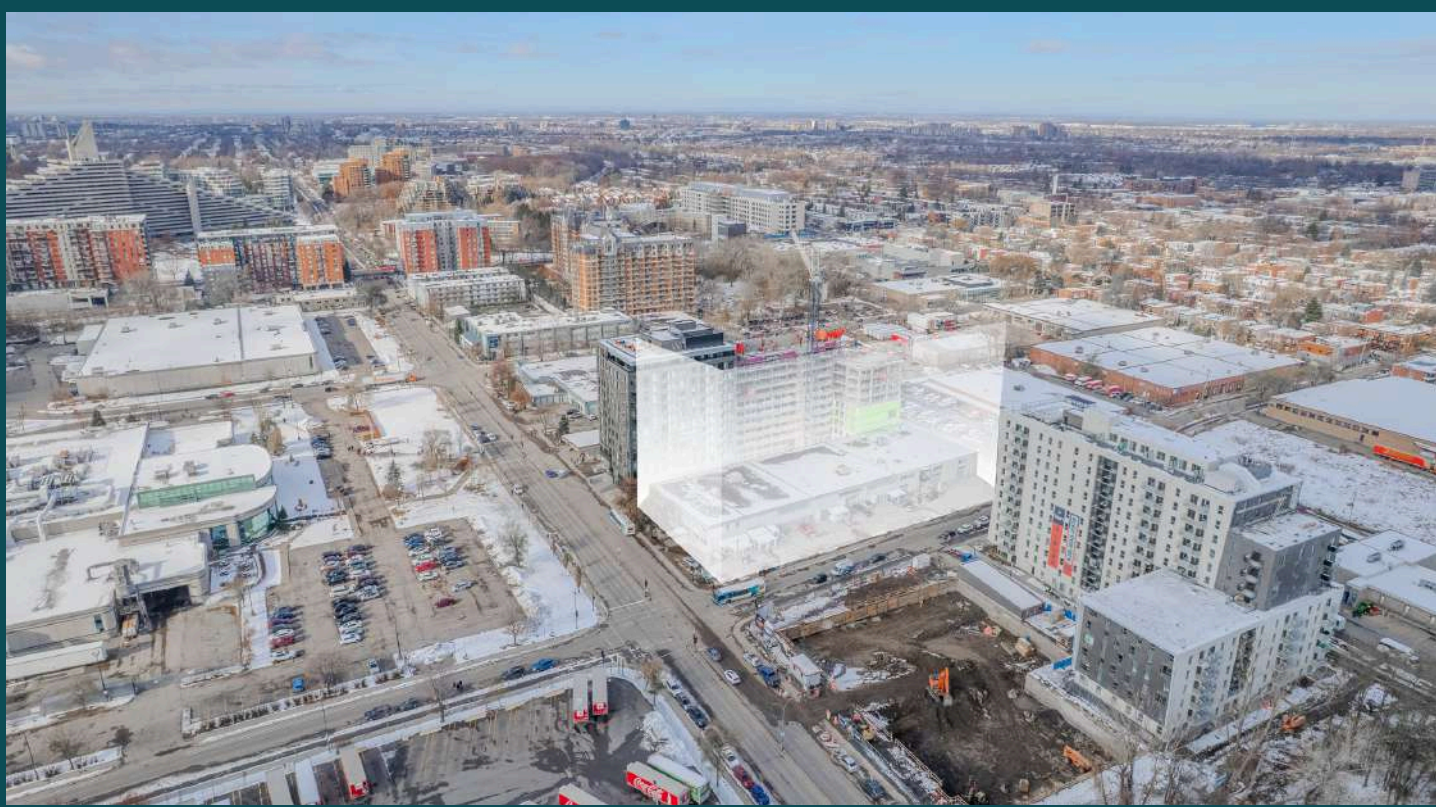


The surrounding trade area is experiencing strong and sustained household growth, reinforcing the long-term demand for new multi-residential development. Current households within a 10-kilometre radius already number in the hundreds of thousands, with projections for 2028 and 2033 showing consistent upward momentum. This expanding residential base, combined with a large private household population, signals a thriving community with increasing need for modern housing options. Developers can capitalize on a stable and growing market positioned for continued expansion.

DEMOGRAPHICS – CONSUMER SPENDING

Consumer spending across key categories—particularly shelter, transportation, food, and household operations—demonstrates the strong economic vitality of the area. The 10-kilometre radius shows exceptionally high expenditures, indicating a robust and active consumer base with significant purchasing power. These spending patterns reflect a community with the financial strength to support quality rental or owned multi-residential units. From daily essentials to lifestyle purchases, the data highlights a market primed for successful residential development and long-term occupancy stability.







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