

FOR SALE

# Development Land in Ville-Marie

639 Notre-Dame West Street, Montreal, QC



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# Zoning Regulation

## Zone

0390  
Ville-Marie, Montréal, QC

## Authorized Uses

Commercial, Industrial

## Land Area

5,666 SF

## Maximum Height

144 ft

## Max. Site Coverage

100%

## FAR

12.00

## Buildable Area

67,992 SF

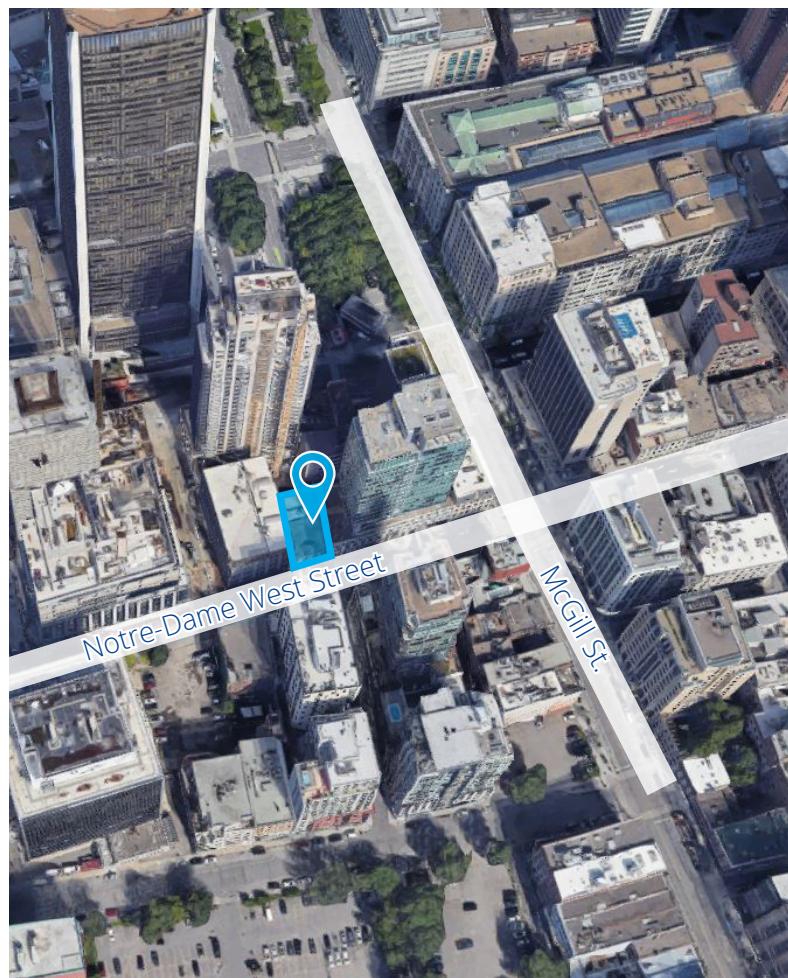
## Asking Price

**\$10,000,000**

# Development Opportunity

639 Notre Dame Street West is an exceptional development opportunity in downtown Montreal. Nested in the Ville-Marie borough (known as the touristic and economic heart of Montreal) this property boasts a prime location. Within a less than 10-min walk, one can access numerous sought-after landmarks including the Old Port or the Convention Center of Montreal.

Following the applicable zoning regulations, this development opportunity can accommodate a high-rise structure.



# Details

## Property Details

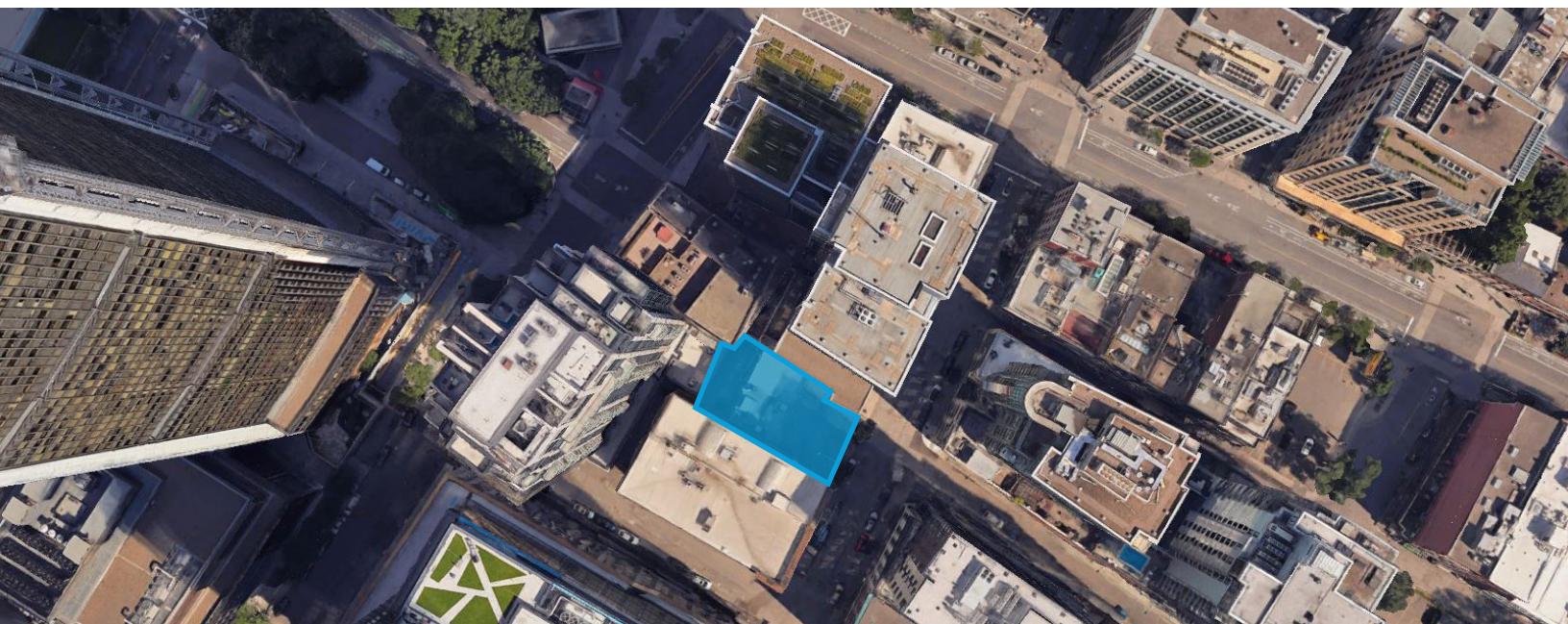
Land area	5,666 SF
Lot number	6657473, 6657474
Buildable Area	67,992 SF

## Municipal Assessment

Land value	\$1,842,400
Building value	\$0
Total value	\$1,842,400
Past value (2018)	\$2,098,300

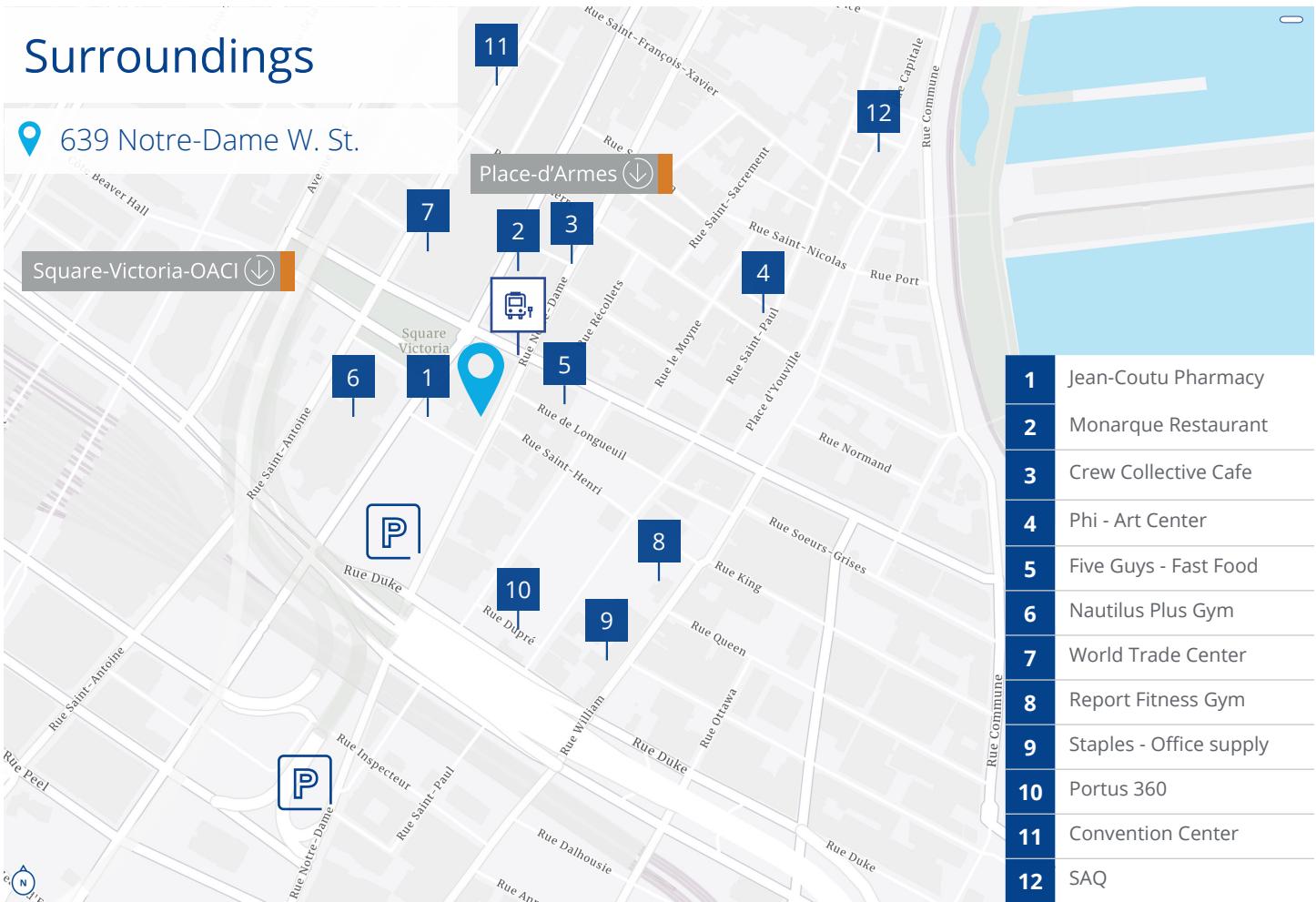
## Taxes

Municipal (2025)	\$38,729.08
School (2022-2023)	\$1,530.80
Total	\$40,259.88



# Surroundings

📍 639 Notre-Dame W. St.



2-min walk to  
Square-Victoria OACI  
Metro Station



Walk Score  
100%



Bus Lines  
35, 61, 75

## Demographics | 1 km Radius



Current  
population  
**22,820**



Average  
persons per  
private HH  
**1.6**



Average  
Household Income  
**\$120,214**



Employment  
Rate  
**95%**



Median Age  
**35**



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For more information about this offering please contact:

**Joe Rullier\***

Executive Vice-President  
Commercial Real Estate Broker  
(438) 985-6724  
[Joe.Rullier@colliers.com](mailto:Joe.Rullier@colliers.com)  
\*Joe Rullier Inc.

Or click and sign one of the following confidentiality agreements:

[\*\*Confidentiality Agreement with collaborating broker\*\*](#)

[\*\*Confidentiality Agreement without collaborating broker\*\*](#)

**639 Notre-Dame West Street, Montréal, QC**

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