

FOR SALE

Development Land in Ville-Marie

639 Notre-Dame West Street, Montreal, QC



Colliers



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

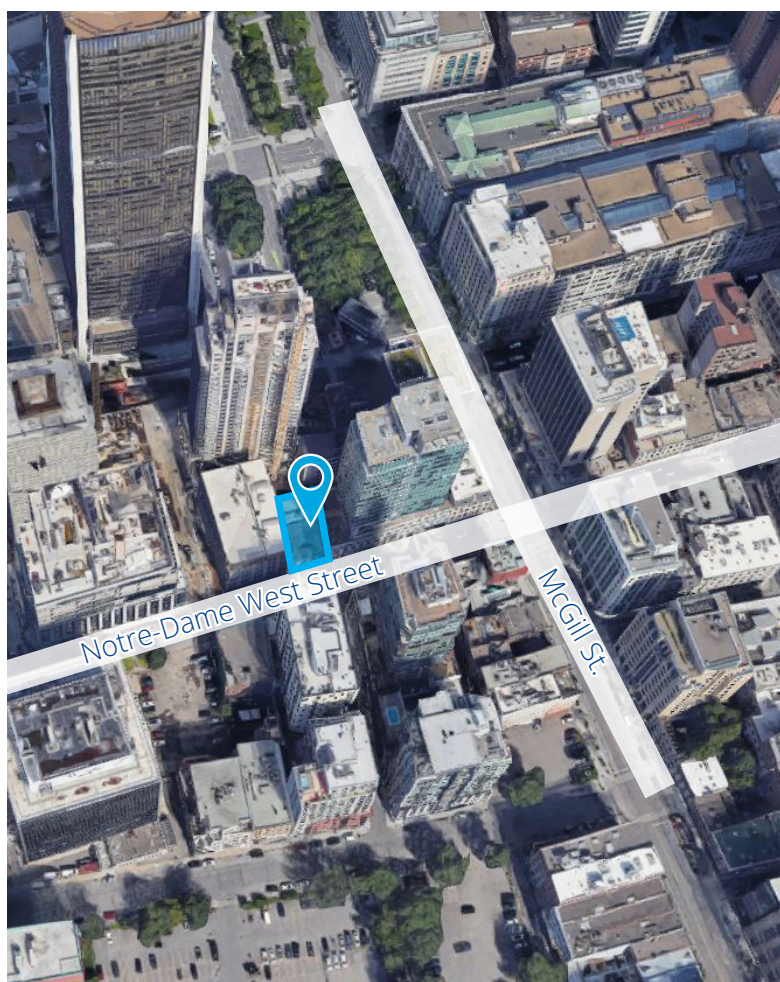
\$10,000,000

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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

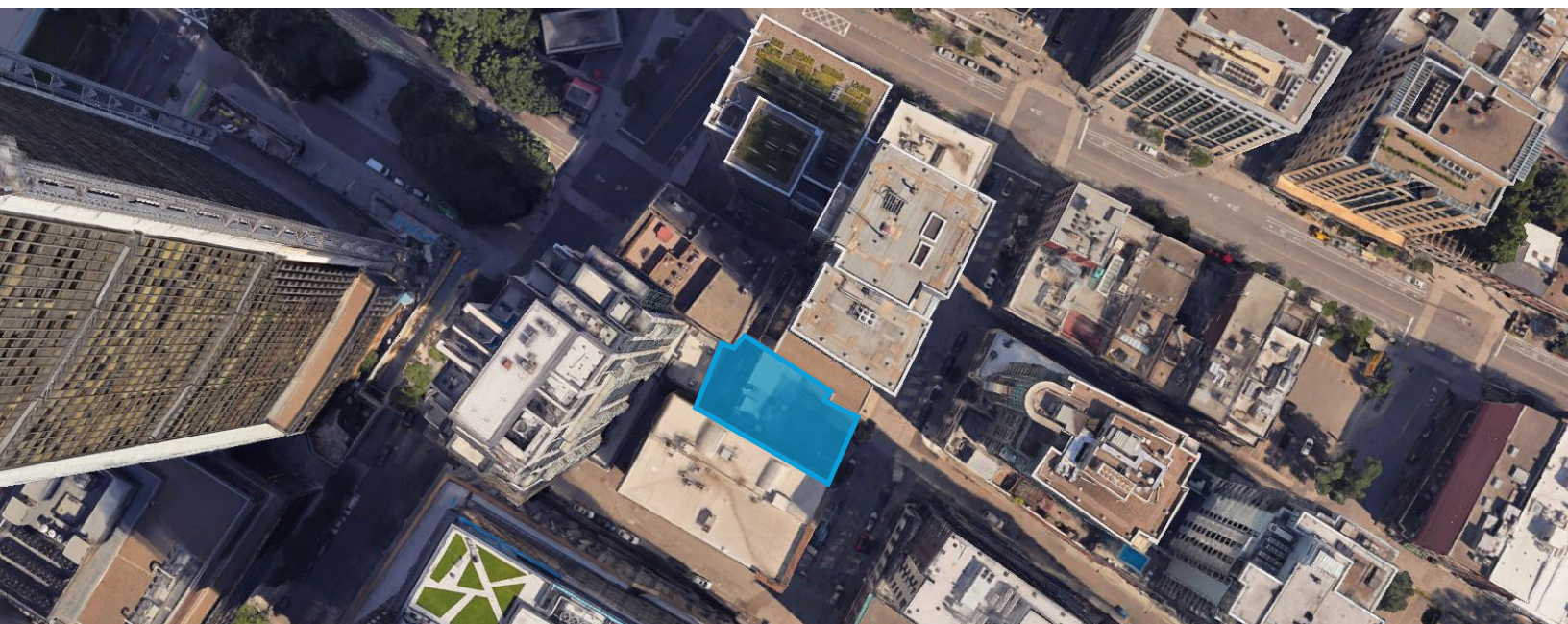
Land area	5,666 SF
Lot number	6657473, 6657474
Buildable Area	67,992 SF

Municipal Assessment

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

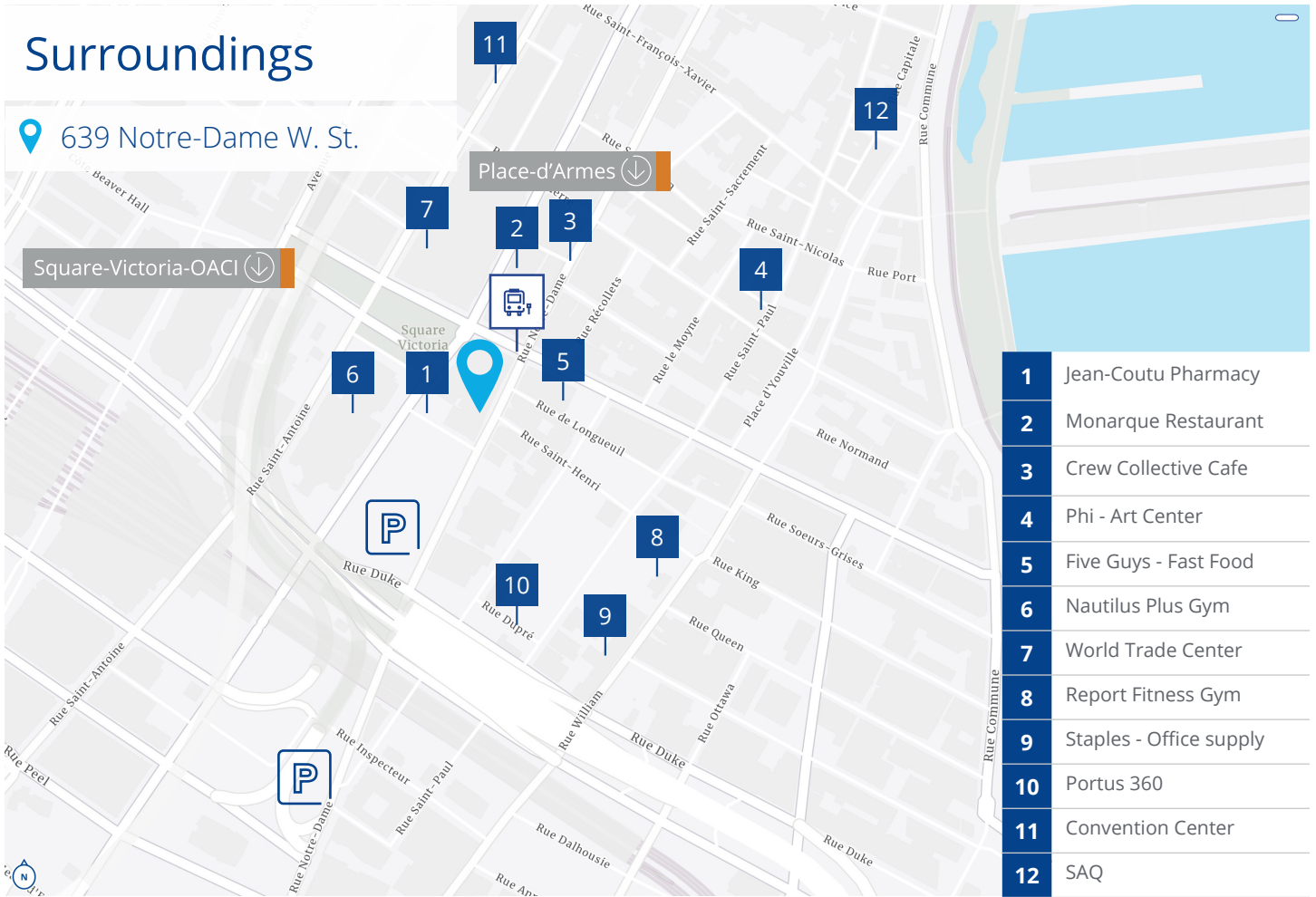
Taxes

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



For more information about this offering please contact:

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Or click and sign one of the following confidentiality agreements:

[Confidentiality Agreement with collaborating broker](#)

[Confidentiality Agreement without collaborating broker](#)

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