



Land for sale

Asking Price: **\$2,400,000**

## Development Opportunity Directly Across to St-Jérôme's University Campus

*Residential rental and commercial potential*

**210-216 Labelle Street, Saint-Jérôme, QC**

The proposed development project at 210–216 Labelle Street represents a high-density, transit-oriented residential opportunity in the heart of downtown Saint-Jérôme. Designed to directly address the growing demand for small-format rental housing, the project offers strong student housing potential driven by the adjacent university campus and surrounding academic institutions.

The site benefits from an exceptional location within a vibrant area that brings together education, culture, and mobility. Bordered by

the banks of the Rivière du Nord, it offers a rare natural setting that enhances both its appeal and long-term development potential.

Surrounded by shops, services, restaurants, and public spaces, this strategic site is set within a dynamic and highly sought-after urban environment. 210–216 Labelle Street represents a rare opportunity to deliver a purpose-built residential development in one of Saint-Jérôme's most attractive and emblematic sectors, combining density, accessibility, and high-quality riverside living.



**Prime University Proximity**  
Resilient Rental Demand



**Strong Small-Format Demand**  
Students & Young Professionals



**University Expansion**  
Sustained Housing Growth



# Key Locations

- 1** Université du Québec en Outaouais  
2 min | 150 m
- 2** Cégep de Saint-Jérôme  
11 min | 750 m
- 3** Saint-Jérôme Train Station  
5 min | 350 m
- 4** Rivière du Nord River  
0 min | 0 m
- 5** Gilles-Vigneault Theatre  
6 min | 450 m
- 6** Festival Plaza  
7 min | 500 m

## The Proposed Project



**Rental Residential – 119 Units**  
Average Area per Unit: 666 SF



**Retail (Ground Floor) – 1 Unit**  
Approximate Area: 3,347SF



**Floors**  
Approved for 8



**Parking**  
41 Underground Parking Spaces



**Buildable Area**  
99,083 SF



**Lot area**  
27,449 SF

**For more information on this offering, please contact:**

**Joe Rullier\***

Executive Vice President  
Commercial Real Estate Broker  
(438) 985-6724  
joe.rullier@colliers.com  
\*Joe Rullier Inc

**Or click and sign one of the following confidentiality agreements:**

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/ or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency.



collierscanada.com

**Colliers International Montreal**  
1 Place Ville Marie  
Suite 2170, Montreal  
QC H3B 2C4  
+1 514 866 1900