



Colliers

For Sale

# Land For Commercial Development in Saint-Jérôme

Boulevard des Laurentides, Saint-Jérôme, QC

## Joe Rullier

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Accelerating success.





# Zoning Regulations

**Zone**  
C-6023

**Permitted Uses**  
Commercial: C-1, C-2, C-3, C-4

**Land Area**  
65,568 SF

**Maximum height**  
4 Stories

**Asking Price**  
**\$1,920,000**

Adjusted Price

# Development Opportunity

This 65,500 SF development opportunity is an ideal site for a commercial business based on population growth and street exposure. Saint-Jérôme is expected to grow 13.2% in the next 10 years, bringing the total population to 86,760. Located on des Laurentides boulevard, and with direct access to Road 117, the site has ample exposure, with a daily traffic count of 26,000 vehicles.

The city has plentiful of financial support programs to help build their commercial node. The zoning can accommodate several commercial uses for retail, gas stations and restauration. Those advantages make it the ideal location for a restaurant.





# Property Profile



## IDENTIFICATION OF THE EVALUATED UNIT

Address	Boulevard des Laurentides
Lot number	2 354 265

## CHARACTERISTICS OF THE EVALUATED UNIT

Area	65,568 SF
Frontage measurement	215 ft

## VALUES OF ASSESSMENT

### Roll of Assessment

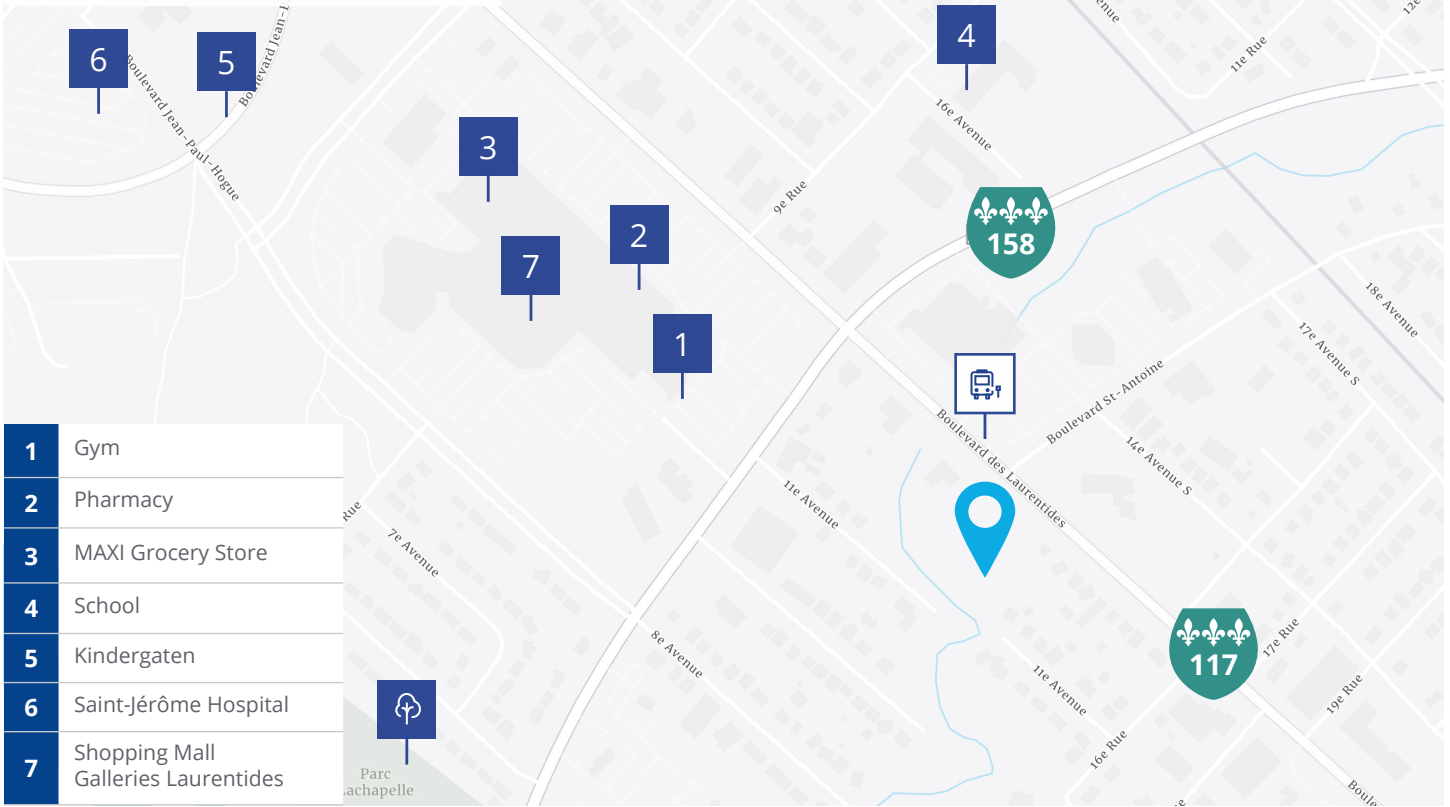
Current value	\$851,000	Past total value (2021)	\$720,300
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### Taxes (2022-2023)

Municipal taxes	\$9,846.07
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# Surroundings

Des Laurentides Blvd



Close to  
Highways  
**117, 158, A15**



30-min drive to  
**Laval  
Downtown**



Bus Line  
**9**

## Demographics | 1 km Radius



Current  
population

**5,308**



Walk  
Score

**73**



Average  
Household Income

**\$72,701**



Employment  
Rate

**91.9 %**



Median  
Age

**53.5**





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