



Bldv Louis-Philippe-Picard

Repentigny, J5Y 0K8 📍

★ For sale



Executive summary

ASKING PRICE

3 250 000 \$

AREA (SQFT)

46 420

BUILDABLE (SQFT)

157 600

UNITS

140

\$ / SQFT

70 \$

\$ / SQFT CONSTRUCTIBLE

20 \$

\$ / UNIT

23 200 \$

PROJECT TYPE

Mixed, Commercial

SITE ADVANTAGES

- Zoning by right allowing the construction of an 11-storey mixed-use multi-residential project.
- New neighborhood development, directly at Exit 106 off Highway 40, offering accessibility and high-density potential.
- The commercial part of the project will benefit from densification and the limited supply of surrounding land, increasing demand and rental prices per sq. ft.
- Close to numerous health services, ideal for a seniors' or retirement residence project.

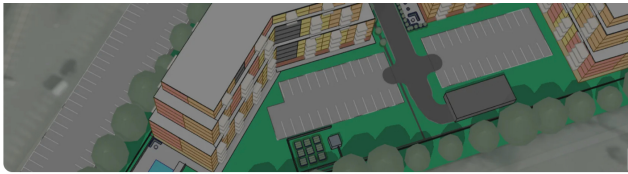
[ACCESS TO DOCUMENTATION →](#)

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Potential project

- 11-storey multi-residential project with ground-floor retail, zoning permit by right, subject to SPAIP.
- Parking ratio required by zoning: 60 spaces plus 1.1 spaces per dwelling beyond the first 50 dwellings.
- Several healthcare facilities nearby. An RPA or 55+ project would suit the area perfectly.
- New, fast-developing neighborhood with the same type of zoning.
- Proposed project: 11-storey mixed-use building, including a partially commercial first floor and two floors of underground parking. The building comprises 140 residential units with an



average floor area of 893 ft². Commercial area of 6,690 ft² and 167 indoor parking spaces.

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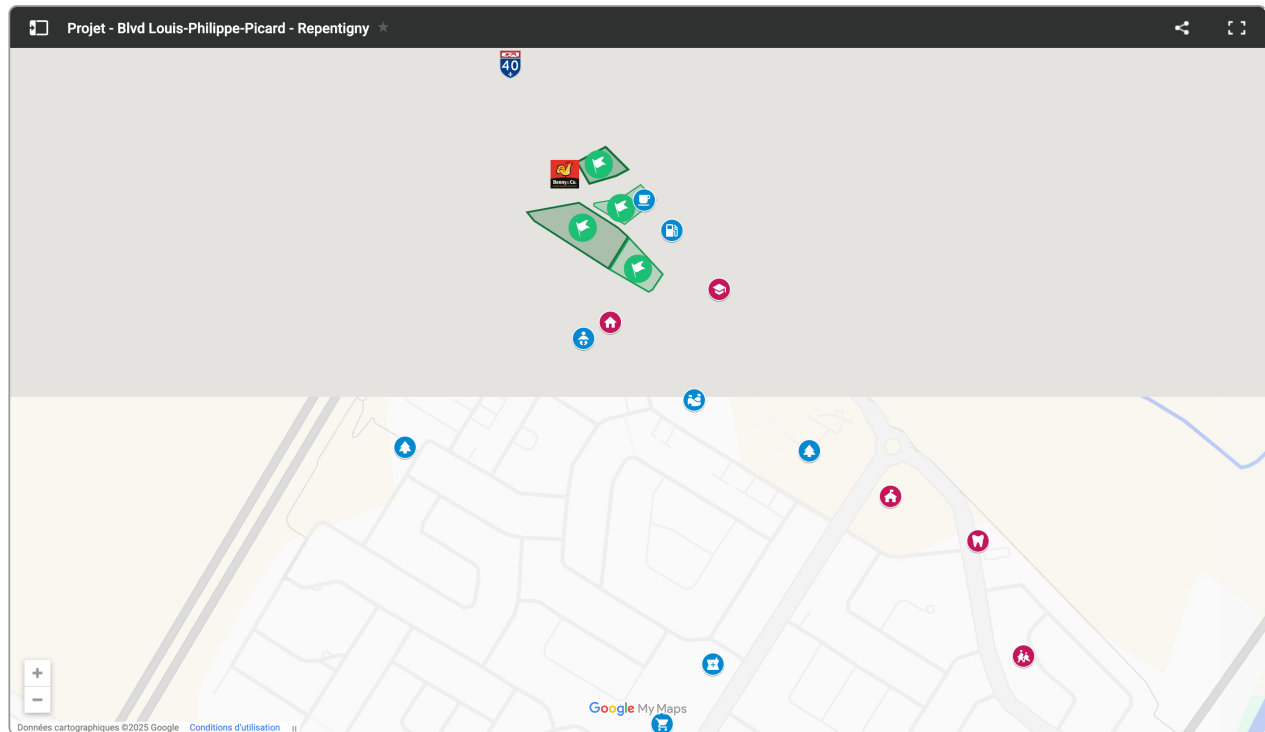
Next steps in the project

(WITHOUT PREJUDICE, IT IS THE BUYER'S RESPONSIBILITY TO CARRY OUT THE APPROPRIATE CHECKS)

- ☐ Submit a zoning-compliant project to the municipality
- ☐ Obtain the municipal council resolution approving the project within the framework of the PIIA
- ☐ Applying for and obtaining building permits

Points of interest

CLOSE TO THE PROPERTY





● ○ ○ ○ ○ ○ ○

Access to the Data Room

Want more information about this listing?

Fill out the form below to receive the full documentation in your mailbox.

Émilie

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SUBMIT

The descriptions, specifications and financial projections displayed on this page and provided in the data room are for information purposes only and should not be relied upon as official. The information comes from external sources as well as our own analyses, for which we cannot guarantee accuracy. It is the buyer's responsibility to validate the information and declare himself/herself satisfied or dissatisfied with it during due diligence following acceptance of a promise to purchase.

To move forward

STEPS

- ☐ Access the virtual data room and read the documentation
- ☐ Contact the broker(s) if you have any questions
- ☐ Submit an offer to purchase

BROKER



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➤ Terms and conditions

Looking for land?

Geographical areas - surface areas - types of development



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