



Colliers

For Sale

# Vacant Land Ready for Multi-Residential **Development in Laval**

Chomedey Boulevard, Laval, QC

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Accelerating success.





# Zoning Regulations

## Zoning

T6.2-3083

## Permitted Uses

Residential: H1, H2, H3

## Land Area

470,169 SF

## Maximum height

8 Stories

## FAR

4

## Land Coverage

Min: 25% Max: 85%

## Total Buildable

1,880,674 SF

## Asking Price

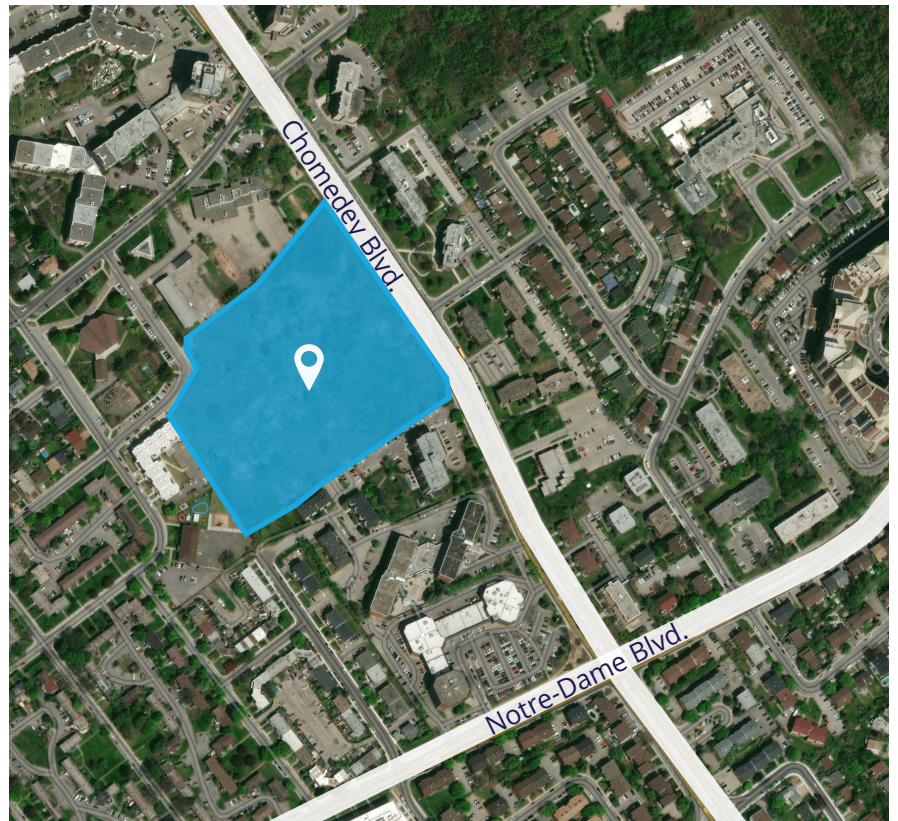
\$55,000,000

# Development Opportunity

This 470,169 SF land on Chomedey Boulevard presents an exceptional opportunity for a multi-residential development, whether for rental, condo, or a mix of both.

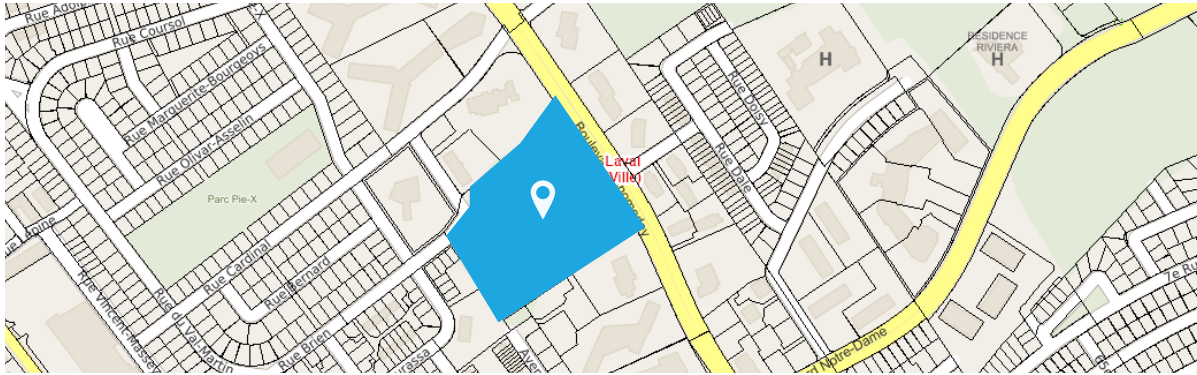
Strategically located with excellent connectivity to major highways and transit, the site offers easy access to Montreal and a range of amenities, including retail, schools, and parks.

With Laval's growing population, diverse housing demand, and zoning that supports higher-density projects, this property is perfectly positioned for a successful development. Whether designed for families, professionals, or renters, this project benefits from Laval's strong economy and rising property values, ensuring both community impact and long-term profitability.





# Property Profile



## IDENTIFICATION OF THE EVALUATED UNIT

Address	Chomedey Boulevard
Lot number	1 637 927

## CHARACTERISTICS OF THE EVALUATED LAND

Area	470,169 SF
Frontage measurement	713 ft

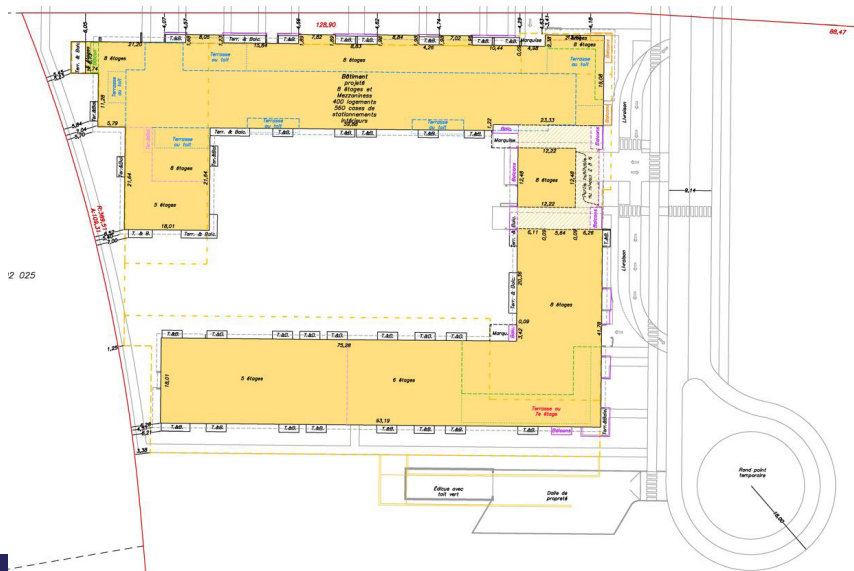
## MUNICIPAL EVALUATION 2022-2024

### Roll of Assessment

Current value	\$12,506,500	Past total value (2021)	\$11,989,300
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### Taxes (2022-2023)

School taxes	\$11,423
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Phase 1

560 units

\*Shovel-ready  
& Permitted\*



# Project Overview

## E - 8 Floors

Implantation: 25,262.9 SF  
Gross Built: 202,103.18 SF  
Net Rentable: 171,792.01 SF

## A - 8 Floors

Implantation: 22,636.5 SF  
Gross Built: 167,787.84 SF  
Net Rentable: 142,621.81 SF

## D - 8 Floors

Implantation: 25,262.9 SF  
Gross Built: 202,103.18 SF  
Net Rentable: 171,792.01 SF

## F - 4 Floors

Implantation: 17,469.8 SF  
Gross Built: 69,556.39 SF  
Net Rentable: 59,395.26 SF

## G - 4 Floors

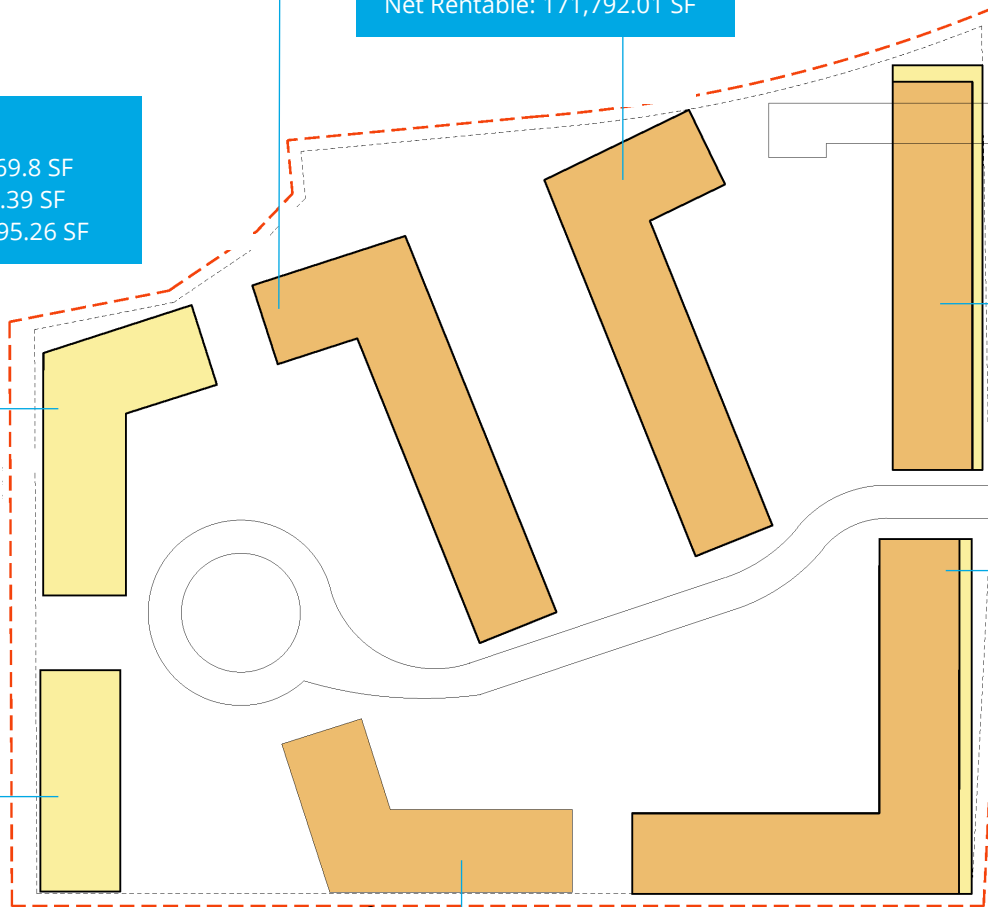
Implantation: 11,043.77 SF  
Gross Built: 44,175.09 SF  
Net Rentable: 37,544.5 SF

## C - 12 Floors

Implantation: 17,469.8 SF  
Gross Built: 209,637.9 SF  
Net Rentable: 16,888 SF

## B - 8 Floors

Implantation: 32,819.16 SF  
Gross Built: 260,400.52 SF  
Net Rentable: 221,340.4 SF

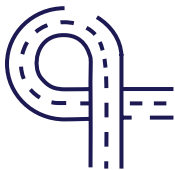
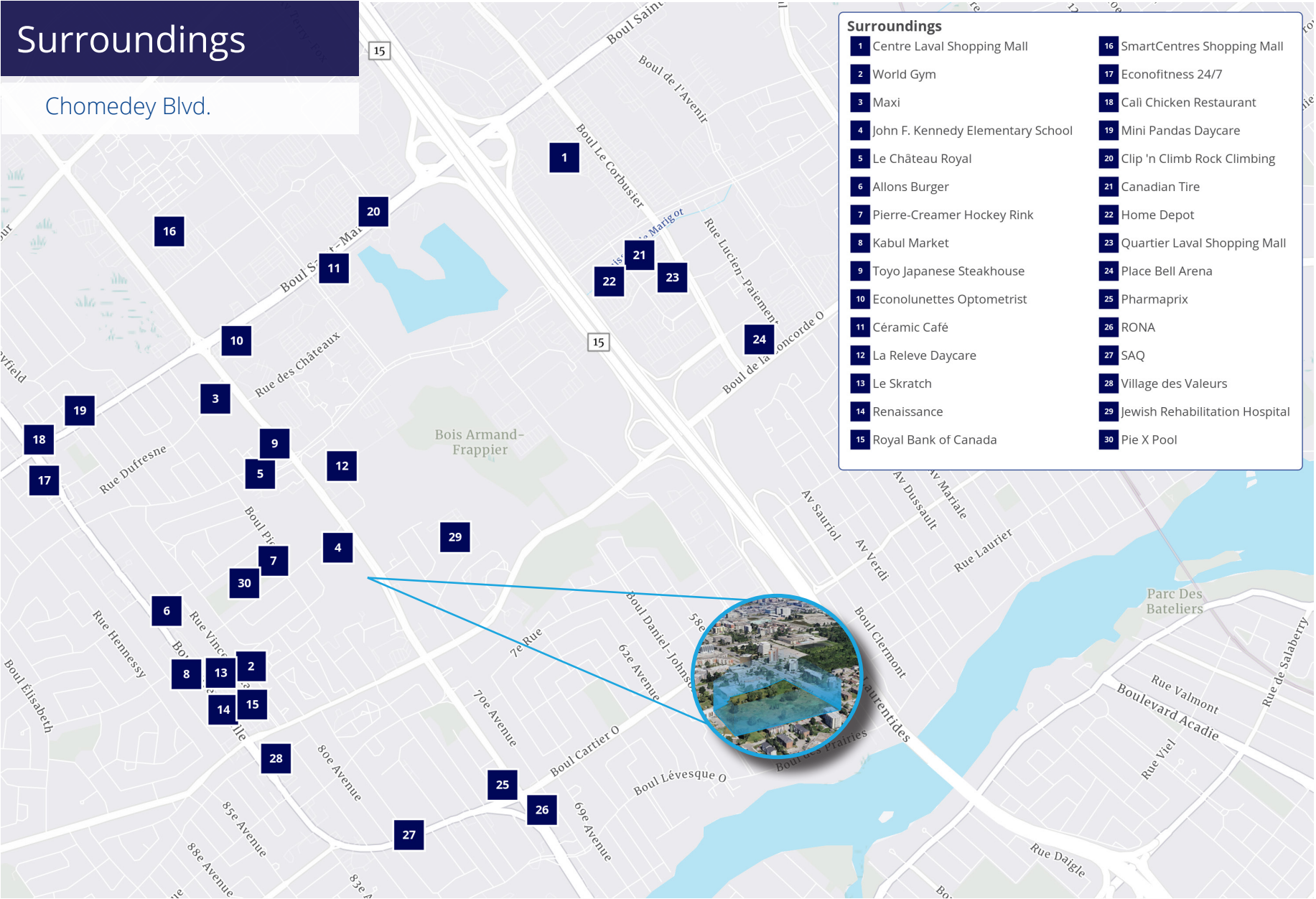


Chomedey Blvd.



# Surroundings

Chomedey Blvd.



Close to  
Highways  
**15, 117, 440**



10-min drive to  
**Downtown  
Laval**



Bus Lines  
**55, 66, 902, 26,  
36, 46, 60**

## Demographics | 2 km Radius



Total  
Population

**47,346**



Walk  
Score

**73**



Average  
Household Income

**\$85,832**



Employment  
Rate

**87.6 %**



Median  
Age

**43.4**



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