



**For Sale | Prime Redevelopment Opportunity**

**1223 boul. Périgny**  
**Chambly, QC**



# Property Overview

Address	1223 boul. Périgny, Chambly (QC)
Property type	Commercial
Lot Number	2 347 055 Cadastre of Quebec
Land area	±27,541 SF
Building area	±6,784 SF
Year built	1980
Floors	1
Zone	C-003
Permitted uses	Residential, commercial, Public
Maximum height	7 floors
Highest and best use	Land Redevelopment
Asking Price	Contact us





# Investment Highlights:



A prime redevelopment opportunity for a mixed-use residential and commercial project in downtown Chambly.



Located in downtown Chambly, adjacent to Place Chambly strip mall with easy access to amenities and transportation.



Adjacent property recently redeveloped into a 108-unit senior housing residence, with other mixed-use projects in the vicinity.



Zoning in-place allows for a mixed-use development of 7 floors.



The Quebec real estate market remains strong, with favorable conditions for mixed-use redevelopment despite recent economic uncertainties.





# Location Overview

The subject property boasts a strategic location adjacent to Place Chambly Shopping Mall, offering convenient access to all essential services. Furthermore, it is situated in close proximity to a newly constructed senior housing residence comprising 108 units.



The Chambly Basin, connected to the Chambly Canal and near Fort Chambly National Historic Site, is a key area for recreational tourism, particularly in the summer, with activities like boating, cycling, and hiking

Les Résidences des Bâisseurs  
108 units

Boulevard de Périgny

Place Chambly

metro A.R.O.S.S.Y.  
SAQ



# About Chambly

Chambly, a Montreal suburb, is renowned for its historic Fort Chambly and proximity to the Lawrence River, making it an attractive residential area. Périgny Boulevard (Route 112), the main thoroughfare bordering downtown Chambly, is slated for transformation into a vibrant, mixed-use urban corridor under the Programme Particulier d'Urbanisme (PPU). This initiative aims to create an appealing gateway to downtown while promoting intensification and redevelopment of adjacent properties.

32,916  
Population

40  
Median Age

72% / 28%  
Owners / Renters

\$138,493  
Avg Household Income

Demographic Source: Esri, 2024



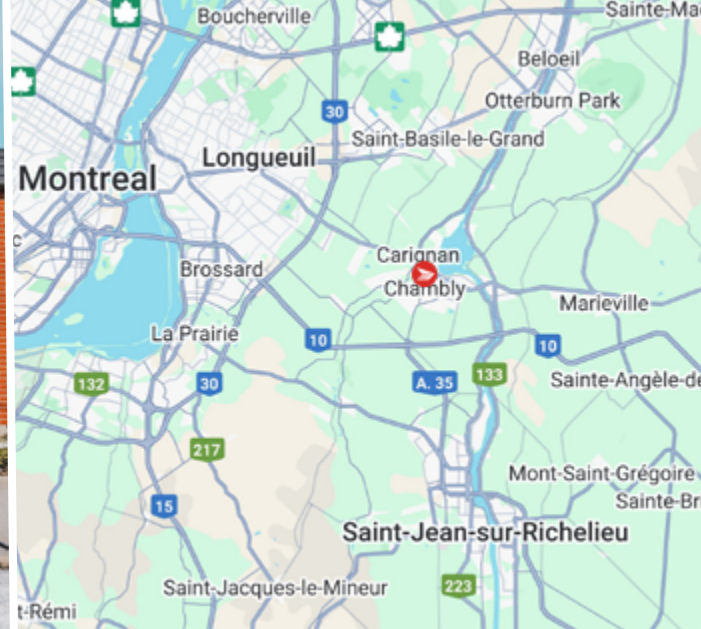
Pôle  
culturel  
de Chambly

maxi

SAQ

Boulevard de Périgny





# Contact us

## Sales Team

Jacob Hayon, CPA\*  
Executive Vice President  
jacob.hayon@jll.com  
+1 514 572 2420

Bruno Bami\*\*  
Senior Vice President  
bruno.bami@jll.com  
+1 514 619 1884

Sophie Nguyen\*\*\*  
Operations Manager  
sophie.nguyen1@jll.com  
+1 514 603 2768

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\*Commercial Real Estate Broker acting with the business corporation Jacob Hayon Real Estate Inc.

\*\* Real Estate Broker acting with the business corporation Bruno Bami Inc.

\*\*\* Commercial Real Estate Broker

