



# For Sale

Approved Multifamily Development Project  
Land of 6,500 sq. ft.

750 Ouimet Street  
Saint-Laurent, Montreal





## The Opportunity

Located in the sought-after borough of Saint-Laurent in Montreal, this 6,500 sq.ft. vacant lot represents an exceptional investment opportunity for residential development. This lot benefits from excellent access to transportation networks including two metro stations at walking distance.

The property has recently obtained PPCMOI approval for a 3-storey multifamily building that can easily accommodate 6 to 10 units. The existing architectural plans include 8 units spanning a mix of 1, 2, and 3-bedroom apartments with private balconies, rooftop terraces on the 3rd floor, green roof elements, and a 35% allocation for green space. The project currently provides for 6 underground parking spaces, although there are no minimum parking requirements and these can be replaced by liveable spaces if desired.

This property represents an attractive investment opportunity in a growing residential area with strong rental demand, offering developers a turnkey project in a dynamic Montreal neighborhood.

# 6,500

Land size (sq. ft.)

# 3 floors

Buildable

# 6-10

Units Buildable



# Investment Highlights



## Prime Location

- Located in the desirable Saint-Laurent borough of Montreal
- A short 5-minute walk to Du Collège and Côte-Vertu metro stations
- Close proximity to shops and services, with Galeries Norgate being just a 5-minute drive away and the new Royalmount mall being 10 minutes away
- Situated within the GMA's transportation hub, with direct access to major city thoroughfares such as boulevards Cote-Vertu Ouest and Marcel-Laurin and highway connectivity to both the Trans-Canada and Autoroute 15



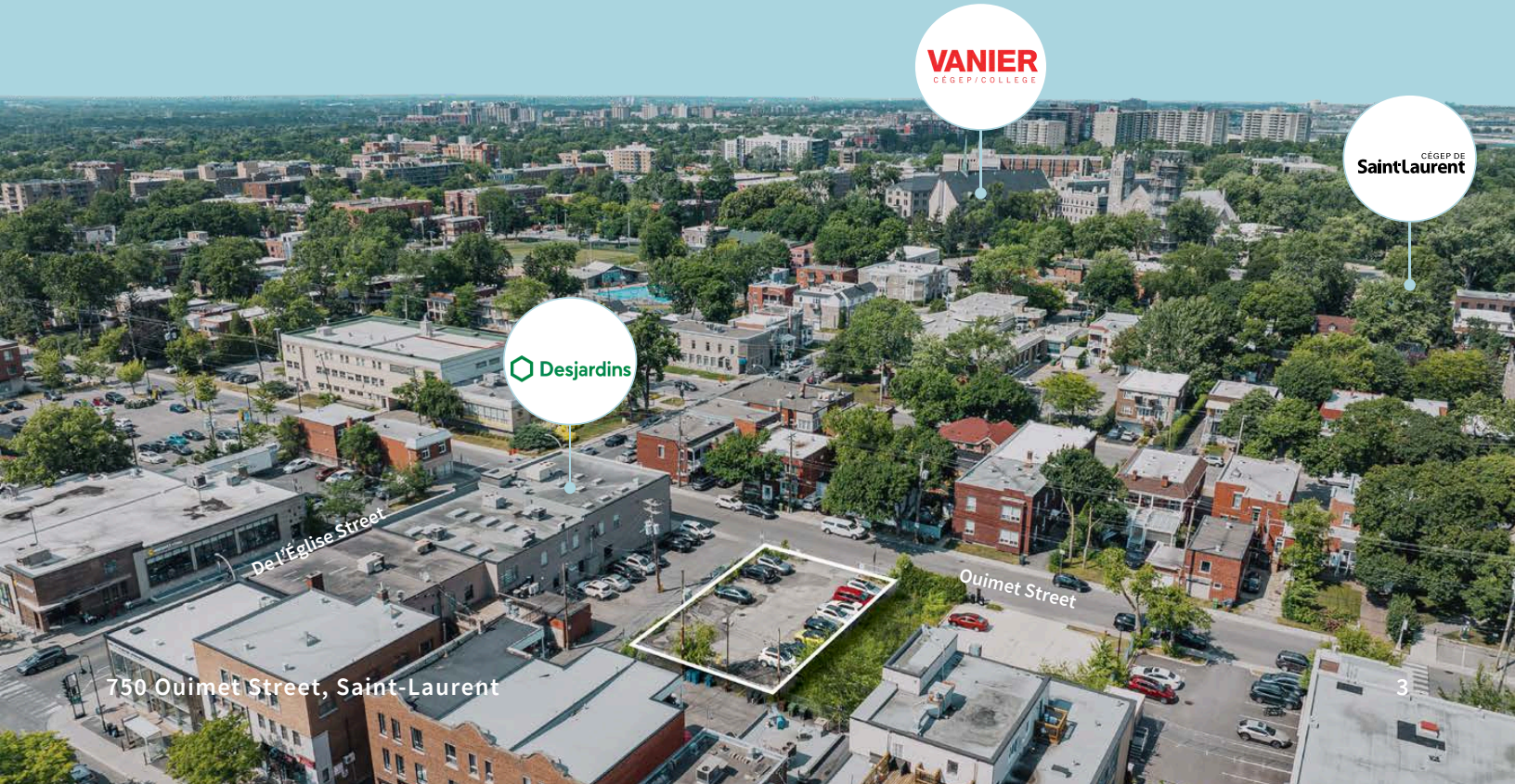
## Development Potential

- Vacant 6,500 SF lot already zoned for multifamily development
- PPCMOI-approved for a 3-storey residential building
- Development plan approvals in place and architectural drawings ready for permit application



## Project Features

- 3 Storeys
- Mix of 1, 2, and 3-bedroom units with a potential of 10 total suites
- No minimum parking requirements: 6 underground parking stalls or additional living space
- Private balconies, green roof elements and rooftop terrace
- 35% green space allocation requirement



**VANIER**  
CÉGEP/COLLEGE

 **Desjardins**

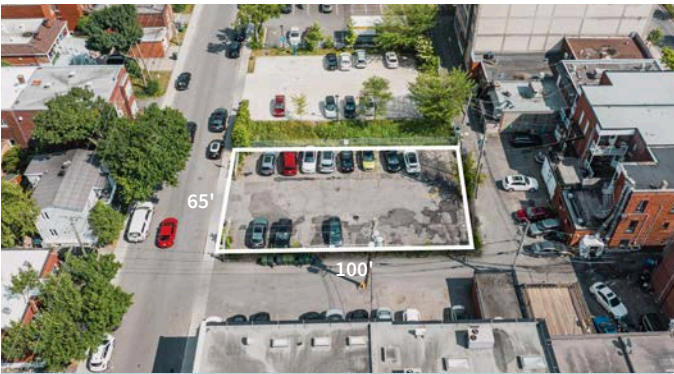
**CÉGEP DE**  
**Saint-Laurent**

750 Ouimet Street, Saint-Laurent

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# 750 Ouimet Street

Land Characteristics	
City	Saint-Laurent, Montréal
Land Size (sq. ft.)	6,501
Lot Number	2 190 496
Zoning	Mixed/Commercial
Municipal Evaluation	
Land	\$250,000
Building	\$4,700
Total	\$254,800
Municipal Taxes	
School (2024-2025)	\$198
Municipal (2025)	\$6,473
Total	\$6,670



## Project Characteristics

# Approved

Residential Use

# 3 floors

Buildable

# 6-10

Units Buildable

# 6

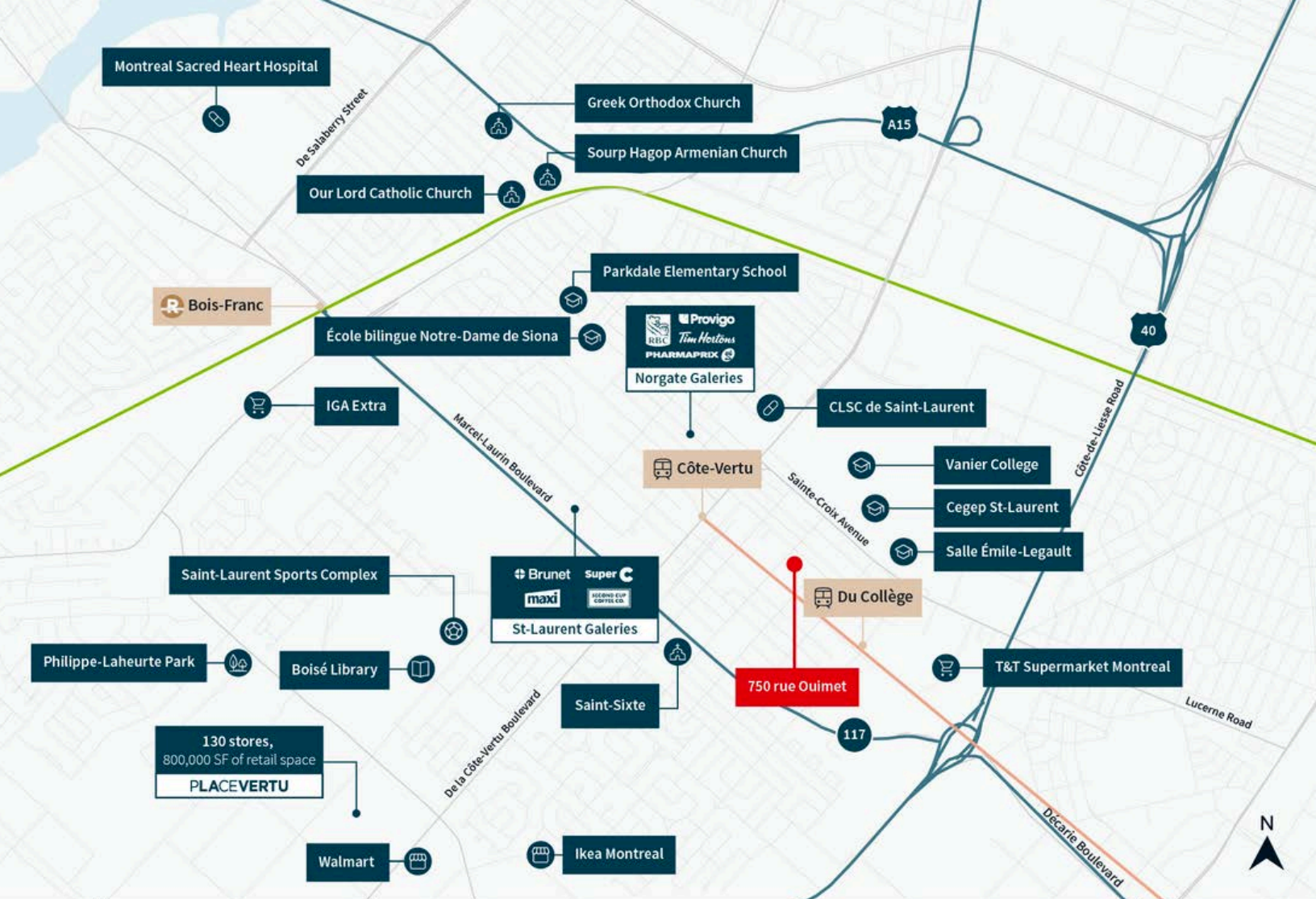
Underground Parking Spaces\*

# 35%

Green Space

\*There are no minimum parking requirements, and these can be replaced by liveable spaces if desired





Strategically positioned in Saint-Laurent, this 6,500 sq.ft. corner lot offers exceptional connectivity and charm. The property provides premium transit access with both Du Collège and Côte-Vertu metro stations just 5 minutes away on foot, along with direct connections to major thoroughfares and highways. Retail amenities include Galeries Norgate (5-minute drive) and Royalmount mall (10 minutes away). Recently secured PPCMOI approval for a 3-storey, 6-10 unit residential building enhances investment potential. With ready architectural plans featuring diverse units, outdoor spaces, underground parking, and green elements, this represents a turnkey opportunity in a dynamic Montreal neighborhood with strong rental demand.

# 93

Walk Score

# 84

Transit Score

# 80

Bike Score

# Get in touch

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