



6332 Sherbrooke West Street, Montréal

For Sale

Redevelopment opportunity

Located in the Notre-Dame-de-Grâce borough, this land of ±17,346 SF on the corner of high-traffic streets Sherbrooke Street West and Grand Boulevard. The property is located within a one-minute walk from the nearest bus station and benefits from many services and parks nearby. This strategic location is ideal for a residential redevelopment opportunity.

Sale Price
\$8,500,000

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Sector's Demographics



Population:
24,983



Population Density:
12,022 res./km²



Median Household income:
\$57,401



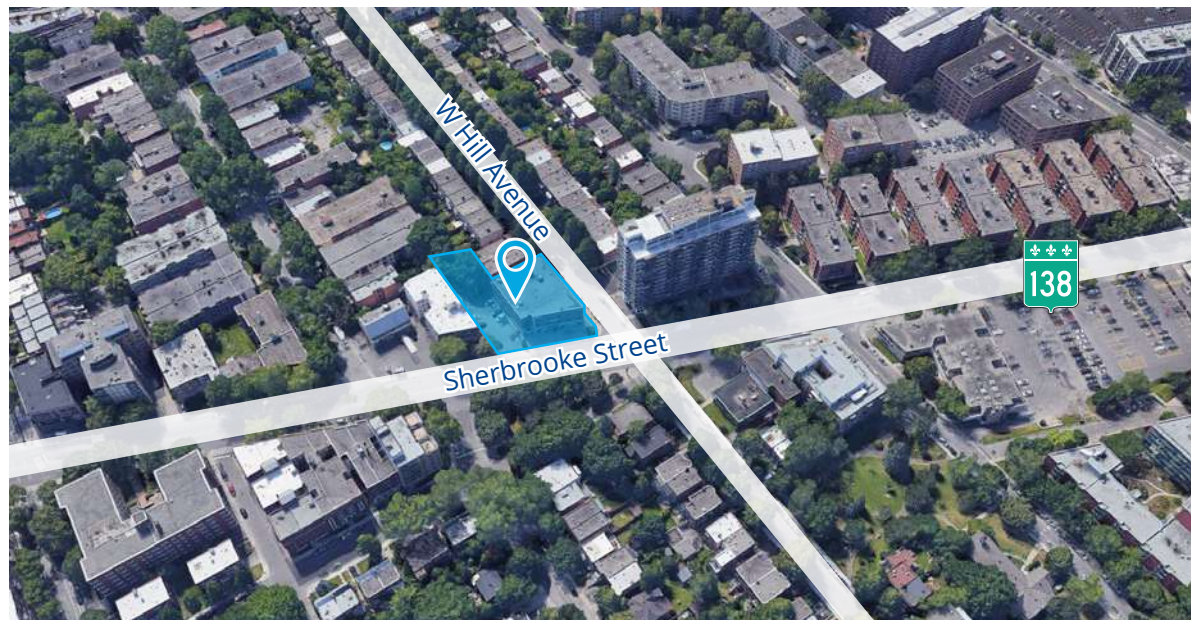
Median Age:
40 years old



Education:
22%
University degree or above

Property Overview

Address	6332-6336 Sherbrooke West Street
Borough	Notre-Dame-de-Grâce
Lot numbers	2 603 407, 3 324 435
Buildable area	±21,872 SF
Site area	±17,346 SF
Site coverage	100%
Permitted height	3 or 4 storeys above ground
Proposed zoning	Residential, Retail



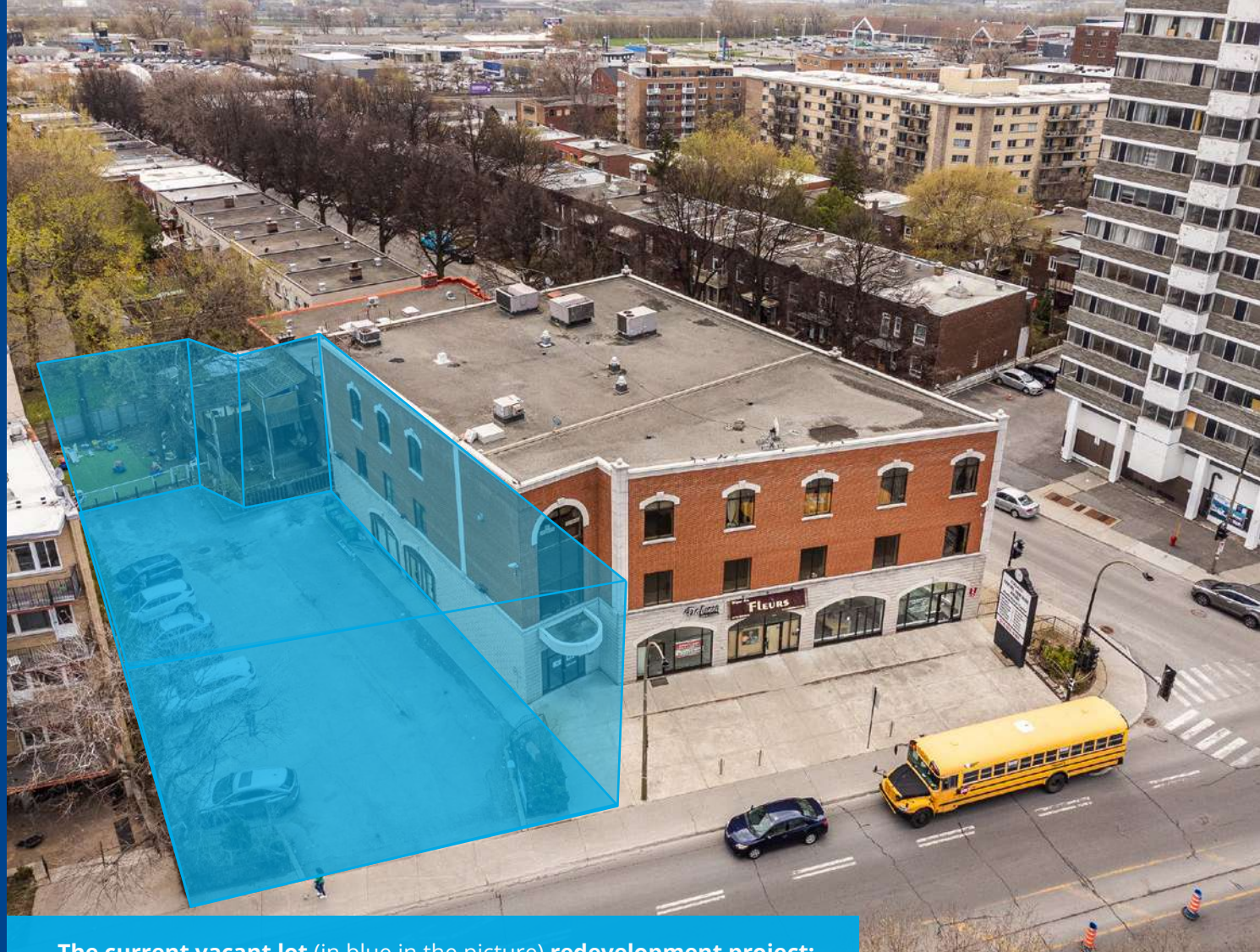


Opportunity Overview

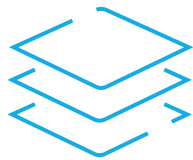
The property consists of two lots, one of which is vacant land and the other one a building, both subject to an expansion and redevelopment project.

This project has received approval from the City of Montreal and a paid permit is available to the purchaser.

The two lots are at the center of a multi-residential and commercial redevelopment project, a project perfectly suited for the potential and location of 6332 Sherbrooke Street



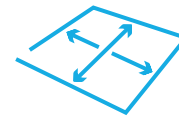
The current vacant lot (in blue in the picture) redevelopment project:



3 Floors




Ground Floor
Parking




Lot Area
5,839 SF





Multi-Residential
& Commercial

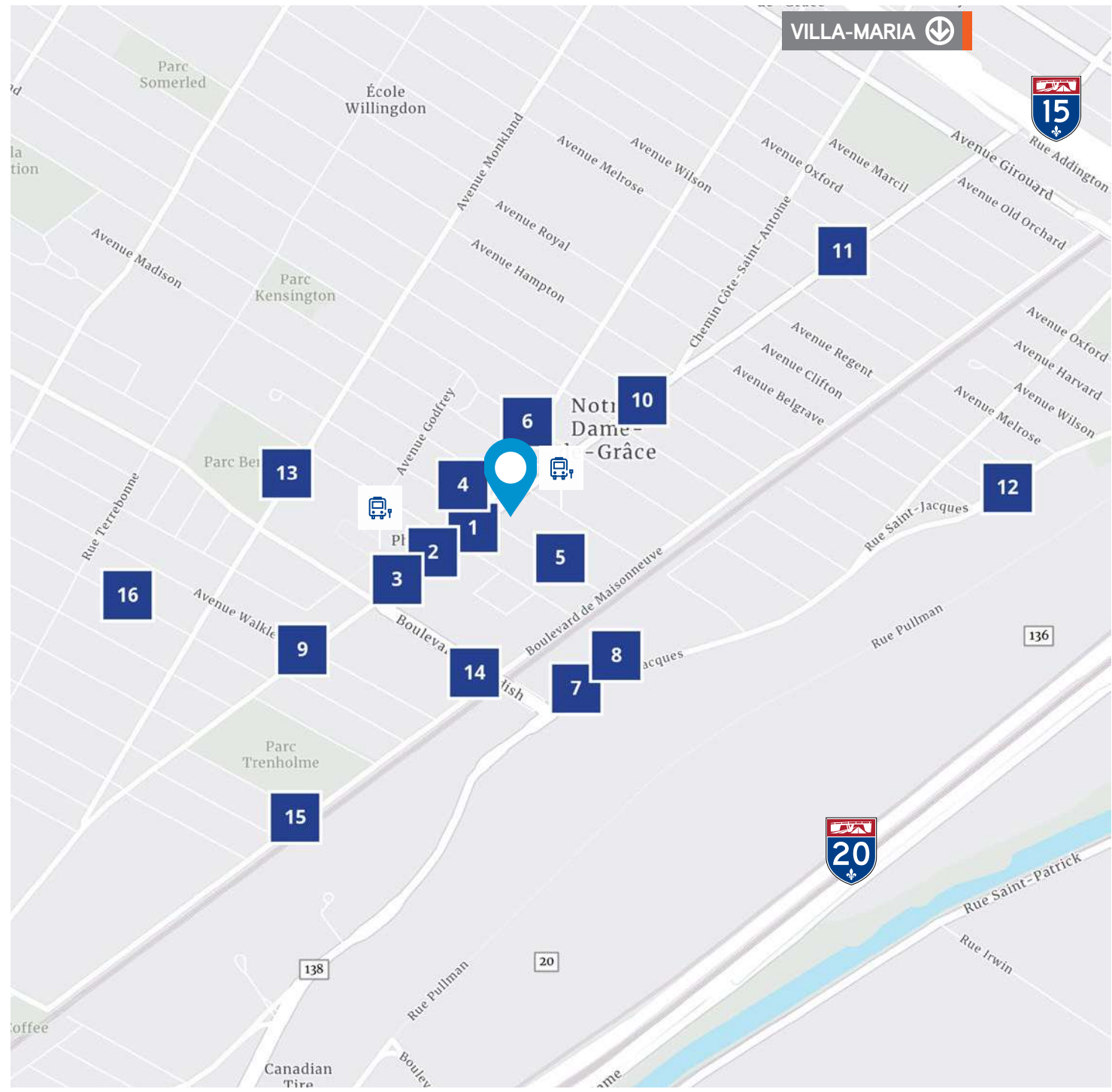
 6332 Sherbrooke West

- | | |
|----|-------------------|
| 1 | Pizza Pizza |
| 2 | Pharmaprix |
| 3 | Provigo |
| 4 | Amir |
| 5 | Kindergarten |
| 6 | Kindergarten |
| 7 | Tim Hortons |
| 8 | Quille G Plus |
| 9 | Energie Cardio |
| 10 | SAQ Express |
| 11 | Dollarama |
| 12 | RONA |
| 13 | Sport Center |
| 14 | Elementary School |
| 15 | High School |

 **Walk Score**
90

 **Proximity**
Highway 15 and 20

 **Bus lines**
105, 356, 138, 420





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