



Colliers

For Sale

Land For Commercial Development in Saint-Jérôme

Boulevard des Laurentides, Saint-Jérôme, QC

Joe Rullier

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Accelerating success.



Zoning Regulations

Zone

C-6023

Permitted Uses

Commercial: C-1, C-2, C-3, C-4

Land Area

65,568 SF

Maximum height

4 Stories

Asking Price

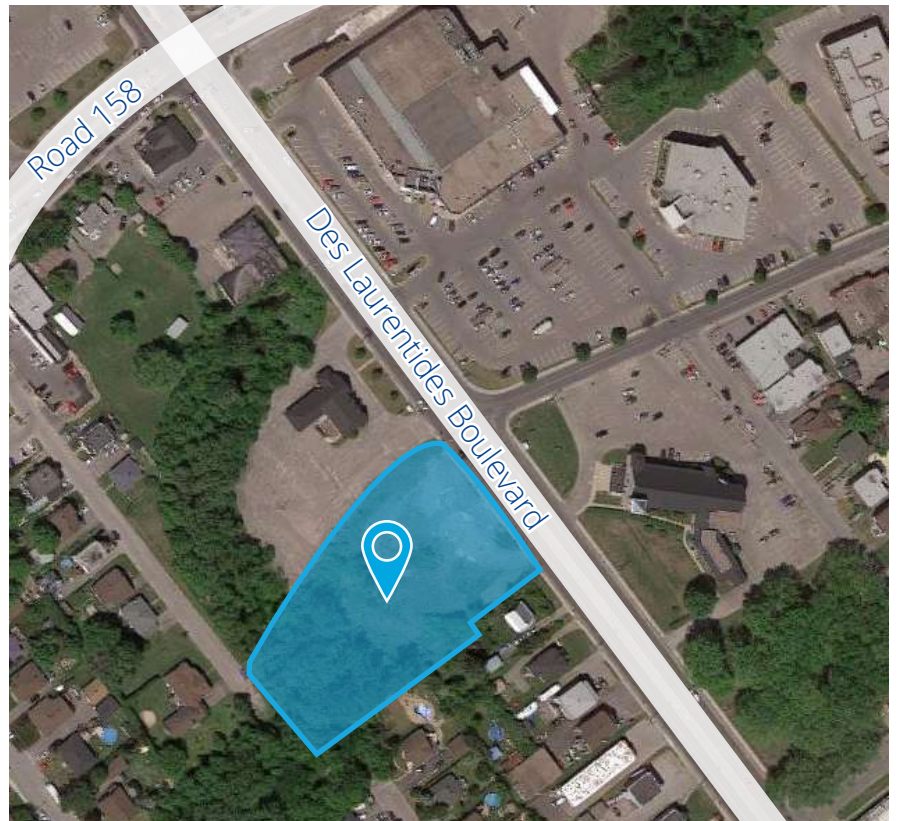
\$1,920,000

Adjusted Price

Development Opportunity

This 65,500 SF development opportunity is an ideal site for a commercial business based on population growth and street exposure. Saint-Jérôme is expected to grow 13.2% in the next 10 years, bringing the total population to 86,760. Located on des Laurentides boulevard, and with direct access to Road 117, the site has ample exposure, with a daily traffic count of 26,000 vehicles.

The city has plentiful of financial support programs to help build their commercial node. The zoning can accommodate several commercial uses for retail, gas stations and restauration. Those advantages make it the ideal location for a restaurant.





Property Profile



IDENTIFICATION OF THE EVALUATED UNIT

Address	Boulevard des Laurentides
Lot number	2 354 265

CHARACTERISTICS OF THE EVALUATED UNIT

Area	65,568 SF
Frontage measurement	215 ft

VALUES OF ASSESSMENT

Roll of Assessment

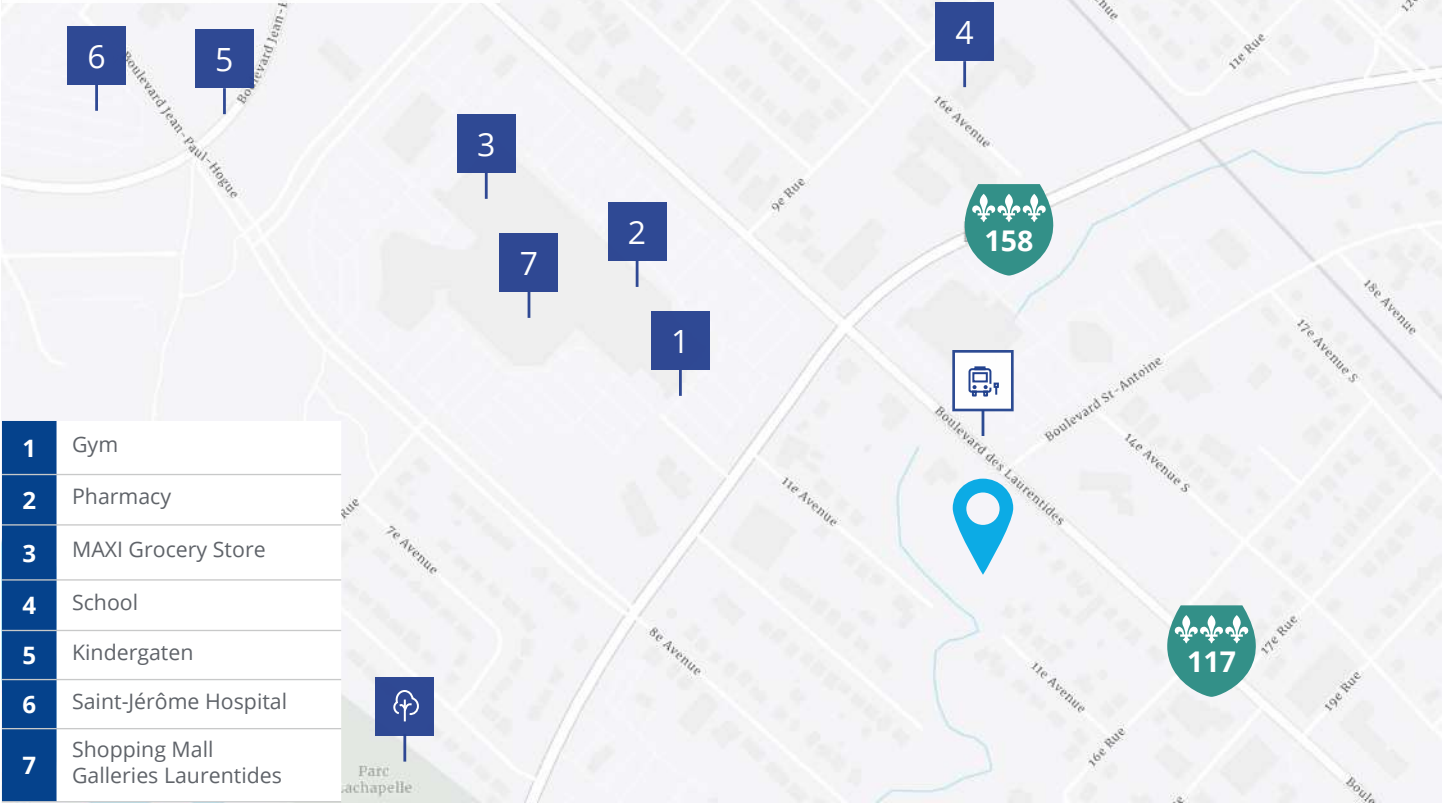
Current value	\$851,000	Past total value (2021)	\$720,300
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Taxes (2022-2023)

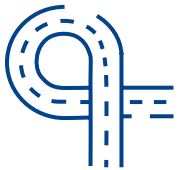
Municipal taxes	\$9,846.07
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Surroundings

Des Laurentides Blvd



- 1 Gym
- 2 Pharmacy
- 3 MAXI Grocery Store
- 4 School
- 5 Kindergaten
- 6 Saint-Jérôme Hospital
- 7 Shopping Mall Galleries Laurentides



Close to Highways
117, 158, A15



30-min drive to
Laval Downtown



Bus Line
9

Demographics | 1 km Radius



Current population

5,308



Walk Score

73



Average Household Income

\$72,701



Employment Rate

91.9 %



Median Age

53.5



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