

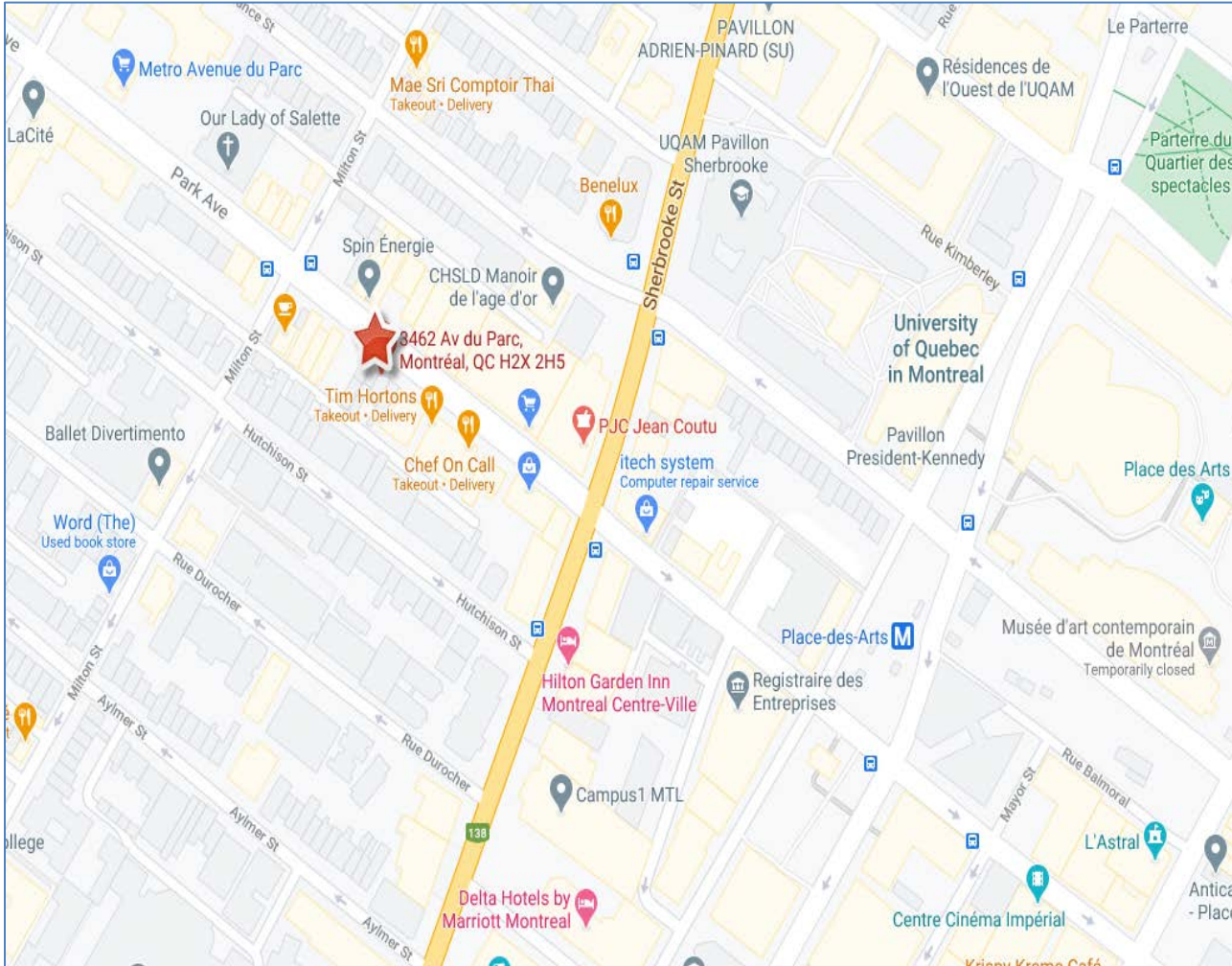
# DEVELOPMENT PROJECT FOR SALE



*Development Project for Sale*

**3462 AVENUE DU PARC  
MONTREAL, QUÉBEC**

## DEVELOPMENT FOR SALE



### AVAILABILITY



Immediate

### FEATURES



Development opportunity in the heart of the McGill ghetto with plans & permits in place



Lot size of 207.7 square meters with over \$175,000 in potential annual gross revenue

- 6 Residential units
- 1 Commercial unit
- 2 Penthouse units w/rooftop terraces

Prime location with a daily traffic count of over 11,630 vehicles

### TERMS & CONDITIONS



Asking price: \$1,099,000.00

# DEMOGRAPHICS



## The *NEIGHBOURHOOD*

### FEATURES



Ideally located, a few minutes away from downtown Montreal. Huge daytime population. Close to McGill University, UQAM.



Plans & permits available. Steps from public transit & the Place des Arts metro station



Close proximity grocery stores and businesses such as Provigo, Jean Coutu, Metro, Pullman, Tim Hortons, Basha, Freshii, etc.

## DEMOGRAPHICS

### STATISTICS *(Within a 3 km radius)*



Daytime population of 467,739



Average household income: 1.0 km = \$70,675

2.0 km = \$84,972

33.8% at \$80,000+



Education (25 - 44 years): College = 12.7%

University = 56.5%

## MARKET POTENTIAL



Food — \$720M



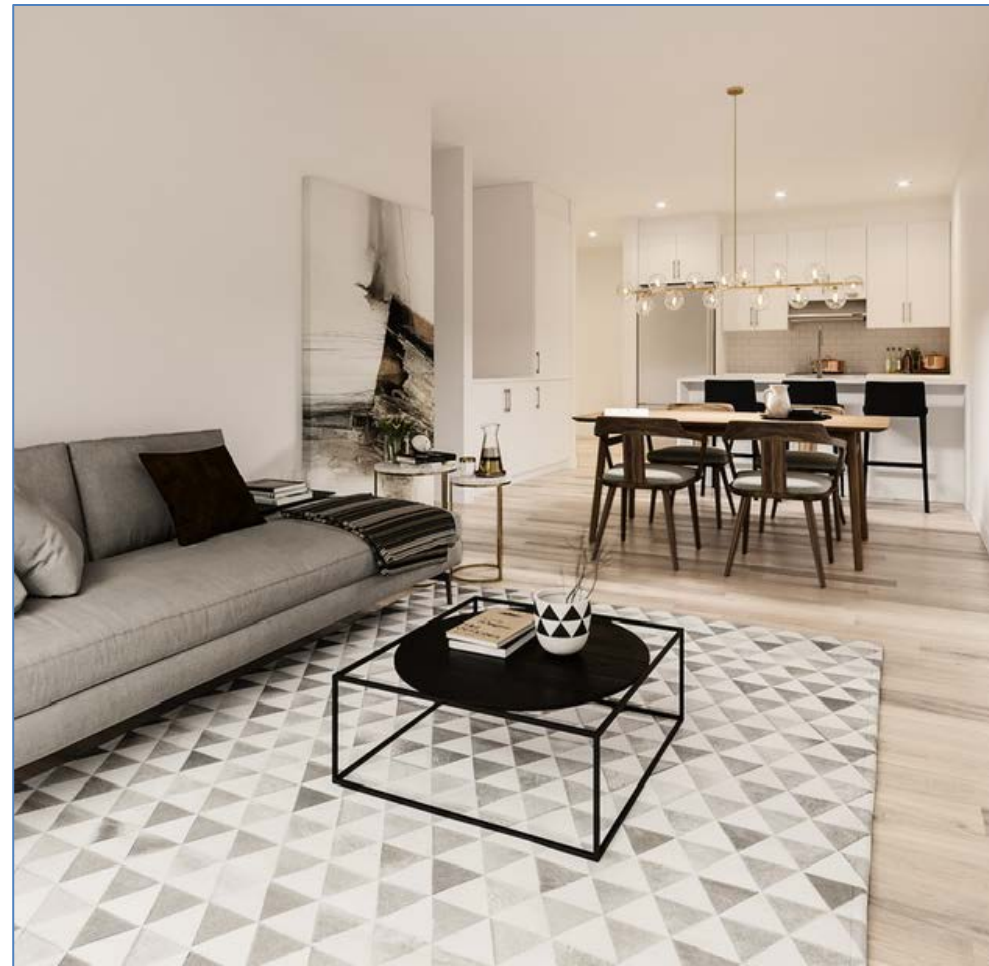
Clothing — \$223M



Healthcare — \$268M



Recreation — \$218M



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