



9823 SAINT-LAURENT

Land with permit for multiresidential construction.

FOR SALE

Marc-André Knot, CPA

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Real Estate Agency

THE OFFERING

9823 SAINT-LAURENT

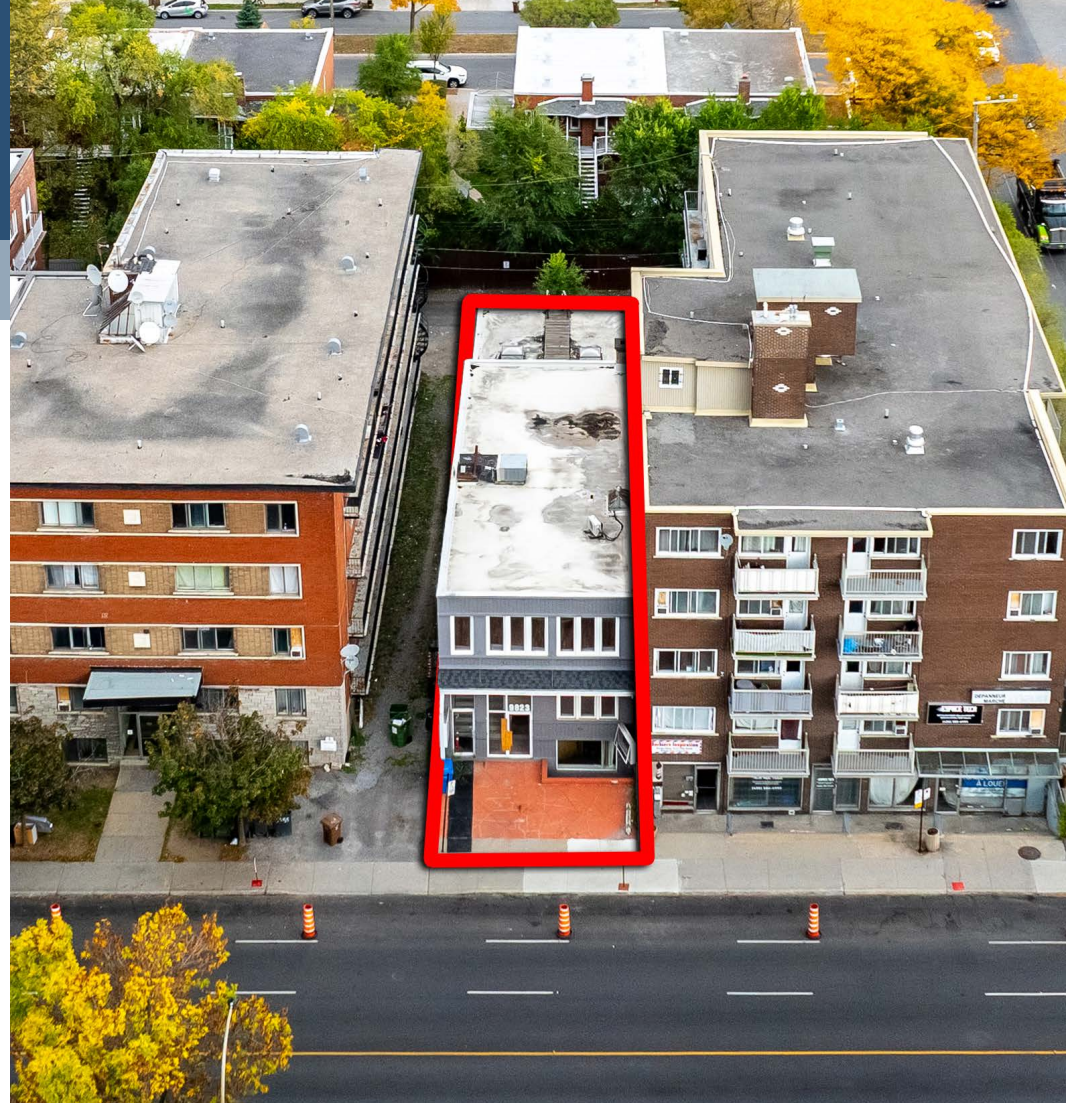
Immeubles Gloria Commercial Inc. (the “Agency”) is pleased to represent Groupe Immobilier Movimento S.E.C. (the “Seller”) in offering for sale, on an exclusive basis, the property located at 9823 boul. Saint-Laurent (the “Property”), a 3 650 SF lot with approved permits to construct a 22-unit multiresidential building.

This lot comprises an old commercial building with approved demolition permits, allowing new construction on three floors plus mezzanine, for a total of 13 690 buildable square feet. The projected 22 units are a mix of 7 studios, 13 one-bedroom, one two-bedroom and one three-bedroom, with an affordability component. With an appraisal confirming a future value of \$7,125,000, this construction project can be highly profitable for investors and developers.

Located in Ahuntsic, a few minutes away from Sauvé metro station, this property is ideally located. Its proximity to transit, amenities, and an established residential base further enhances its long-term value and market appeal. With a growing demand for rental housing in the area, the project is ideally timed to meet market needs.

This memorandum presents a unique turn-key development opportunity in the sought-after Ahuntsic neighborhood.

ASKING PRICE:
\$2,099,000 + taxes



± 3 650 SF
Lot Size

22
Buildable Units

± 2 860 SF
Building Footprint

± 13 690 SF
Buildable Area

THE OVERVIEW

9823 SAINT-LAURENT

Address	9823 boul. Saint-Laurent, Montreal, QC, H3L 2N5		
Legal Description	Lot 1 996 459 Cadastre du Québec		
Zoning	Zone 1305 Principal Usage C.2C Residential: H.1 - H.7, Commercial: C.1(1) C, C.2 C Specific: EA.6-7-8-10-11-12-13		
Lot Size	± 3 650 SF		
Projected Building Footprint	± 2 860 SF (78.35%)		
Projected Buildable Area	± 13 690 SF (including basement)		
Projected Leasable Area	± 8 865 SF		
Projected Value	\$7,125,000 (per June 2025 professional appraisal)		
Floors	3 floors + basement + mezzanine		
Projected Buildable Units	22 Units Average unit size of ± 403 SF		
Unit Breakdown	Studio :	7 units	
	1 bedroom :	1 unit on two-levels and 12 units with mezzanine	
	2 bedrooms :	1 unit on two-levels	
	3 bedrooms :	1 unit on two-levels	
Project Details	• Demolition permit received in September 2025. • Construction permit received in September 2025. • Permits, park fees, and parking compensation were already paid (± \$300,000 in soft costs) • Full architectural and engineering plans available upon request.		



THE LOCATION

9823 SAINT-LAURENT



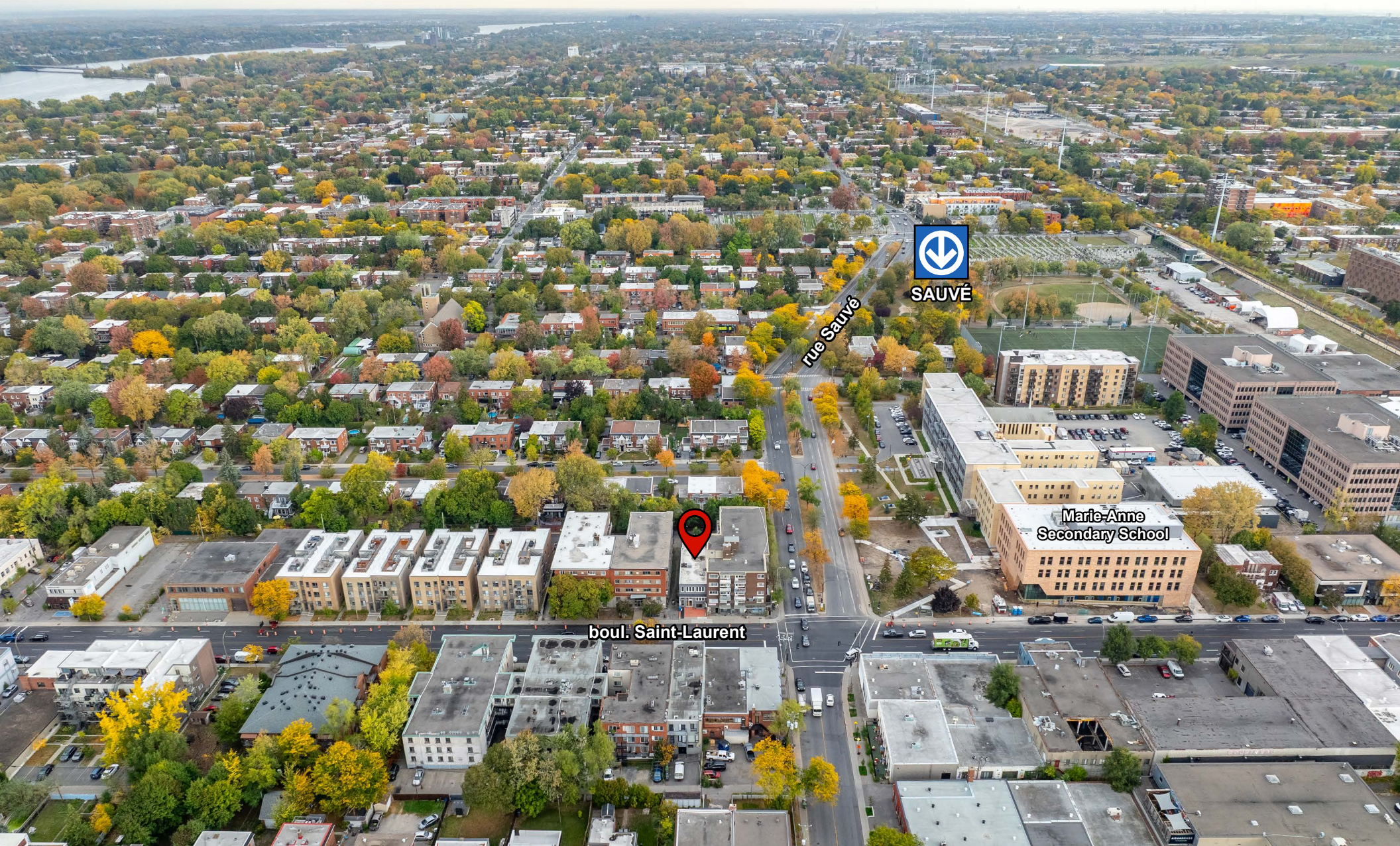
Sauvé metro
550 m
(~6 min walk.)



Marché Central
2 km
(~5 min.)



Bois-de-Boulogne,
Ahunsic, André-Grasset Colleges



SAUVÉ

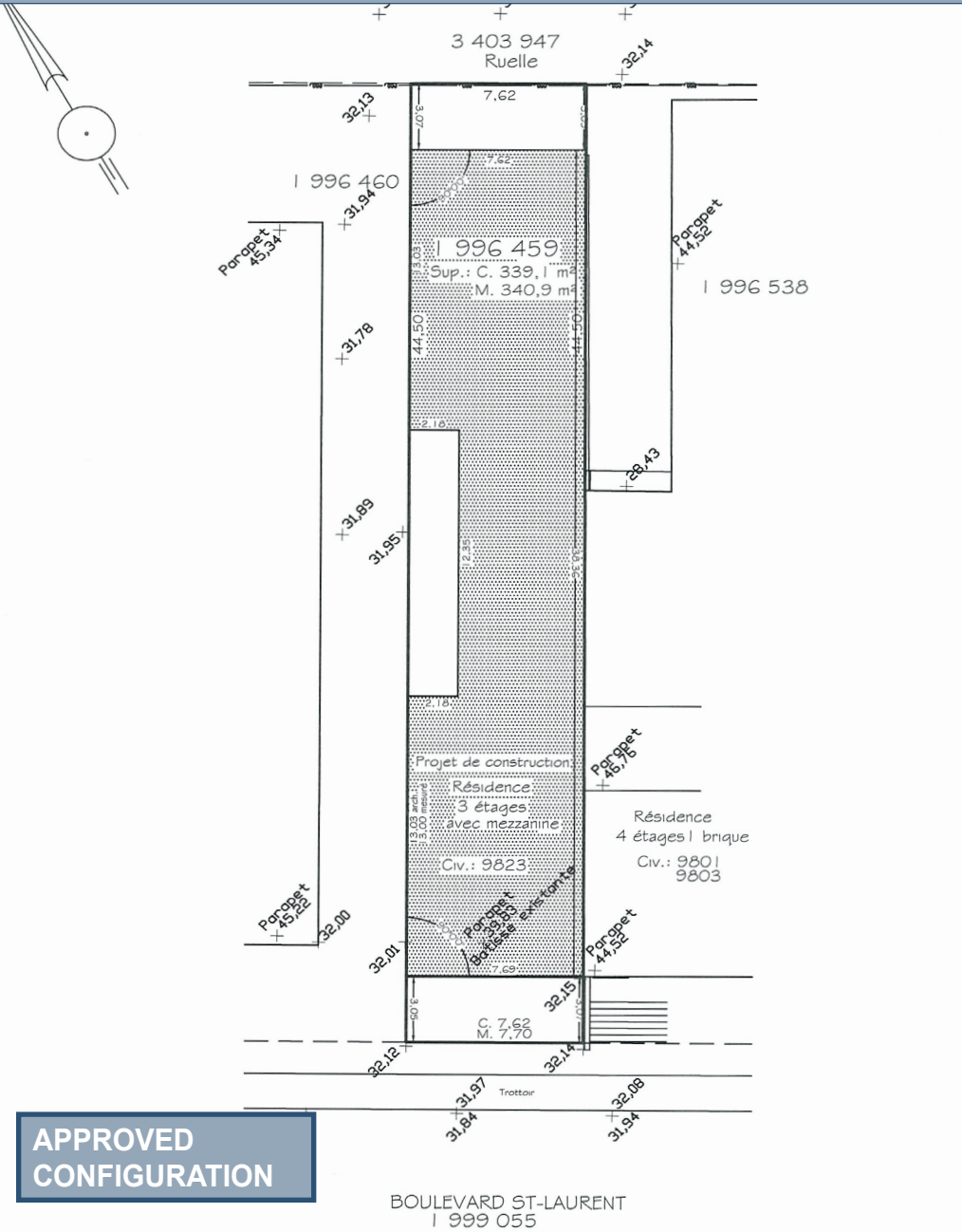
rue Sauvé

boul. Saint-Laurent

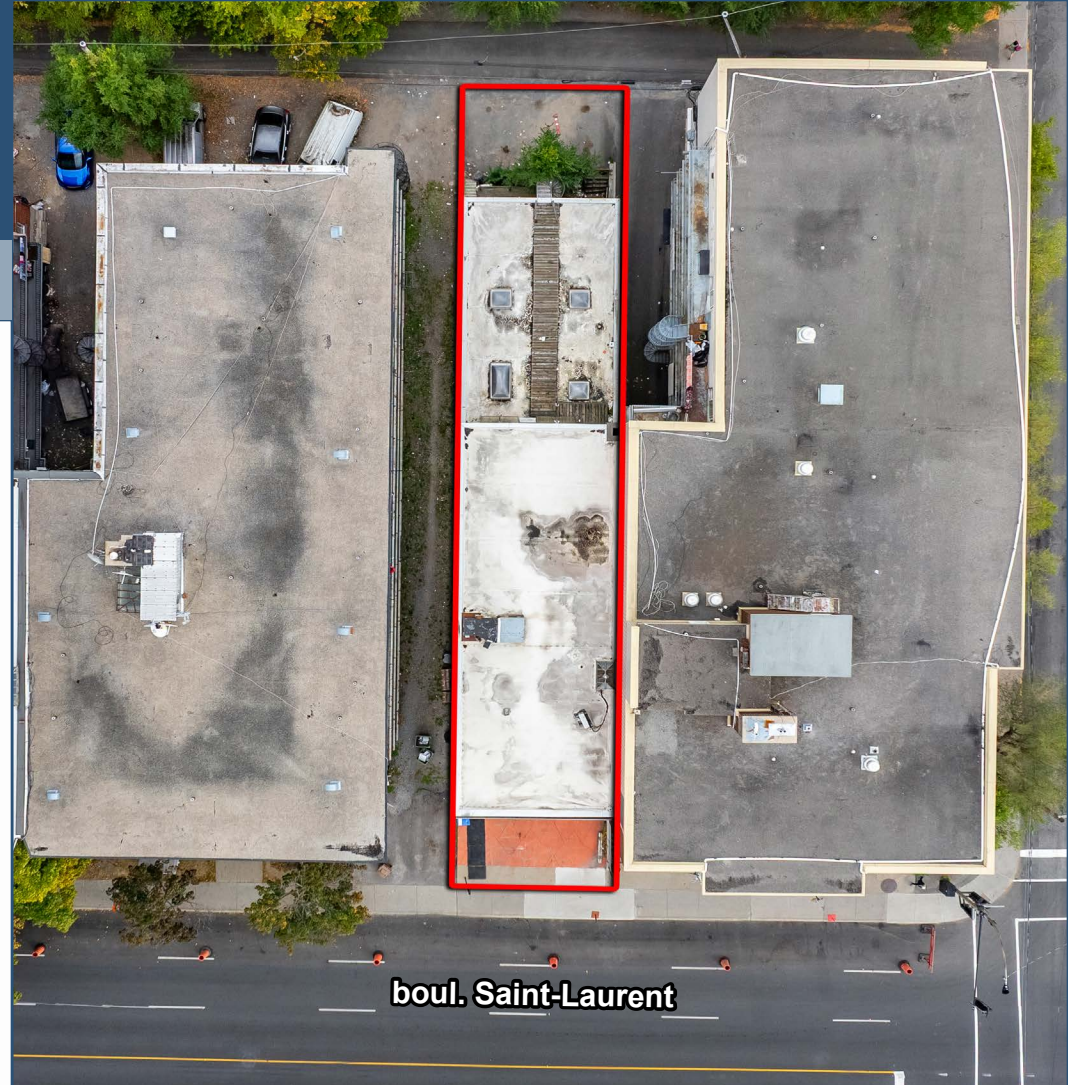
Marie-Anne
Secondary School

THE SITE PLAN

9823 SAINT-LAURENT



APPROVED
CONFIGURATION



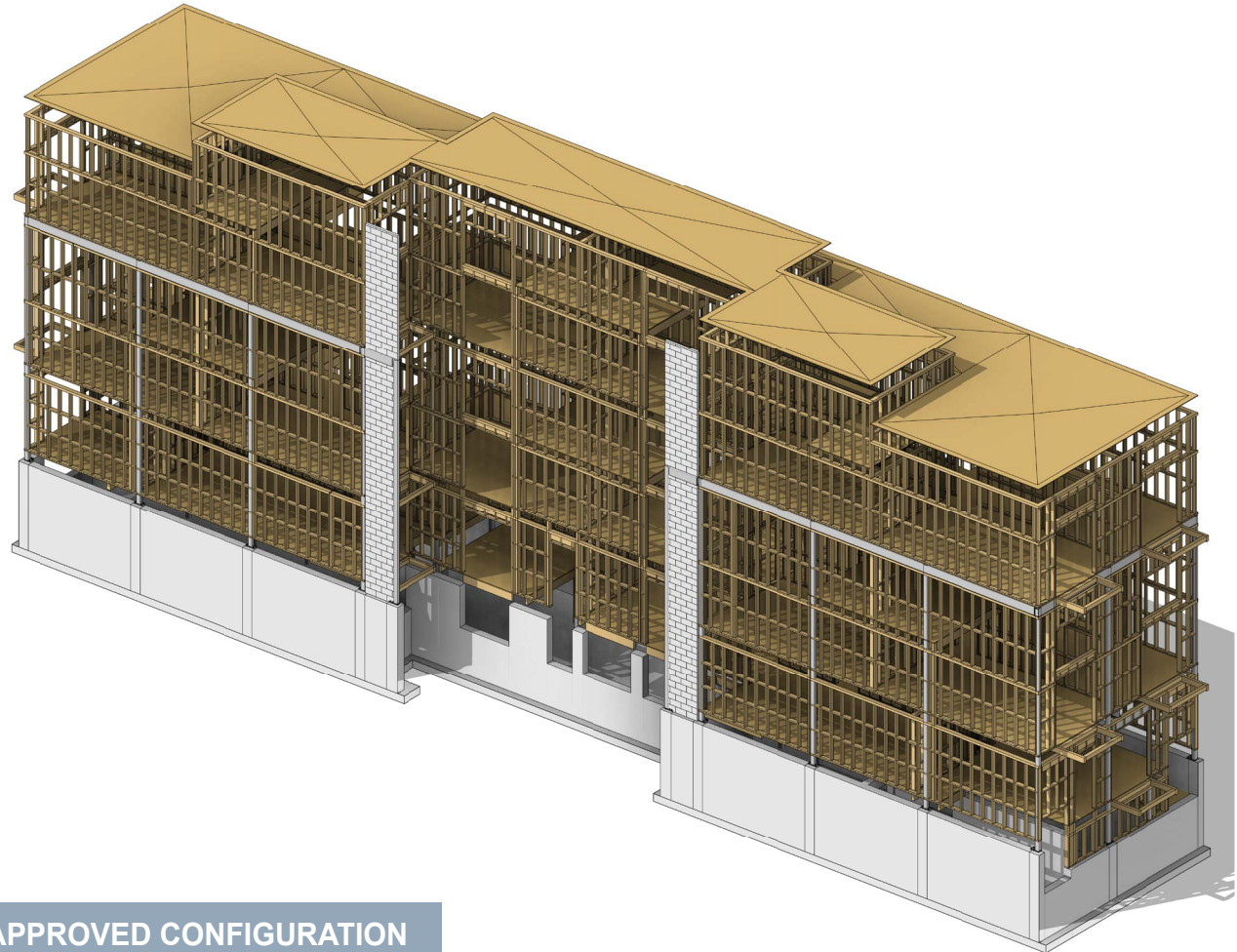
THE PROJECT

9823 SAINT-LAURENT



THE CONFIGURATION

9823 SAINT-LAURENT

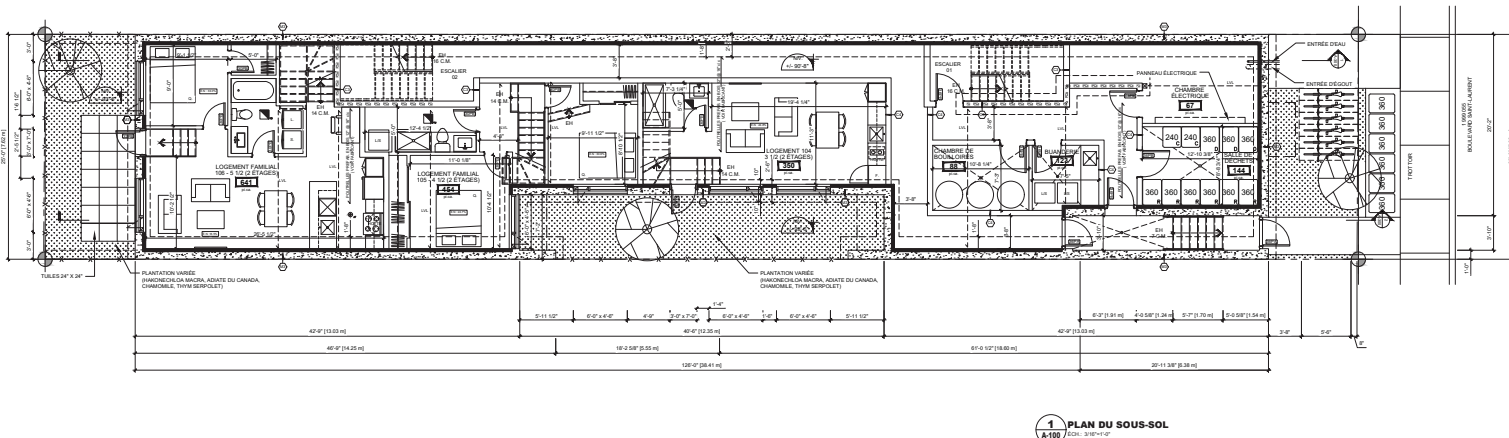


APPROVED CONFIGURATION

PLAN BASEMENT AND 1ST FLOOR

9823 SAINT-LAURENT

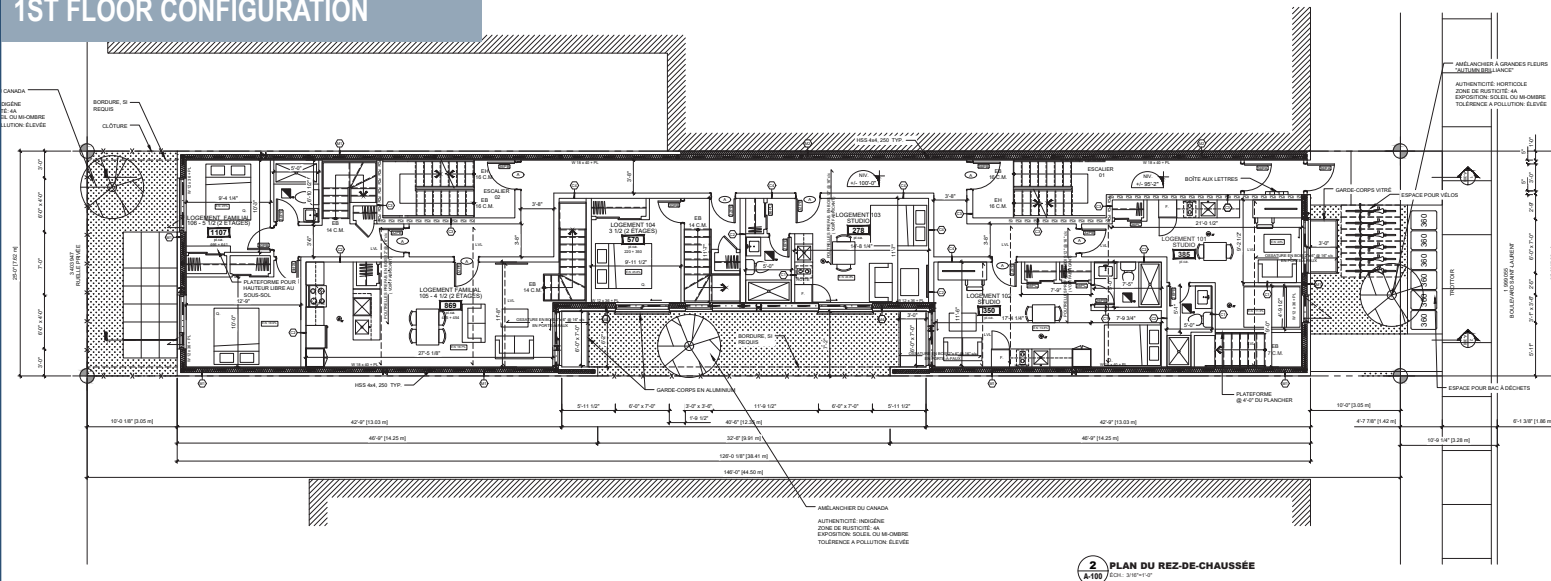
BASEMENT CONFIGURATION



BASEMENT

The basement accommodates part of the 3 ½, the 4 ½ and the 5 ½ on two levels (ground floor + basement). It also includes the common laundry room, electrical room, boiler room and garbage room.

1ST FLOOR CONFIGURATION



GROUND FLOOR

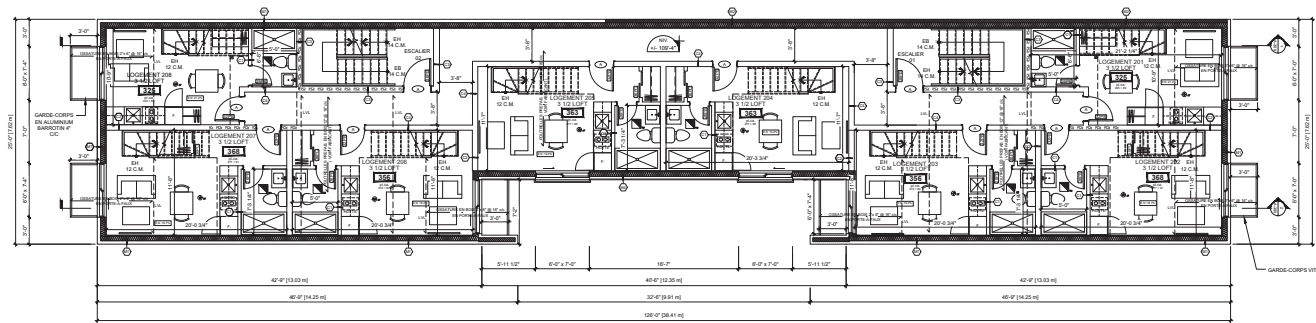
The ground floor accommodates the main building lobby, three studios, and part of the 3 ½, the 4 ½ and the 5 ½ on two levels (ground floor + basement).

PLAN

2ND FLOOR AND 2ND MEZZANINE

9823 SAINT-LAURENT

2ND FLOOR CONFIGURATION

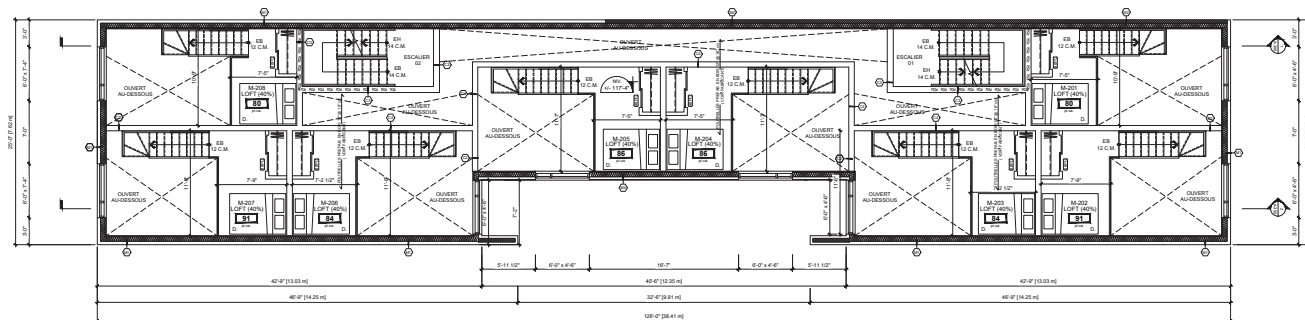


1 PLAN DU 2E ÉTAGE
Éch. 1/800

2ND FLOOR

The second floor accommodates eight 3 ½ on two levels (mezzanine, loft style).

2ND FLOOR MEZZANINE



2 PLAN MEZZANINE 2E ÉTAGE
Éch. 1/800

2ND FLOOR MEZZANINE

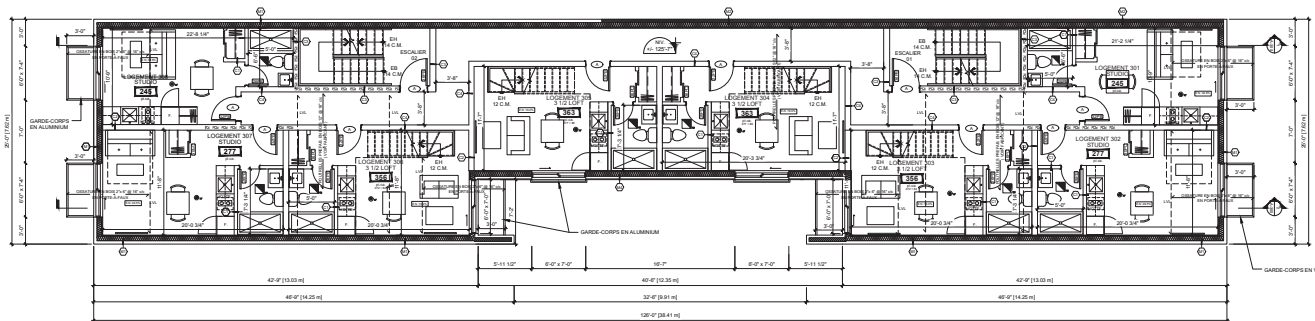
The second floor mezzanine accommodates the bedrooms of the eight two-levels 3 ½.

PLAN

3RD FLOOR AND 3RD MEZZANINE

9823 SAINT-LAURENT

3RD FLOOR CONFIGURATION

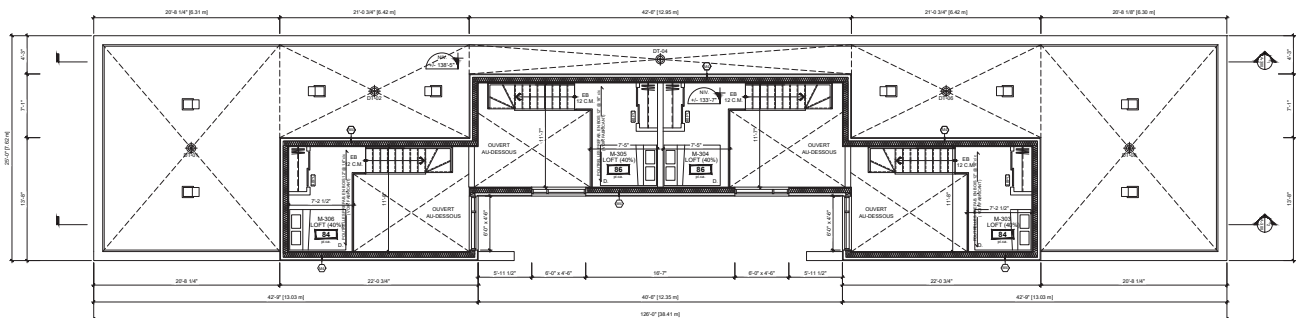


1 PLAN DU 3E ETAGE
A-101

3RD FLOOR

The third floor accommodates four studios and four 3 ½ on two levels (mezzanine, loft style).

3RD FLOOR MEZZANINE



2 PLAN HORS-TOIT
A-102

3RD FLOOR MEZZANINE

The third floor mezzanine accommodates the bedrooms of the four two-levels 3 ½.

ZONING

9823 SAINT-LAURENT



Extrait du rôle d'évaluation foncière

Municipalité de Montréal
En vigueur pour les exercices financiers 2026-2027-2028

1. Identification de l'unité d'évaluation

Adresse :	9823 Boulevard Saint-Laurent
Arrondissement :	Arrondissement d'Ahuntsic-Cartierville
Numéro de lot :	1996459
Numéro de matricule :	9245-32-0186-2-000-0000
Utilisation prédominante :	Immeuble commercial
Numéro d'unité de voisinage :	2999
Numéro de compte foncier :	30 - F72132200

2. Propriétaire

Nom :	GRUPE IMMOBILIER MOVIMENTO S.E.C.
Statut aux fins d'imposition scolaire :	Personne morale
Adresse postale :	1250 BOUL RENE-LEVESQUE O 2200, MONTREAL QUEBEC, H3B 5E9
Date d'inscription au rôle :	2024-10-11

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain		Caractéristiques du bâtiment principal	
Mesure frontale :	7,62 m	Nombre d'étages :	2
Superficie :	339,1 m ²	Année de construction :	1956
		Aire d'étages :	416 m ²
		Genre de construction :	-
		Lien physique :	-
		Nombre de logements :	-
		Nombre de locaux non résidentiels :	13
		Nombre de chambres locatives :	-

4. Valeurs au rôle d'évaluation

Rôle courant		Rôle antérieur	
Date de référence au marché :	2024-07-01	Date de référence au marché :	2021-07-01
Valeur du terrain :	271 300 \$	Valeur de l'immeuble au rôle antérieur :	650 000 \$
Valeur du bâtiment :	521 700 \$		
Valeur de l'immeuble :	793 000 \$		

5. Répartition fiscale

Catégorie et classe d'immeuble à des fins d'application des taux variés de taxation :	Non résidentielle classe 10		
Valeur imposable de l'immeuble :	793 000 \$	Valeur non imposable de l'immeuble :	0 \$



Usages

principal: C.2C

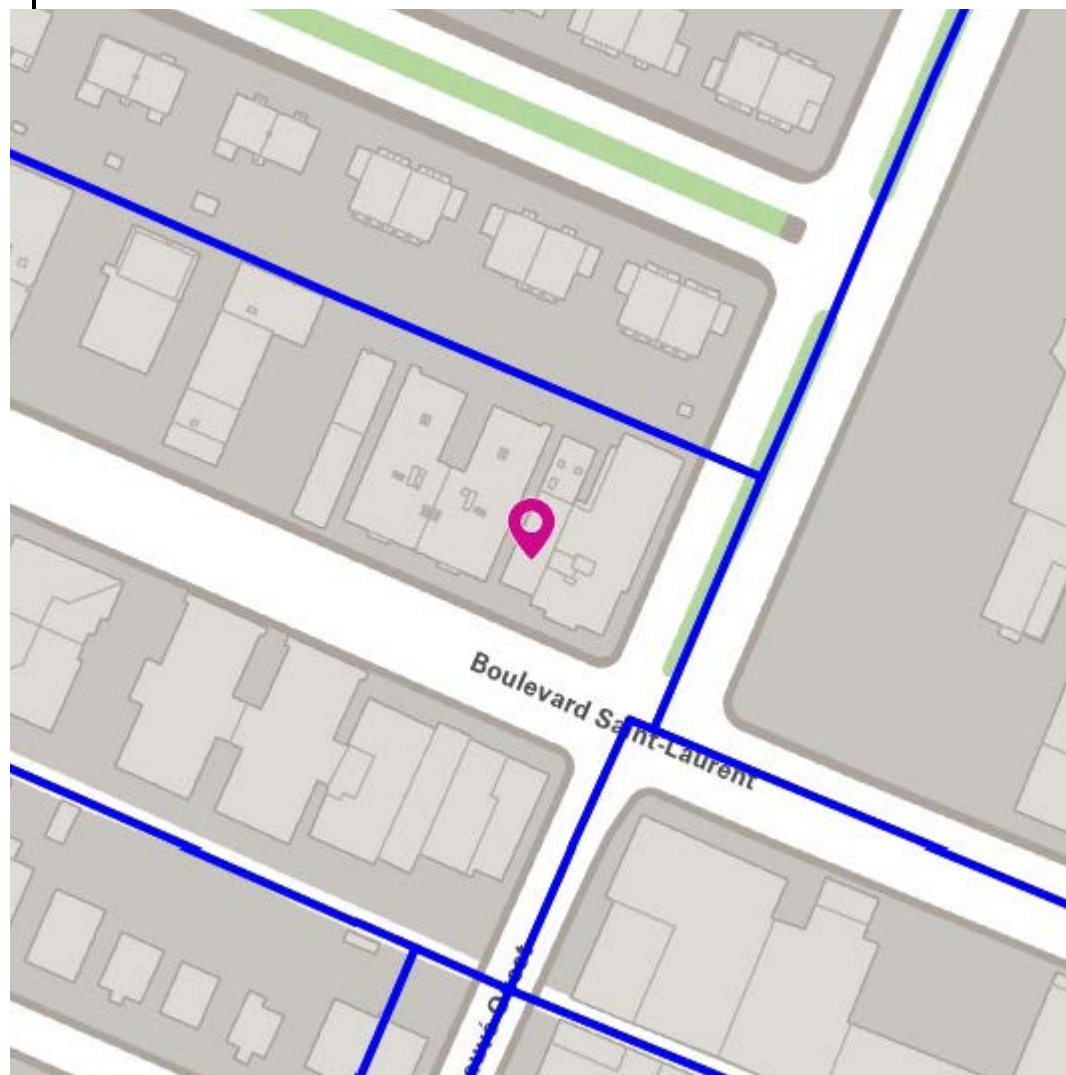
HABITATIONS :
de 1 logements et plus
[H.1], [H.2], [H.3], [H.4(1)], [H.4(2)], [H.4], [H.5], [H.6], [H.7]

COMMERCES :
d'appoint en secteur résidentiel [C.1(1) C]
de faible intensité commerciale [C.2 C]

USAGES SPÉCIFIQUES ÉGALEMENT AUTORISÉS :
garderie [EA.6]
école primaire ou préscolaire [EA.7]
école secondaire [EA.8]
activité communautaire ou socioculturelle [EA.10]
bibliothèque [EA.11]
maison de la culture [EA.12]
musée [EA.13]

Implantation et dimensionnement

	min.	max.
Nombre d'étages :	2	3
Hauteur en mètres :	-	13,5 m
Densité (COS) :	-	4,5
Taux d'implantation :	30 %	85 %
Marge avant :	0 m	5,5 m
Marges latérales :	1,5 m	S.O.
Marge arrière :	3 m	S.O.
Mode d'implantation :	isolé, jumelé ou contigu	
Marge avant en PIIA :	-	



PICTURES

9823 SAINT-LAURENT



DISCLOSURE

DISCLOSURE

This is not an offer or promise to sell that could bind the Seller to the buyer, but an invitation to submit promises to purchase.

This sale is made without any legal warranty of quality, on an “as is, where is” basis, at the buyer’s own risks.

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable, but has not been verified. No warranty or representation, express or implied, is made as to the condition of the immovable referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the Seller. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

EXCLUSIVE BROKER

IMMEUBLES GLORIA COMMERCIAL INC.’s (the “Agency”) services have been retained in exclusivity by the Seller for the sale of the Property. Since the Agency is bound by a brokerage contract with the Seller, it does not represent or defend the buyer’s interests. The prospective buyer acknowledges having been informed that the Agency represents solely the interests of the Seller, but must treat the prospective buyer fairly, i.e. they shall provide objective information relevant to the transaction, notably regarding the rights and obligations of all parties to the transaction. The prospective buyer also acknowledges having been informed of his right to be represented by another real estate broker through a brokerage contract to purchase. The Seller’s Agency shall not claim any remuneration or fees from the buyer. The remuneration of the Seller’s Agency shall be established in accordance with the brokerage contract signed by the Seller.

CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



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THE AGENCY

Immeubles Gloria is a leading real estate agency in the Greater Montreal area with over 30 years of experience specializing in investment properties (multi-residential, semi-commercial, and commercial). Known for our expertise in marketing and transaction management, we deliver transparent, professional service and strong financial guidance to help clients buy and sell with confidence.

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