

Multiresidential development opportunity

Châteauguay, Qc

3 possible project types for a total of 1,330 to 1,730 units



INTERCOM
SERVICES IMMOBILIERS
Agence immobilière



www.intercomsi.com



Executive summary

Intercom Services Immobiliers is pleased to offer a unique development opportunity in Châteauguay. Located in the heart of the civic and commercial hub, this site offers an exceptional opportunity to create a living environment connected to multiple existing services and a major linear park.

With an approximate total area of 1,052,963 ft², the site is ready to build with most municipal services in place. It is zoned for multiresidential buildings of up to 8 storeys.

The entire site could also be sold in two separate parts:

- Part #1 with an approximate surface area of 623,457 ft²**
- Part #2: with an approximate surface area of 429,506 ft²**

All development projects are subject to prior approval by the City of Châteauguay.



Walmart

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Tim
Hortons

cogir
IMMOBILIER



ANNA-LABERGE
HOSPITAL

SITE

BOULEVARD RENÉ-LÉVESQUE

RUE ALBERT-SEERS

RUE PRIMEAU



PARC
LINÉAIRE

Sector overview

City of Châteauguay

"Rich in over three centuries of history, Châteauguay is brimming with attractions in close proximity to one another, making it a city that stands out in many ways:

- its enviable geographic location, just 30 minutes from Montreal, yet close to Ontario and the United States;
- its many natural gems, including a river, an island, a wildlife refuge, a lakeside as well as numerous parks and green spaces;
- its many tourist attractions, highlighting its abundant heritage;
- its peaceful residential neighborhoods, offering a quality of life conducive to family development and a stimulating living environment;

[. ...]

With its urban setting, Châteauguay has everything to please residents, entrepreneurs and workers alike. Whether it's for families, seniors, nature lovers, sports, leisure or heritage enthusiasts, Châteauguay has so much to offer!"

City of Châteauguay

The city of Châteauguay has experienced sustained demographic growth since the beginning of the 21st century. In 2001, the city had a population of 41,813. Twenty years later, in 2021, its population will reach 50,815, an increase of 21.5%.

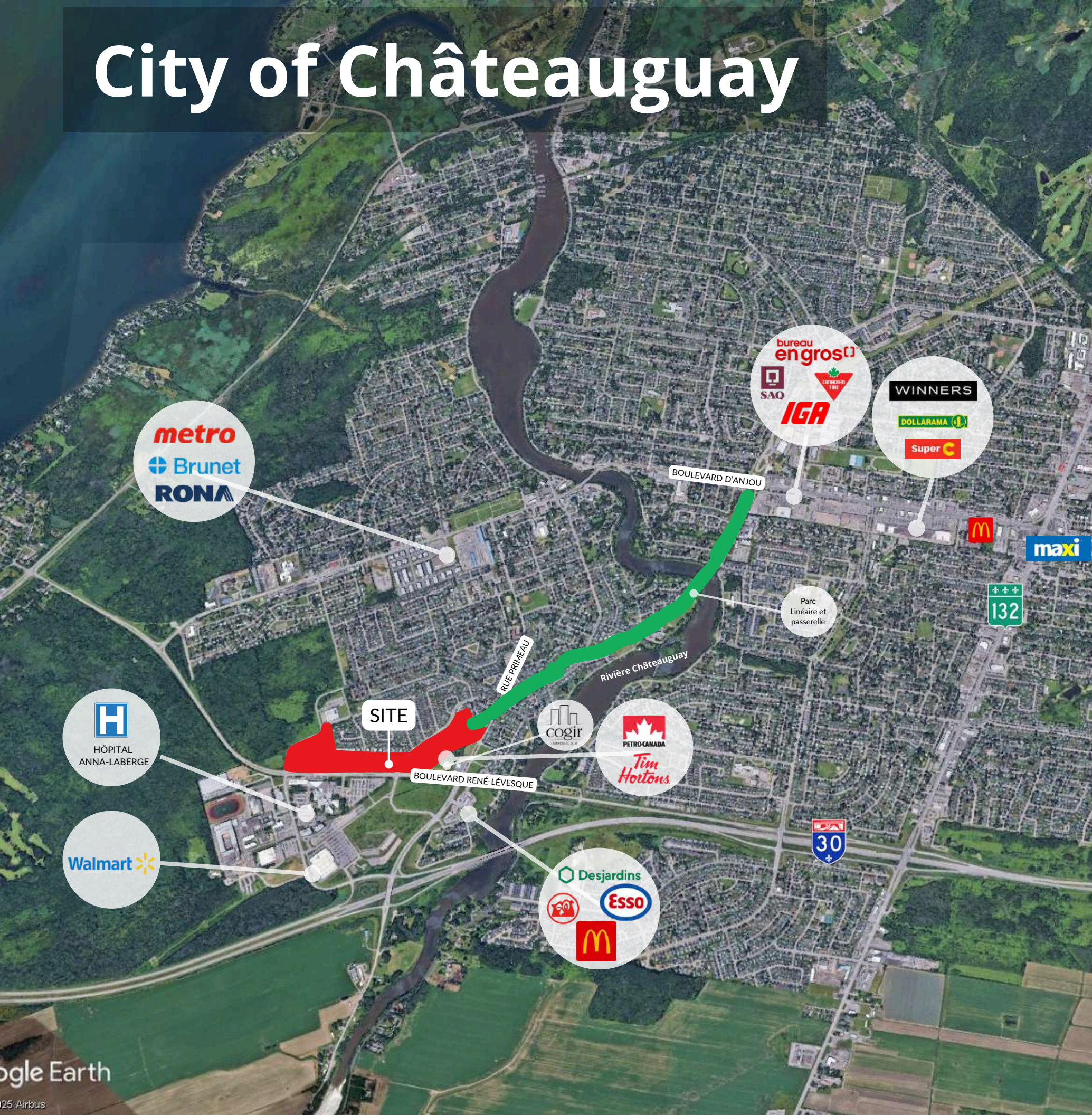
This growth has been accompanied by an increase in the number of private households, from 15,870 in 2001 to almost 19,920 in 2021. Average household size has remained relatively stable at around 2.5 people.

On the economic front, median household income has also risen, from around \$52,000 in 2001 to \$84,000 in 2021, reflecting an improvement in residents' standard of living.

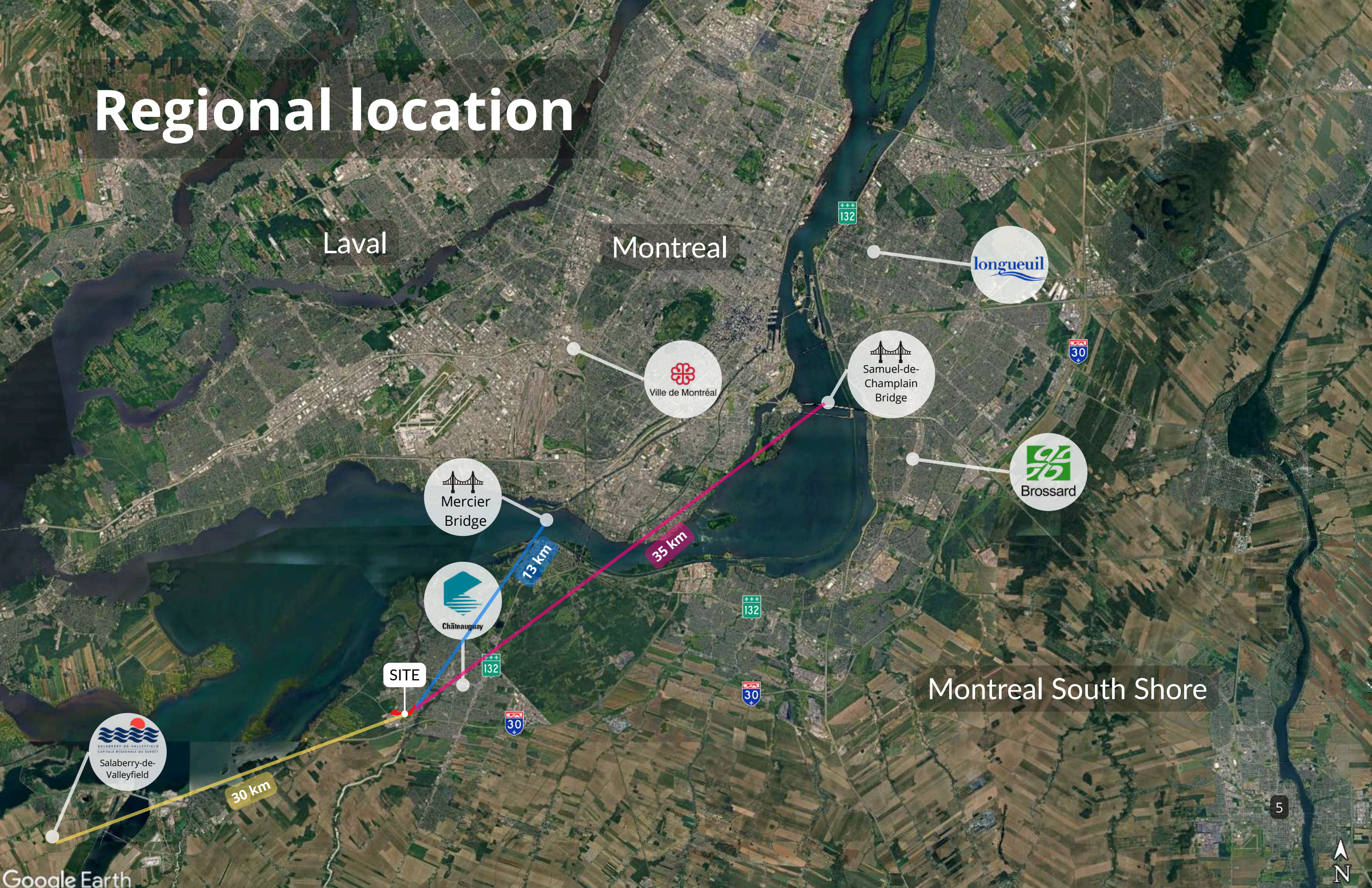
Châteauguay thus stands out as a city in constant development, combining a family-friendly living environment, proximity to Montreal and favorable socio-economic dynamics.

Châteauguay is developing a vast 7 km linear park, designed to link natural environments and encourage active travel. This structuring project offers residents new green routes to get around, recharge their batteries and take full advantage of their environment. This development is part of the revitalization of the Hydro-Québec right-of-way, a strategic corridor transformed into a dynamic public space, at the heart of which is the multifunctional CMP footbridge.

source: Press release August 18, 2025



Regional location



Demographics

0-10 minutes drive from site

Population: 72,170

Number of households: 20,155

Average income/household: \$121,473

Proportion of population by age:

20 to 34 years: 17%

35 to 54 years: 26%

55 years and over: 33%

© sitewise, estimated 2025

0-20 minutes drive from site

Population: 224,240

Number of households: 62,009

Average income/household: \$126,141

Proportion of population by age:

20 to 34 years: 18%

35 to 54 years: 28%

55 years and over: 31%

© sitewise, estimated 2025

Land division



Zoning breakdown



Zoning extract

Land	#1.1	#1.2	#2.1	#2.2	#2.3
Norm	H-743	H-755	H-731	H-761	H-761
Lot	6 107 935	6 107 935	6 107 287	6 107 287	6 107 287
Area for redevelopment	499,502.3 ft²	52,961.8 ft²	216,036.4 ft²	70,947.5 f²	28,942.6 ft²
Usage	Multi-family dwelling	Multi-family dwelling	Multi-family dwelling	Multi-family dwelling	Multi-family dwelling
Type of structure	Detached, semi-detached and contiguous	Detached	Detached, semi-detached and contiguous	Detached	Detached
Number of floors	3 to 8 floors	1 to 3 floors	2 to 6 floors	2 to 3 floors	2 to 3 floors
Number of dwellings per hectare (minimum)	60	40	60	40	40
Special provisions	• SPAIP • No parking spaces are permitted in the front yard along rue Albert-Seers and boulevard Sutterlin. • Along boulevard René-Lévesque, a vegetated embankment (mostly conifers at least 2 m high) with a minimum width of 6 m is required. • A minimum of 60% of parking spaces must be located inside the main building.	• SPAIP • Balconies must be located in the front or side yard. • A strip of permanent vegetation (mostly conifers, at least 1 metre wide and 2 metres high at planting) must be planted along the rear boundary of each lot.	• SPAIP • A minimum of 60% of parking spaces must be located inside the main building. • No parking spaces are authorized in the front yard. • The land area used for calculation purposes must exclude Hydro-Québec's non-constructible servitude.	• SPAIP • A minimum of 60% of parking spaces must be located inside the main building. • No parking spaces are authorized in the front yard.	• SPAIP • A minimum of 60% of parking spaces must be located inside the main building. • No parking spaces are authorized in the front yard. 9

Procedures to follow

- For additional information, please contact e.blais@intercomsi.com to complete the confidentiality agreement.
- For groups interested in submitting an offer, please contact e.blais@intercomsi.com.



Yves Maurais

SENIOR PARTNER
CERTIFIED REAL ESTATE BROKER AEO
y.maurais@intercomsi.com



Michel Labbé

PARTNER
CERTIFIED REAL ESTATE BROKER AEO
m.labbe@intercomsi.com

Contact us

Our office

1570, Ampère Street, suite 104
Boucherville, Québec J4B 7L4

Phone

450-655-1334 | 1-888-855-1334

Site Web

www.intercomsi.com

