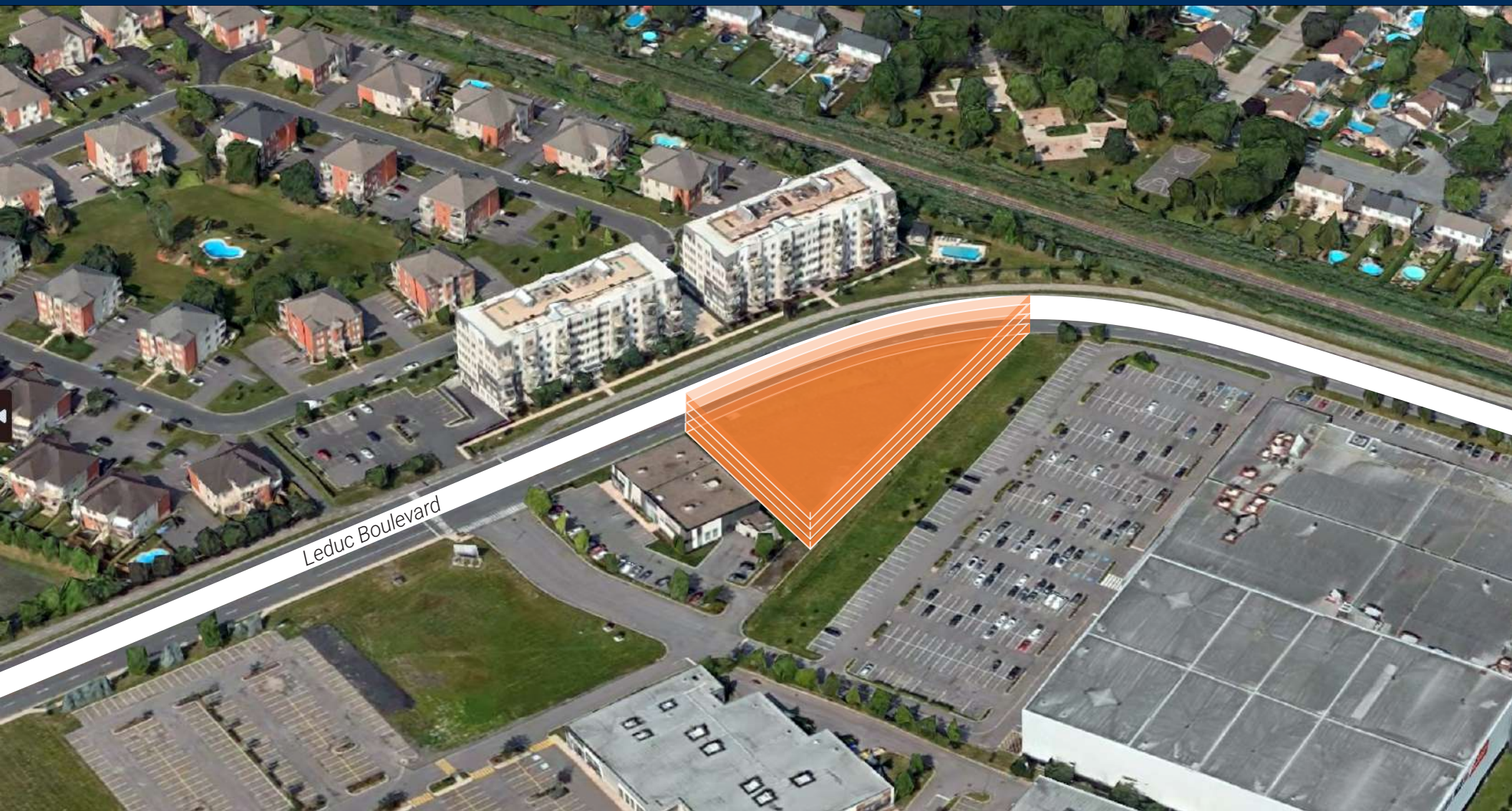


FOR SALE

COMMERCIAL LAND

LEDUC BLVD, BROSSARD, QC / LOT #4 574 212 / 40,782 SF



THE OPPORTUNITY







Marcus & Millichap is pleased to present a rare opportunity to acquire a ±40,782 SF development lot ideally located adjacent to Quartier DIX-30 in Brossard. Strategically positioned on Boulevard Leduc at a high-traffic intersection just off Highway 10, the site offers exceptional visibility and exposure within one of Québec's most dynamic commercial hubs. Flexible commercial zoning, municipal services, and strong surrounding demographics make this an ideal opportunity for developers and investors seeking to capitalize on the area's continued growth.

The property is surrounded by thriving residential communities and is steps away from major traffic-generating anchors, including Complexe Sportif CN, IKEA Brossard, Trévi Brossard, and Clinimedspa. These established destinations generate consistent consumer traffic and reinforce the location's long-term commercial viability.

This represents an opportunity to secure one of the last substantial commercial development sites in the immediate Quartier DIX-30 area.



LOT DETAILS

	Lot Number:	4 574 212
	Lot Area:	40,782 SF
	Zoning:	CI-388
	Building Height:	Up to 4 Storeys / 20 m
	Municipal Services:	Water, Sewer & Hydro Available
	Visibility:	Excellent Exposure on Boulevard Leduc

HIGHLIGHTS



HIGHWAYS ACCESS
NEARBY (10 & 30)



DEVELOPMENT
POTENTIAL



CLOSE TO NUMEROUS SERVICES
AND RETAIL AMENITIES



ZONING: COMMERCIAL,
RETAIL & OFFICE

LOCATION OVERVIEW



DEMOGRAPHIC DATA	(3km)
Population (2025)	97,292
Median Age	42.5
Households (2023)	24,340
Avg Household Income	\$108,179

LEGEND

 QUARTIER DIX30



Lautrec Park

De Rome Blvd

Du Quartier Blvd

Leduc Blvd

Highway 30

RONA

Tim Hortons

ANYTIME FITNESS

BUREAU EN GROS

WINNERS

sports experts

ZIBO!

MONZA

RUDSAK

Apple

Hôtel Escad Quartier DIX30

FIVE GUYS BURGERS and FRIES

SAIL

Trevis

BEST BUY

Complexe sport CN

ADONIS

avril

BLUMEN & ISSAM

Portovinos

Du Quartier

VERTIGO

LA CAGE

CINEPLEX ODEON

OASIS SURF

BRACH FITNESS

Brossard

BROSSARD: A CITY ON THE MOVE

Few municipalities in Québec have experienced the level of transformation seen in Brossard over the past decade. Fueled by the arrival of the REM and the continued success of Quartier DIX30, the city has emerged as one of the region's leading destinations for commerce, investment, and urban growth.

Today, Brossard combines exceptional regional accessibility with one of the strongest concentrations of retail, entertainment, office, and residential development on Montréal's South Shore. With major investments continuing to reshape the city and attract new residents and businesses, Brossard is well-positioned to remain a key growth market for years to come.



Sources: City of Brossard, Strategic Plan 2025–2035; Downtown Brossard Project; REM (Réseau express métropolitain); Quartier DIX30.

ZONING INFORMATION

ZONING - CI-388

HEIGHT

Minimum: 1 storey / 7 m

Maximum: 4 storeys / 20 m

SITE COVERAGE (BUILDING FOOTPRINT)

Minimum building footprint area: 450 m²

SITE COVERAGE RATIO (LOT COVERAGE)

Minimum: 0.10

Maximum: N/A

PERMITTED USES

Commercial, Retail, Office, Fitness, Entertainment

SETBACKS

Front: 4 m

Street Side: 4 m

Interior Side: 1.2 m

Rear: 1.2 m

Highway: 7 m



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GROUPE MARIANI - DI GENNARO

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