

FOR SALE .

7751, Roi-René Blvd.
Montreal (Anjou)



Commercial
space



9,077 ft²

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General Information

Price	\$ 2,950,000	Building	9,077 ft ²
Sale without legal warranty		Land	32,913 ft ²
Availability	Immediate	<small>Surface areas are approximative</small>	

Municipal Evaluation	\$ 1,870,300	Taxes	
Land	\$ 494,300	Municipal	\$ 50,844
Building	\$ 1,376,000	School	\$ 1,424.25

Technical points

- 

Construction
1985
- 

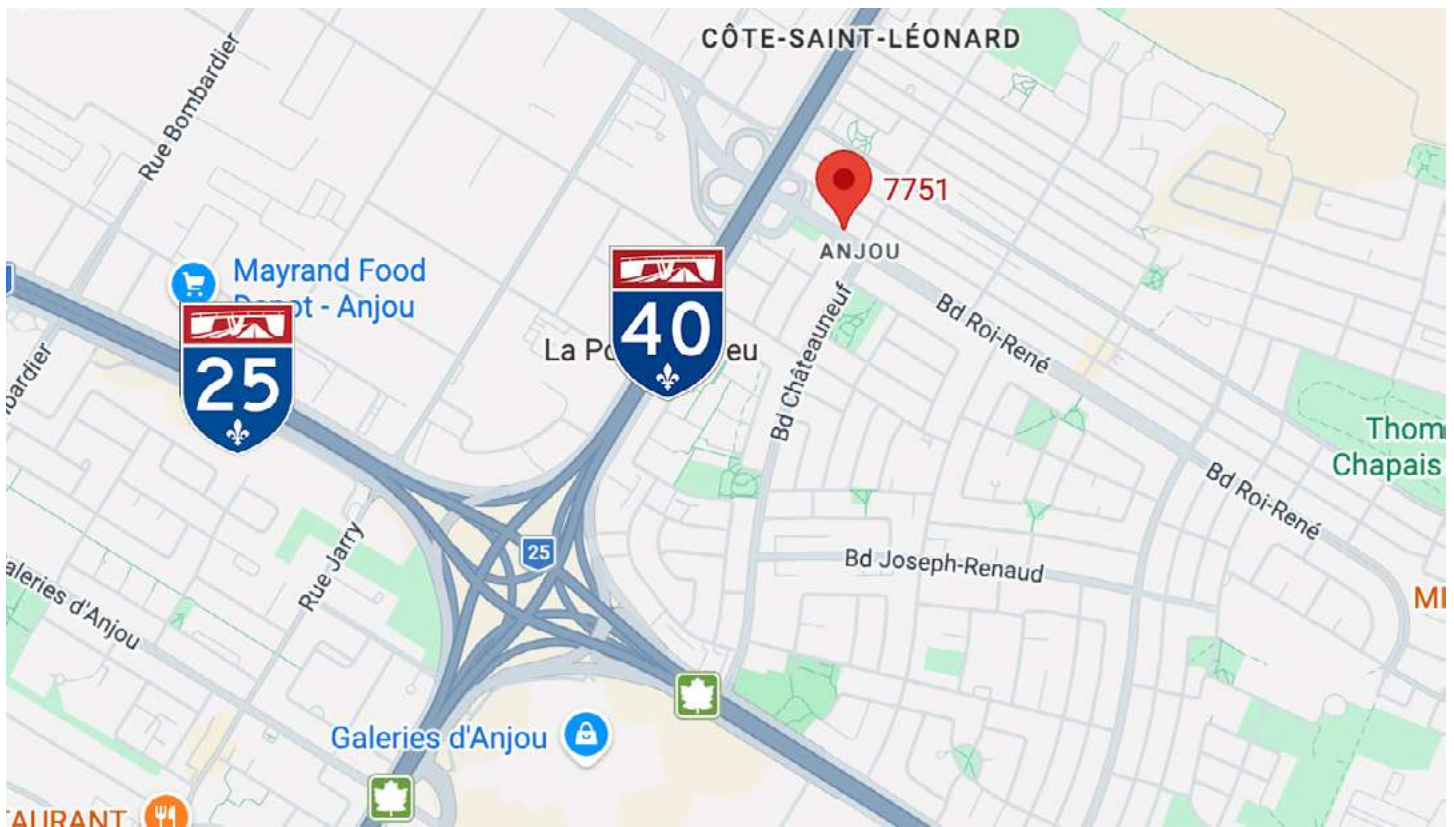
Lot #
1111 925
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Zoning
Details on
pages 4-5
- 

Air Conditioning
Yes

Highlights

- Easily accessible from **Highway 40** (Exit 82)
- Located on a major road (Roi-René Blvd.)
- Close to the future extension of the Montreal Metro's **Blue Line**
- Close to a residential neighborhood
- Modern architecture with a **large fenestration**
- **Outdoor signage** available
- Ideal for neighborhood commerces, restaurants, or grocery stores
- **Zoning revision** underway (details on pages 4 and 5)



Public Transit
28, 85, 141, 428, 448, 449



Population
90,194



Households
36,072



Main Roads
A40, A25



Active Population
97,388



Average Household Income
\$ 94,942



Road Bridges
Olivier-Charbonneau Bridge (± 6 km)
Louis-H.-La Fontaine Tunnel (± 6 km)

Source : Sitewise - Estimated Statistic 2025 - 3 km Radius

Zoning

I. Actual Property Zoning

The property is subject to **zoning by-law C-404**, which primarily permits neighborhood-oriented commercial uses, including:

- Neighborhood retail (C1)
- Local retail (C2)
- Gasoline sales and convenience store products (C4a)

The site is therefore **compliant for immediate commercial operation**, subject to compliance with applicable municipal regulations.

II. Valid Building Permit - Drive-Through Service

A **PPCMOI was approved** (November 13, 2024), followed by the issuance of a **construction permit** authorizing, among other things, the addition of a **drive-through service**.

A **construction permit has been issued**, confirming the feasibility and compliance of the project according to the approved plans.

Permit validity

- Work must begin before **August 22, 2026**
- Work must be completed before **February 21, 2027**
- The permit also becomes invalid if work is interrupted for more than **6 months**

This permit therefore represents an **immediate and tangible opportunity** for a purchaser looking to quickly carry out a compliant commercial project.



Zoning (continued)

III. Future Potential - Proposed Zoning and Redevelopment

According to the **2050 Urban Planning and Mobility Plan**, the site is designated as a **mixed-use area**, allowing, among other things:

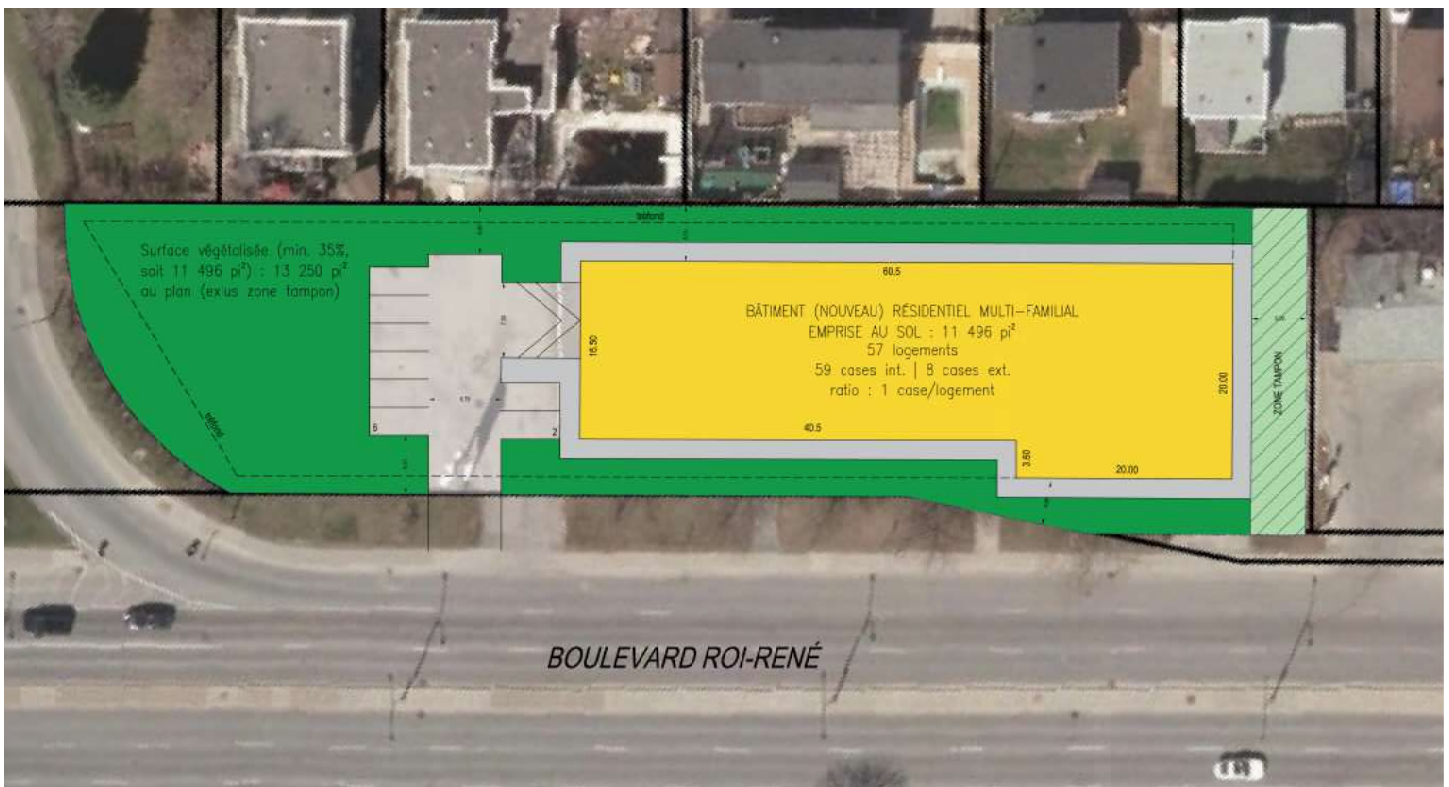
- Residential use
- Commercial and office use
- Institutional or light industrial uses

A new zoning by-law is anticipated (filing expected in **June 2027**), with no guarantee that residential uses will be adopted.

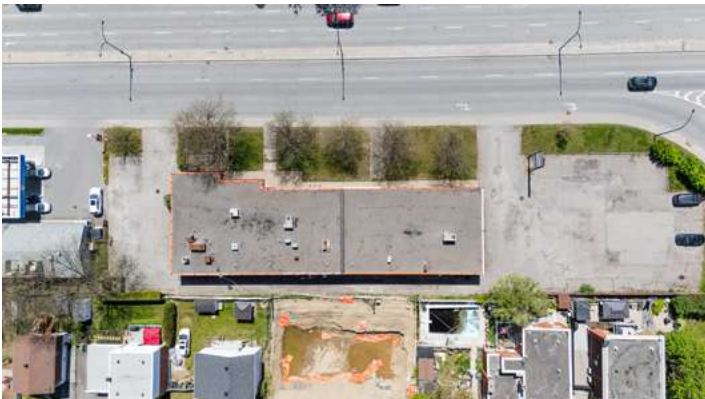
Based on these planning directions, a residential development scenario has been studied:

- **± 57 residential units over 5 storeys**
- Project not approved and provided for exploratory purposes only

This potential remains **conditional upon a zoning change and municipal approvals**.



Additional photos



Contact-us



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May 22, 2026