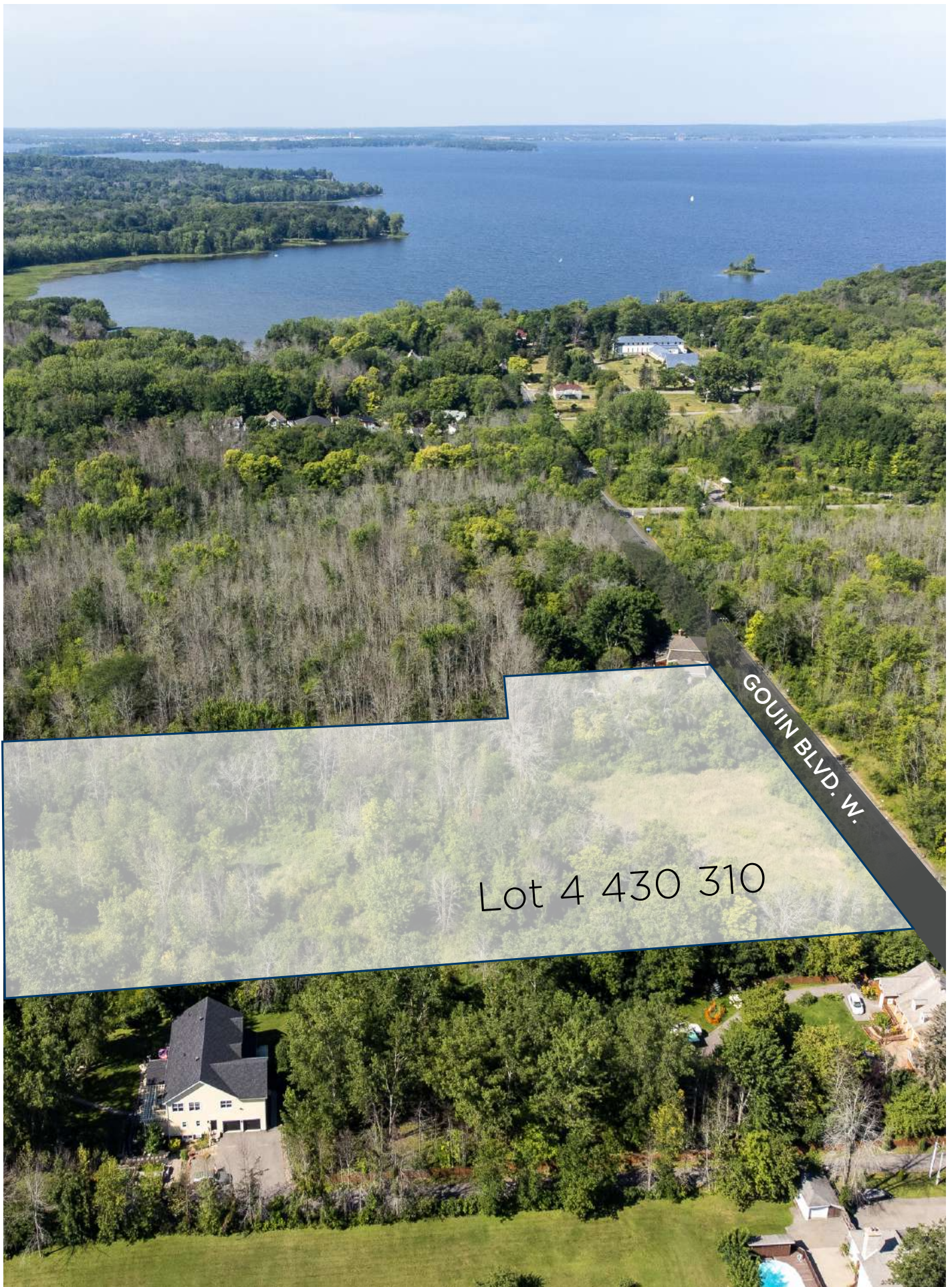


FOR SALE
RESIDENTIAL DEVELOPMENT OPPORTUNITY

THE GOUIN LANDS

PIERREFONDS, QC





Investment Highlights



Strategic Residential Development Opportunity

The opportunity is comprised of approximately 3.38 acres (147,308 square feet) of vacant land designated for low-density residential development in Montréal's West Island. Its size, configuration, and zoning framework provide developers with an opportunity to create a new residential community within an established and desirable suburban setting. Subdivision of the Lot is currently underway and will result in 16 separate single family home lots ranging between 4,800 - 9,000 square feet.



Exceptional Location & Connectivity

Located in Pierrefonds-Roxboro, the Property benefits from proximity to Highway 40, public transit, and the Anse-à-l'Orme REM station, which significantly enhances connectivity throughout the Greater Montréal Area. The Site is also surrounded by an extensive network of parks, beaches, trails, golf courses, schools, healthcare facilities, and retail amenities, offering future residents a highly attractive lifestyle environment.



Strong Demographic & Economic Fundamentals

Pierrefonds-Roxboro is characterized by above-average household incomes, strong homeownership levels, and a well-established family-oriented residential community. These demographic fundamentals support long-term housing demand and reinforce the area's attractiveness for future residential development.



Compelling Supply-Demand Dynamics

Located within Montréal's desirable West Island, the area benefits from continued demand for suburban housing, a limited supply of development-ready land, and ongoing housing affordability pressures across the broader market. These factors create a favourable environment for well-positioned residential development opportunities such as The Gouin Lands.



Property Details

Lot Number	4 430 310
Product Type	Single-Family Home Residential Development
Land Area	147,000 SF 3.38 Acres
Configuration	Regular
Topography	Level
Access	Gouin Boulevard
Services	Municipal services available nearby

Subdivision Overview

Lot	Total Area (sq. ft.)	Dimensions (feet)
1	6,054	98x62
2-7	4,844 (per lot)	98x49
8	6,974	104x98
9	8,920	147x62
10	5,881	98x62
11	6,128	98x62
12	6,648	95x76
13	4,845	95x51
14	7,471	95x78
15	6,273	49x130
16	7,268	108x69
17	26,842	N/A
TOTAL	122,368	

Zoning

Lot Number	Residential - Detached single-family homes
Density	0.70x
Site Coverage	50%
Min. Setback Affecting the Site	Front: 6m Side: 2m Rear: 7m
Max. Building Height	10 meters or 1-2 stories



Location Highlights



Prime West Island Residential Setting

The Gouin Lands is situated along Gouin Boulevard West in Montréal's Pierrefonds-Roxboro borough, one of the West Island's most desirable residential communities. The Site benefits from a waterfront-oriented setting near Rivière des Prairies and is surrounded by established neighbourhoods, offering future residents a suburban lifestyle within Montréal's urban boundary. The Property's location combines natural amenities, recreational opportunities, and everyday conveniences, creating an attractive environment for low-density residential development.



Transit & Regional Connectivity

Access to transportation infrastructure is a key advantage of the Property. The Site is located approximately a five-minute walk from STM Bus Route 68, providing convenient connections throughout the West Island. Regional accessibility is further enhanced by Highway 40, one of Montréal's principal east-west transportation corridors. The recent completion of the REM West Island extension, including the Anse-à-l'Orme Station located approximately ten minutes away, significantly improves connectivity to Downtown Montréal, Laval, the South Shore, and other major employment centres throughout the Greater Montréal Area. Travel times to Central Station are approximately 35 minutes via the REM network.



Recreation & Lifestyle Amenities

The Property is surrounded by an extensive network of recreational amenities that support an active outdoor lifestyle. Nearby attractions include Cap-Saint-Jacques Nature Park, public beaches, hiking trails, cross-country ski paths, family parks, and golf courses. Residents will benefit from immediate access to some of Montréal's most significant natural green spaces, reinforcing the long-term appeal of the community for families and outdoor enthusiasts alike.



Daily Conveniences & Services

A full range of community-serving amenities is available throughout the surrounding area. Grocery stores, restaurants, healthcare facilities, retail centres, cinemas, and other essential services are located within a short drive of the Site. Montréal-Trudeau International Airport is also easily accessible, providing convenient domestic and international travel options for future residents. This strong amenity base supports both everyday convenience and long-term residential desirability.



Population Growth & Housing Demand

The surrounding market is projected to outperform the broader Montréal region in population growth over the coming years. At the same time, housing starts across Montréal and Québec are forecast to decline relative to population growth, creating favourable supply-demand fundamentals for future residential development. These trends reinforce the attractiveness of The Gouin Lands as a strategic residential development opportunity within Montréal's West Island.



Strong Economic Fundamentals

The West Island benefits from stable economic conditions, above-average household incomes, and access to a diverse employment base across Montréal. Improved transit infrastructure through the REM, combined with access to major transportation routes, provides residents with efficient connections to key employment nodes throughout the region. These fundamentals support sustained residential demand and long-term value creation for future development.



Market Overview

Amenities & Food

- 1 Super C
- 2 Ste. Anne's Hospital
- 3 Provigo
- 4 SAQ
- 5 Cap-Saint Jacques Beach
- 6 Cinéma Cineplex Kirkland
- 7 McDonald's
- 8 Canadian Tire
- 9 Lakeshore General Hospital

- 10 Walmart Supercentre
- 11 Première Moisson
- 12 Pharmaprix
- 13 Métro Plus Kirkland
- 14 RONA
- 15 Marché Aghapy
- 16 Marché Akhavan
- 17 Tim Hortons
- 18 Montréal-Pierre Elliott Trudeau International Airport

Nature & Family Parks

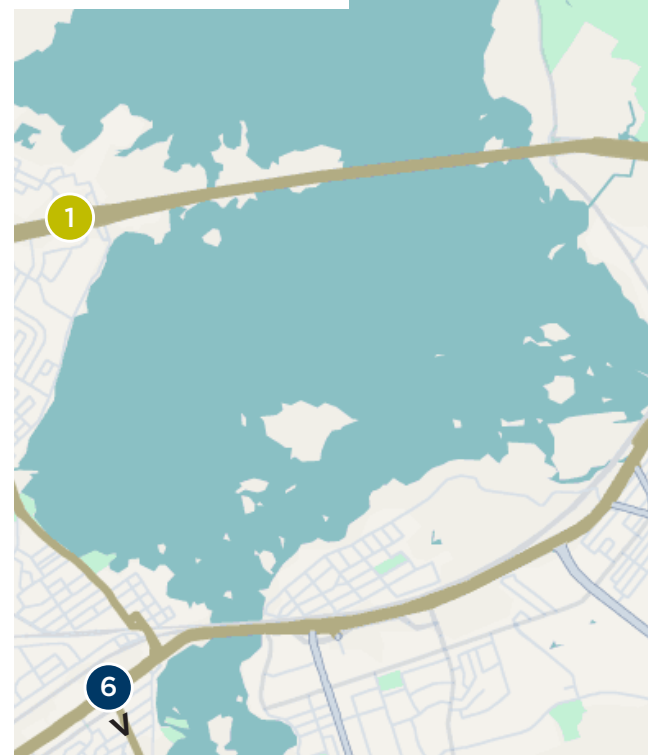
- 1 Parc Robillard
- 2 Aumais Park
- 3 Parc agricole du Bois-de-la-Roche
- 4 Parc-nature de l'Anse-à-l'Orme
- 5 Parc-nature du Cap-Saint-Jacques
- 6 Heritage on the Lake Park
- 7 Parc du Château-Pierrefonds
- 8 Parc Villeret
- 9 Parc Grier
- 10 Yuile Park

Golf Courses

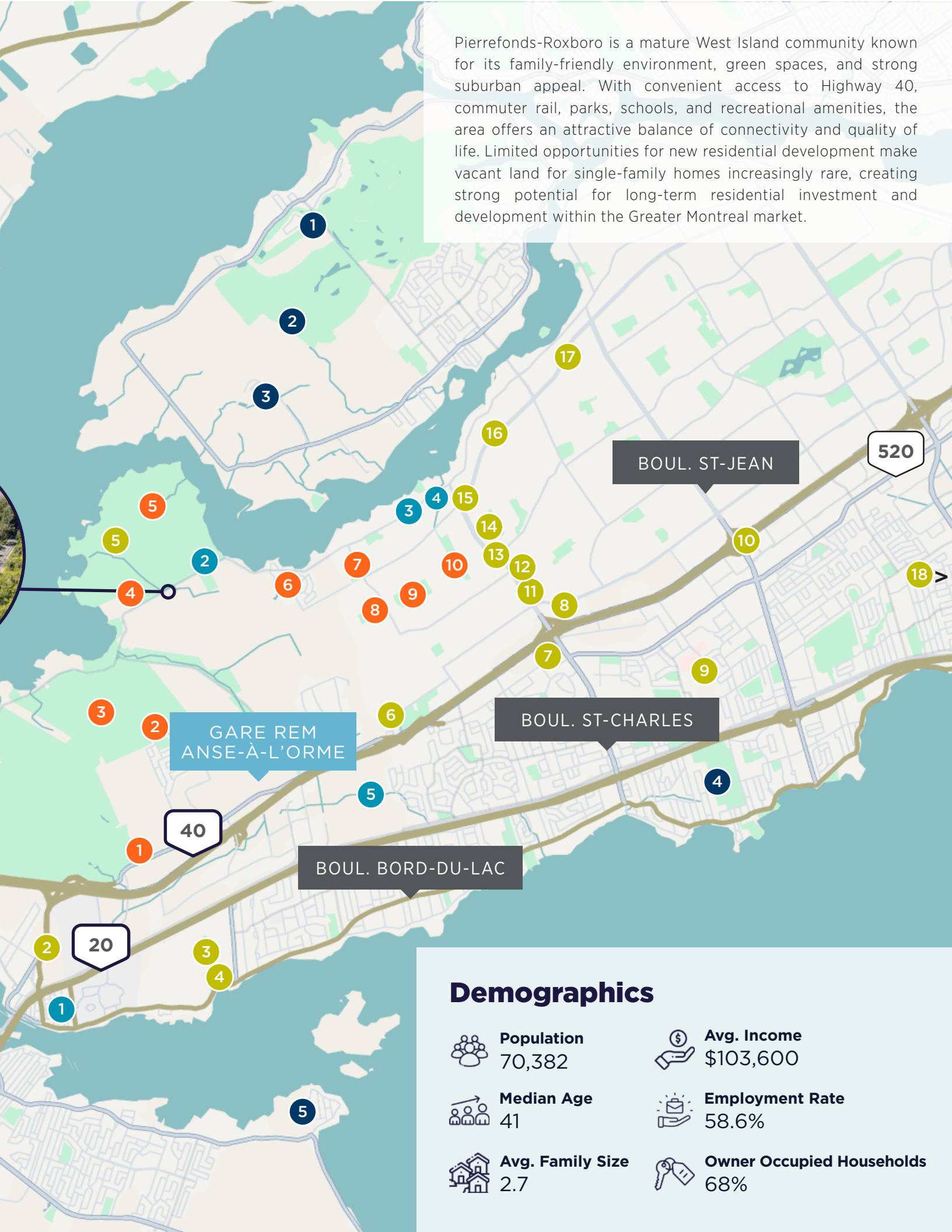
- 1 Golf Saint-Raphaël
- 2 The Royal Montreal Golf Club
- 3 Elm Ridge Country Club
- 4 Beaconsfield Golf Club
- 5 Atlantide Golf Club
- 6 Summerlea Golf & Country Club

Education & Daycare

- 1 John Abbott College
- 2 College Charlemagne
- 3 Garderie Sunnyside
- 4 Académie Préscolaire Myriam
- 5 Beaconsfield Creative Pre School



Pierrefonds-Roxboro is a mature West Island community known for its family-friendly environment, green spaces, and strong suburban appeal. With convenient access to Highway 40, commuter rail, parks, schools, and recreational amenities, the area offers an attractive balance of connectivity and quality of life. Limited opportunities for new residential development make vacant land for single-family homes increasingly rare, creating strong potential for long-term residential investment and development within the Greater Montreal market.



Demographics



Population
70,382



Avg. Income
\$103,600



Median Age
41



Employment Rate
58.6%



Avg. Family Size
2.7



Owner Occupied Households
68%

Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of the lands located at Boul. Goin, O., Pierrefonds Quebec. Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Vendor.

Cushman & Wakefield with the Vendor will review offers as they are submitted. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser’s ability and timeliness of closing, and proposed conditions, if any.

Price

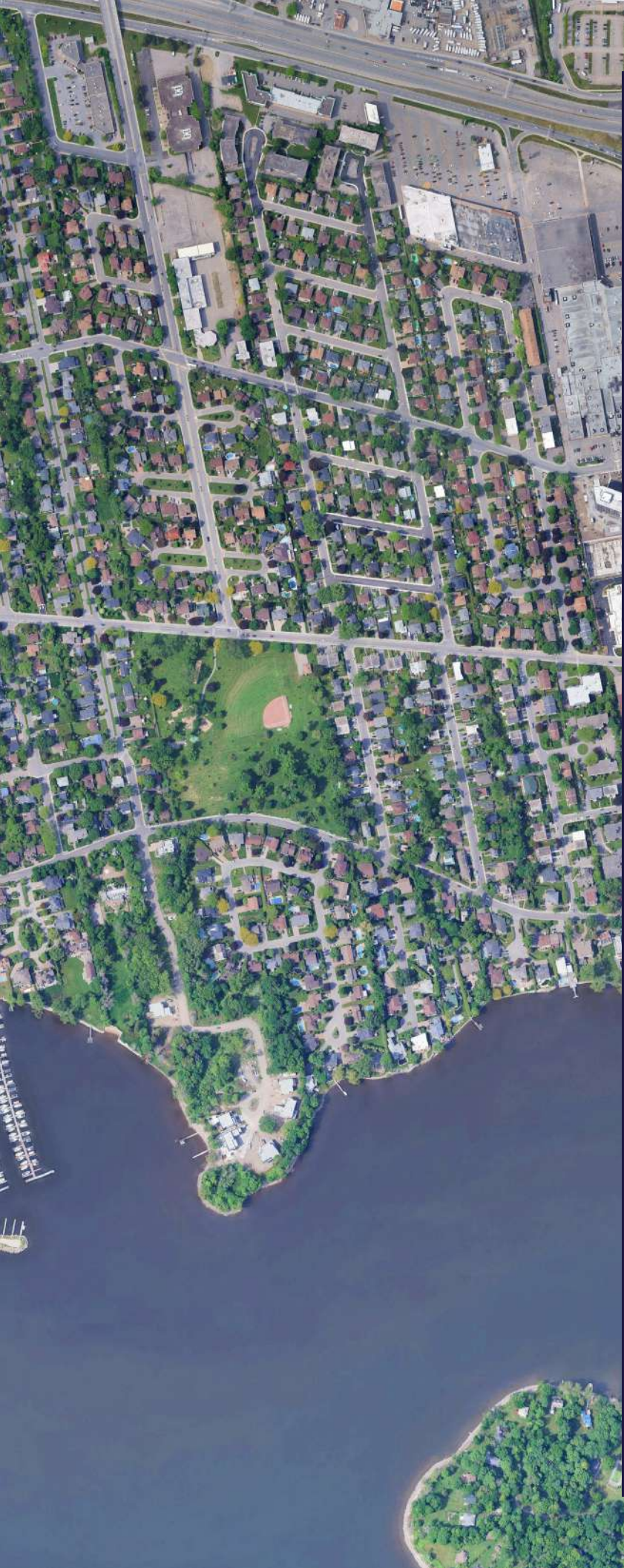
The Property is offered at \$4,900,000..

Submissions

Offers are to be submitted to the listing team at:

Jason Ansel & Lloyd Cooper
Cushman & Wakefield ULC
Real Estate Agency
999, boul. de Maisonneuve Ouest, bureau 1500
Montréal, QC H3A 3L4 | CANADA

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