

CBRE

PRIVATE CAPITAL GROUP

For Sale

Land Area of 220,114 sq. ft.

For Final Phase, High Density
Multiresidential Development

Lot, du Plateau Boulevard

Gatineau, Québec



Executive Summary

The Opportunity

The site is directly adjacent to the AGORA project by Junic, the Vendor, and is ideally suited for a high-density multi-residential development.

Located south of Du Plateau Boulevard and fronting three streets, the site is in the highly sought-after Plateau District. This area is attractive due to its easy access to Highway 148, allowing for a short 14-minute commute to Ottawa. Additionally, the site benefits numerous amenities nearby via AGORA or within a 4-minute drive to Carrefour du Plateau and SmartCentres Hull.

The site is zoned residential, with a permitted height of 10 floors and up to 846,495 sq. ft. of buildable area potential, making it a rare find in the market.

Investment Highlights

- + Land Area: 220,114 sq. ft.
- + Residential zoning
- + Buildable Potential: 815 doors
- + Height: 10 storeys permitted
- + 14 minutes from Ottawa
- + Surrounded by a lot of amenities



Lot Overview

The property is located in the Plateau District of Gatineau, north of Highway 148 leading into Downtown Gatineau and Ottawa.

The site is bordered by du Plateau Boulevard to the North, de l’Atmosphère Street to the West, de Bruxelles Street to the South, and low-rise residential condominium units to the East.

Information

Location	Corner of du Plateau Boulevard and de l’Atmosphère Street, Gatineau, Québec
Lot Number	4 425 091 (Gatineau, Québec)
Land Area	220,114 sq. ft.
Total Value	\$9,702,200
Building Value	n/a
Land Value	\$9,702,200

Zoning

Zone	Co-13-046
Usages	H – Residential CFI – Low-impact retail & services CMI – Medium-impact retail & services
Number of Floors	Min: 3 Max: 10
Floor Area Ratio	Min: 30% Max: 80%



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Location Overview



Carrefour
du Plateau
Des Grives

Downtown Ottawa



Development Potential

The Vendor, Junic, has prepared site development concepts. The illustrated development concept conforms to the current zoning regulations, permitting a 10-storey multi-residential construction.

Project Vision Summary

Lot Area	220,114 sq. ft.
FAR	3.85
Buildable Area	846,495 sq. ft.
Number of Units	815
Parking	Interior: 1,204 stalls
	Exterior: 109 stalls
	Total: 1,313 stalls



Note this visual is for illustrative purposes only and Project Vision is only at concept stage; the Purchaser will need to build a proposal and seek approval from the City of Gatineau.

Lot, du Plateau Boulevard

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Agora

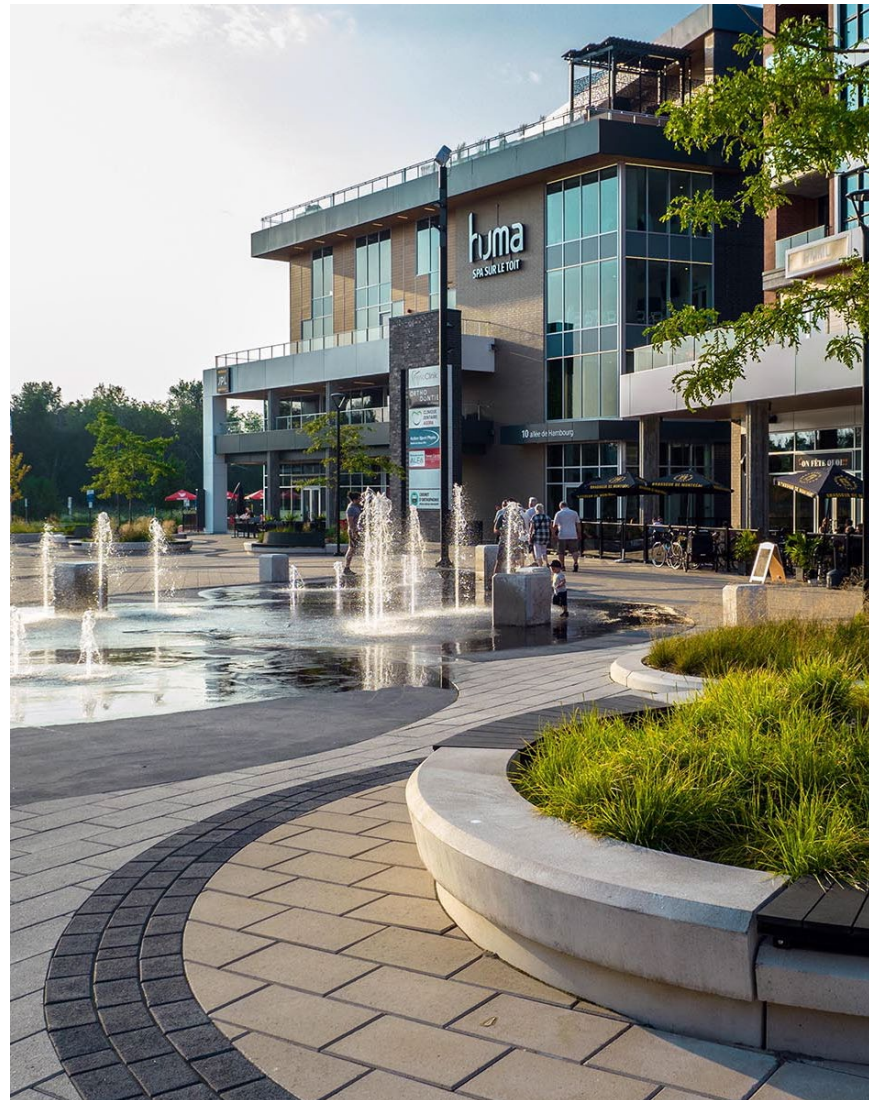
AGORA is a vibrant and developing community, located a short distance from the 26-acre Parc Central, in the heart of Gatineau's Plateau.

The development consists of mixed-use buildings that offer a diverse range of ground-floor retail, second-floor office spaces and residential units on the upper floors.

The project is connected to the NCC's network of bike and pedestrian paths and promotes alternative modes of transport, including being home to the future "Agora Station" of Gatineau's tramway project.

A charming pedestrian street winds through the village, leading to the Donalda-Charron municipal library—a significant public investment of over \$13 million. The main street is lined with a variety of commercial spaces, offering an array of services such as specialty restaurants, a gym, medical clinics, a spa, a pharmacy, and a yoga center.

For Sale



AGORA Retail Offering

Green Spaces

- 1 Central Park
- 2 De Bruxelles Park
- 3 Deux-Ruisseaux Park

Family Life

- 1 Parfaitement petit Daycare
- 2 Royaume des enfants Daycare
- 3 Deux-Ruisseaux Primary School
- 4 De la Cité High School
- 5 Donalda-Charron Library
- 6 Skate Park
- 7 Splash Pad
- 8 Community Gardens

Health & Well-Being

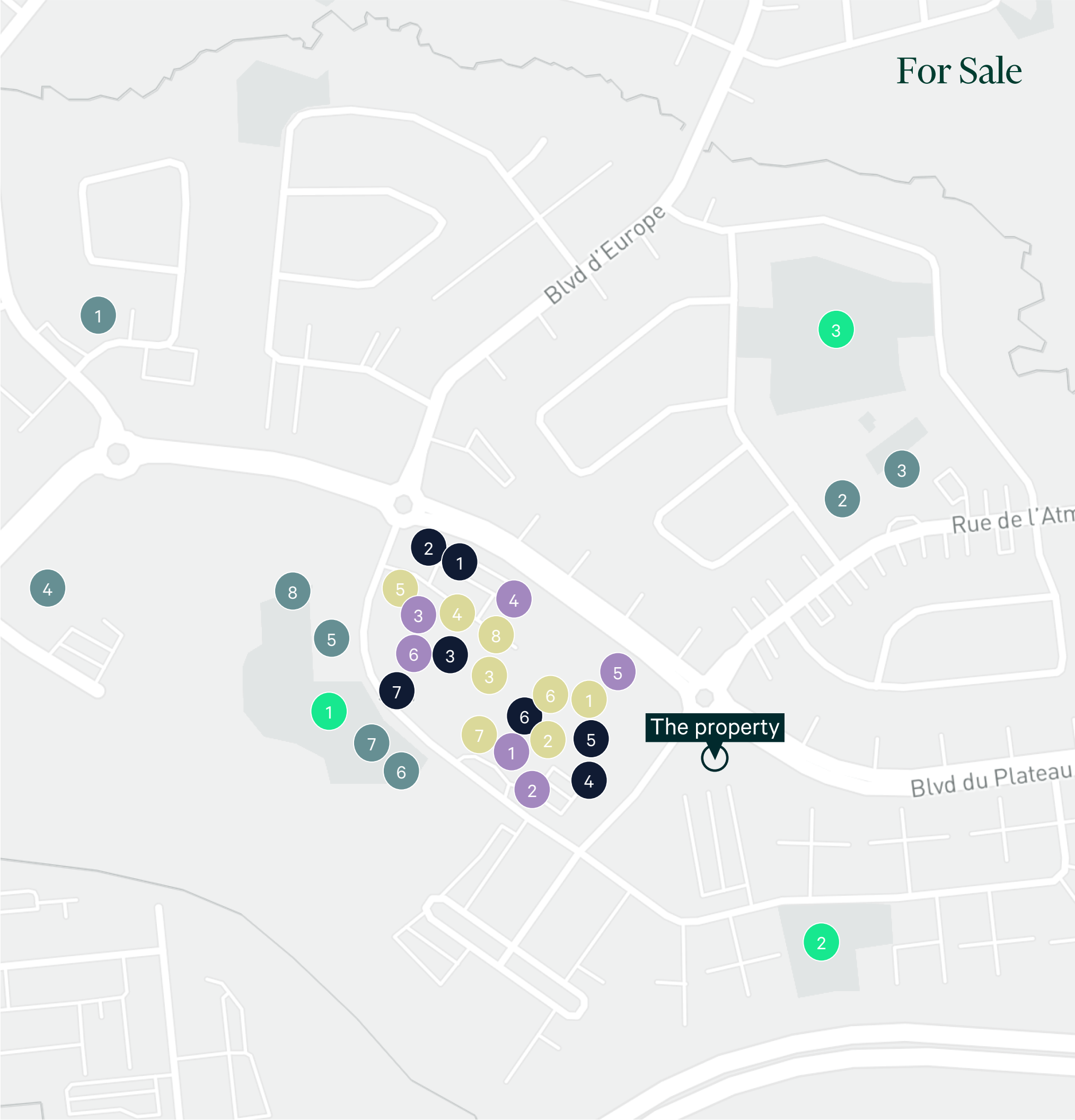
- 1 Du Plateau Orthodontist
- 2 Agora Dental Clinic
- 3 Huma Spa
- 4 Aura Yoga & Fitness
- 5 Bélisle Speech Therapy Clinic
- 6 La Chaise Barber
- 7 Philémon Maison d’Optique

Restaurants

- 1 La Casbah
- 2 Moulins Lafayette Bakery
- 3 Chatime Bubble Tea
- 4 Pêle-Mêle pub
- 5 Café Cognac
- 6 Rio Açai
- 7 Le Rétro
- 8 AZTA Taquéria

Shopping & Services

- 1 AGORA Convenience Store
- 2 Anytime Fitness
- 3 Studio 157
- 4 Laurentian Bank
- 5 Chaussures Le Pacha
- 6 Alfa Driving School



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Nearby Amenities



In addition to the retail offering provided by the adjacent AGORA development, the site is equally well served in terms of big box retailers and grocery stores.

Located less than 2 kilometres from the Property, or a 5-minute drive, the Carrefour du Plateau and SmartCentres Hull malls are the destination for daily essentials.

Major brands include: IGA, Maxi, Super C, Bulk Barn and Walmart , Rona , Canadian Tire and HomeSense, Staples, Winners, Dollarama, SAQ, and Jean Coutu pharmacy.

How can we help?

For more information

PRIVATE CAPITAL GROUP | CAPITAL MARKETS



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