



6900, des Galeries d'Anjou Boulevard

Transit-Oriented Development Land Site **for sale**

Up to 99, 516 buildable square feet in Anjou

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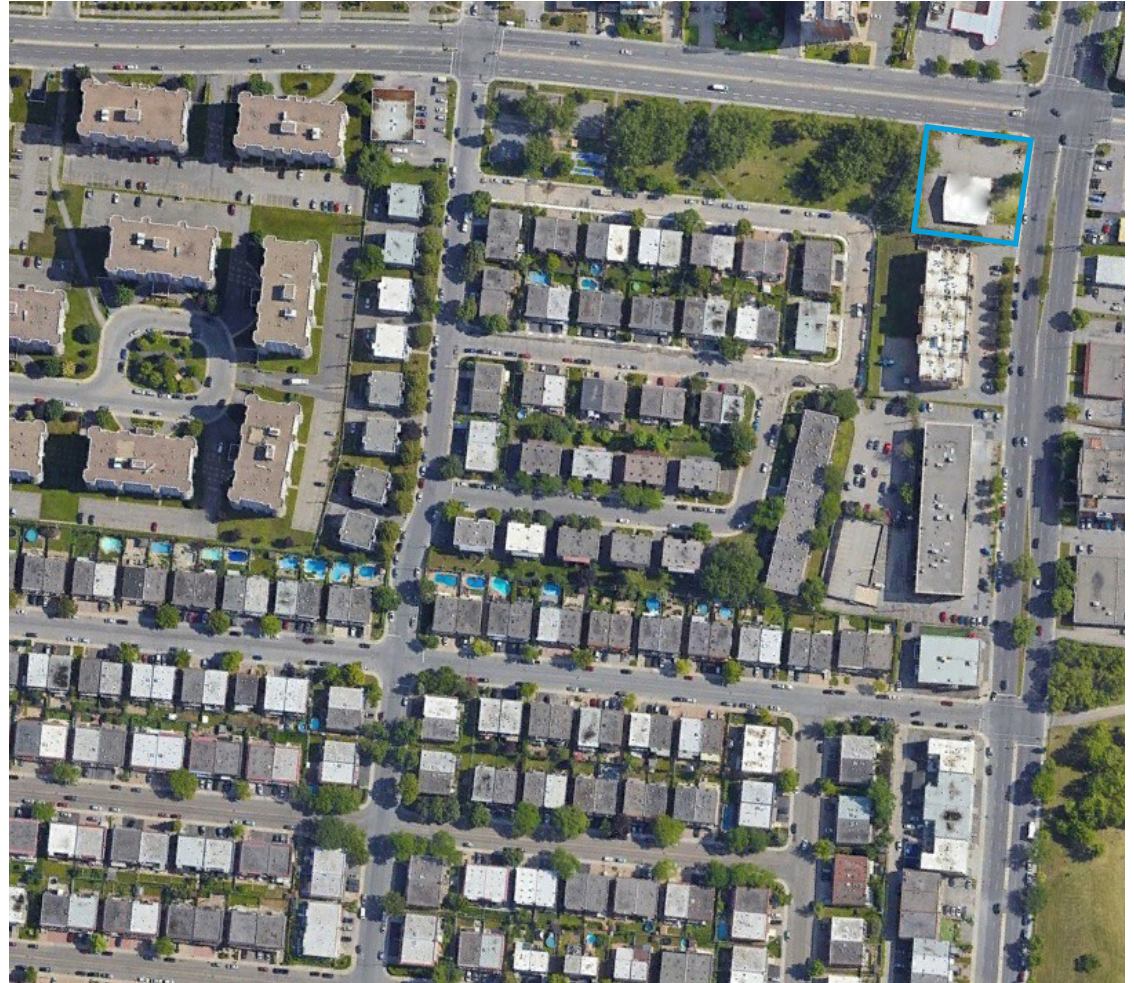


Property Overview

The Offering is a unique opportunity for a multi-residential development in an exceptional location, minutes from the expanded blue line Anjou Metro stop and Galeries d'Anjou. The site is located on a corner lot at the intersection of boulevard Galeries d'Anjou and rue Beaubien and is connected to a community park, offering developers many options when it comes to design and aesthetic. Currently zoned for 6 stories, the city's master plan allows for a project of up 8 stories and approximately 100,000 buildable square feet.

Anjou is on the eastern end of the Island of Montreal and is traversed by the Trans-Canada Highway (Autoroute 40) and the Louis-Hippolyte LaFontaine Bridge-Tunnel (Autoroute 25). Among other attractions, the large Les Galeries d'Anjou shopping mall which is one of the few mega malls located within the city of Montreal is in the borough of Anjou.

This opportunity allows developers to build a project in a neighborhood undergoing extensive expansion by the city of Montreal – including connecting it to the public transit network, expanding utility services and public works. The borough is known for its family-community vibe, proximity to good schools, parks and all amenities. In terms of connectivity, the site has easy access to highways 40 and 25, multiple nearby bus stops and the future Anjou stop on the Blue Line.



Property Description

Location	6900, des Galeries d'Anjou Boulevard, Qc
Lot	1005330
Municipality	Anjou
Land Area	22,617 SF
In-place Buildable Area	67,852 SF
Master Plan Buildable Area	99,516 SF
Zoning	C-507 H3. Multi-family housing C1. Neighborhood business C2. Local business



Masterplan
Buildable Area
99,516 SF



Walk Score: 85
Many amenities
nearby



Approximately
350 m from the
upcoming Anjou
metro station

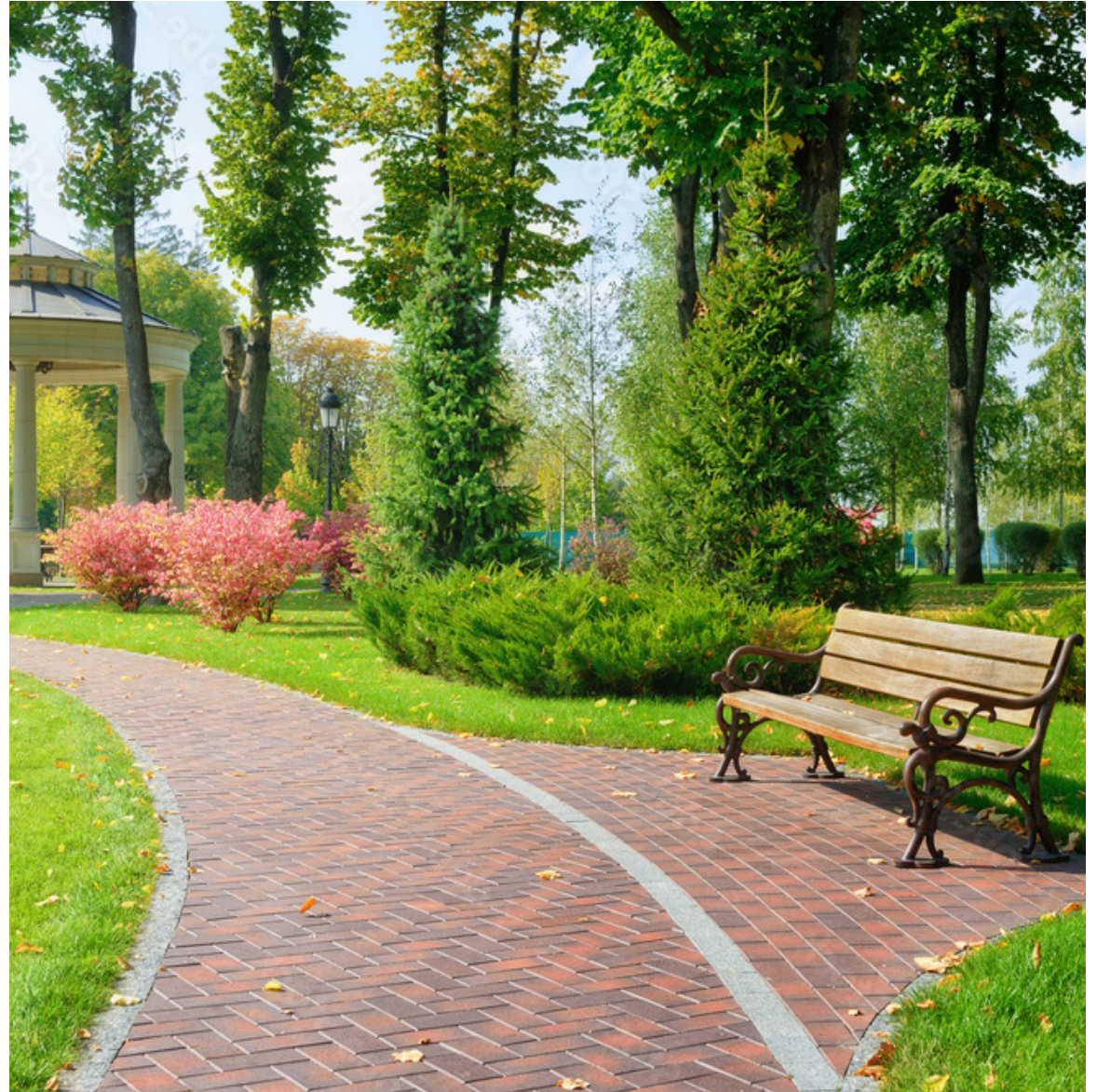
About Anjou

Living in Anjou offers a unique blend of urban convenience and natural beauty, making it an attractive place for residents. The borough is strategically located in the eastern part of Montreal, providing easy access to the vibrant city life while maintaining a more suburban atmosphere.

Anjou boasts a diverse community and a rich cultural tapestry, with various events and festivals that celebrate its heritage. Residents enjoy proximity to numerous parks and green spaces, offering recreational opportunities and a breath of fresh air.

The borough is well-connected with excellent public transportation options, making it convenient for residents to explore the wider Montreal area. Anjou is also home to a range of amenities, including shopping centers, schools, and healthcare facilities, contributing to a well-rounded and comfortable lifestyle.

Additionally, the welcoming and inclusive community spirit enhances the overall quality of life in this charming corner of Quebec.



Nearby Amenities

6900, des Galeries d'Anjou
Boulevard, Qc

- 1 Galeries d'Anjou
- 2 McDonalds
- 3 3 Brasseurs
- 4 Hôpital Santa Cabrini
- 5 Marché Metro Beaubien
- 6 Adonis
- 7 Banque Scotia
- 8 TD Canada Trust Branch

 Park  Bus Stop

Highway Accessibility:

Public Transit in Proximity:

Anjou  Expected 2029

Honoré-Beaugrand 

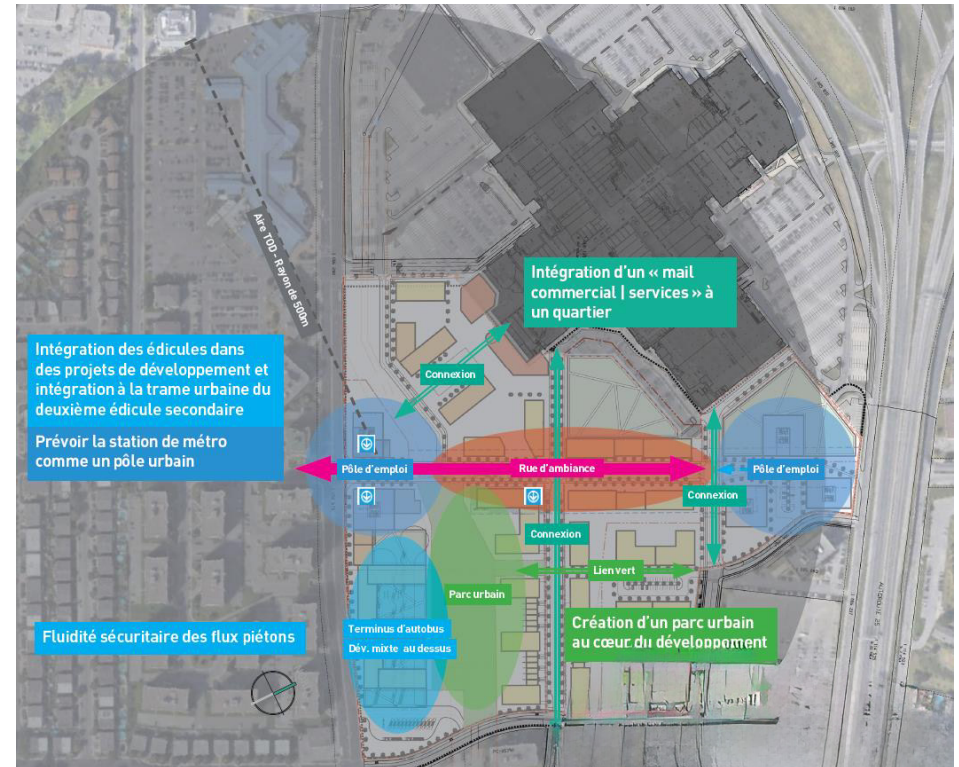


City of Montreal Development Plan for this Sector

Rendering

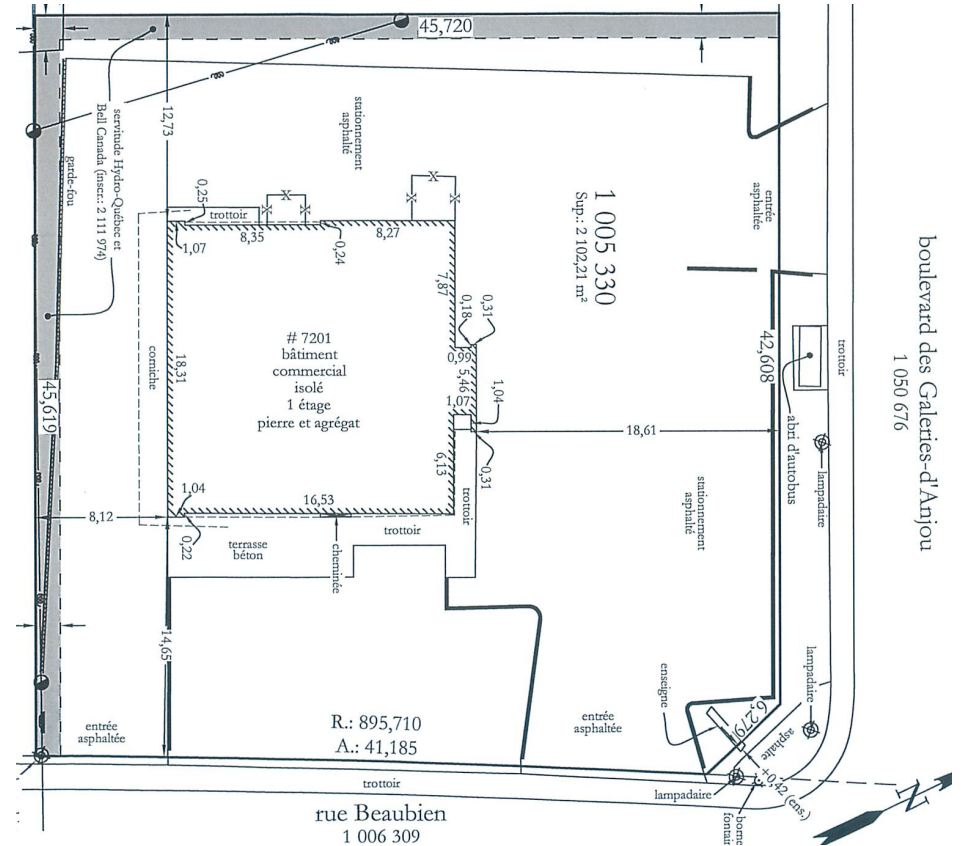


Proposed Plan



Galeries d'Anjou is front and center as part of the \$6.4 billion extension project for Montreal's blue Metro line. This worksite involves building a new accessible metro station with two entrance buildings and a bus terminal.

Site Overview



The site is ideally located on a corner lot at the intersection of boulevard Galeries d'Anjou and rue Beaubien and is adjacent to Antioch park offering the opportunity of peaceful enjoyment and a feeling of suburbia living.



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