

CBRE

# Valleá

Salaberry-de-Valleyfield, Québec

**For Sale | Development Opportunity**  
Shovel Ready Project for 272 Units



# About the Offering

A large-scale, phased residential development opportunity within the established Vallée community, offering a defined development plan and a strategic location.



## Phased Development Plan

Three phases comprising 27 residential buildings and 272 units, with an established framework.



## Active Project Completion

Completion of remaining phases within an ongoing project, providing immediate development visibility and reduced execution risk.



## On-Site Parking

A total of 355 planned exterior parking spaces across all phases to meet tenant demand.



## City & Nature Valleyfield Location

Close to daily amenities and key destinations along Monseigneur-Langlois Boulevard, Downtown Valleyfield and the Marina while also leveraging the area's parks and trails.

**For Sale | Vallée**  
Salaberry-de-Valleyfield, Québec



# Area Overview

For Sale | Vallée  
Salaberry-de-Valleyfield, Québec

Suroît Regional  
Hospital



Valleyfield  
Marina

Centre  
Valleyfield

Carrefour  
Monseigneur-  
Langlois



City Park



# Property Overview

## René-Vachon Street

Address

## Salaberry-de-Valleyfield

Municipality

6 497 654, 6 497 657, 6 497 658, 6 529 190, 6 529 193,  
6 529 194, 6 529 195, 6 529 196, 6 529 197, 6 529 198,  
6 529 199, 6 529 200, 6 529 201, 6 529 202, and  
6 529 203 of the Cadastre of Québec

Lot Numbers

## 385,156 sq. ft.

Land Area

## 219,589 sq. ft.

Buildable Area

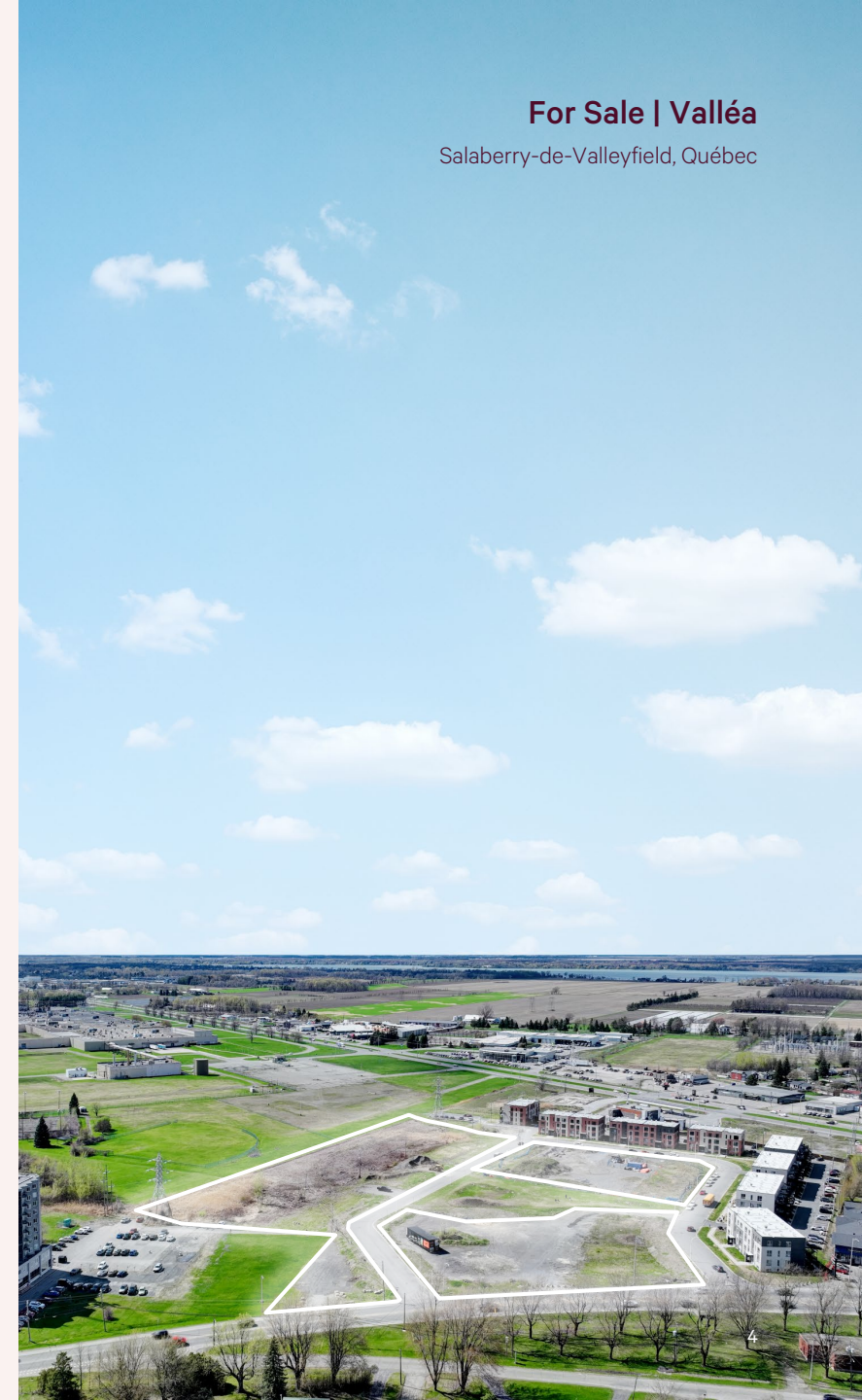
## Zoning

|                                     |                                   |                      |
|-------------------------------------|-----------------------------------|----------------------|
| <b>Zone</b>                         | Residential: H-241-2              |                      |
| <b>Authorized Uses</b>              | H1b: Duplex, Triplex and Fourplex | H1c: Multifamily     |
| <b>Floors</b>                       | Min: 2   Max: 3                   | Min: 2   Max: 4      |
| <b>Height</b>                       | Min: 8 m   Max: 15 m              | Min: 8 m   Max: 18 m |
| <b>Floor Area Ratio</b>             | Max: 0.60                         | Max: 0.60            |
| <b>Number of Units per Building</b> | Max: 4                            | Max: 24              |

## Municipal Assessment (Combined)

|                           |             |
|---------------------------|-------------|
| <b>Land Value</b>         | \$6,167,100 |
| <b>Building Value</b>     | N/A         |
| <b>Total Value (2021)</b> | \$6,167,100 |

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# Development Plan

The following summarizes the development details for Phases 4, 5 and 6, representing the remaining phases of the Vallée project, following the successful completion of earlier phases.

## Key Development Details

|                                     |   |
|-------------------------------------|---|
| <b>Total Leasable Area</b>          | 219,589 sq. ft.                               |
| <b>Number of Phases</b>             | 3   |
| <b>Number of Floors</b>             | 4 floors including semi-basement per building |
| <b>Total Number of Units</b>        | 272   |
| <b>Total Exterior Parking Spots</b> | 355   |

### Phase 4

|                              |   |
|------------------------------|---|
| <b>Total Leasable Area</b>   | 73,195 sq. ft.                                |
| <b>Number of Buildings</b>   | 11  |
| <b>Format</b>                | 6 x 12-unit buildings<br>5 x 8-unit buildings |
| <b>Total Number of Units</b> | 112   |
| <b>Parking Spots</b>         | 176   |

### Phase 5

|                              |   |
|------------------------------|---|
| <b>Total Leasable Area</b>   | 65,064 sq. ft.                                |
| <b>Number of Buildings</b>   | 10  |
| <b>Format</b>                | 5 x 12-unit buildings<br>5 x 8-unit buildings |
| <b>Total Number of Units</b> | 80  |
| <b>Parking Spots</b>         | 83  |

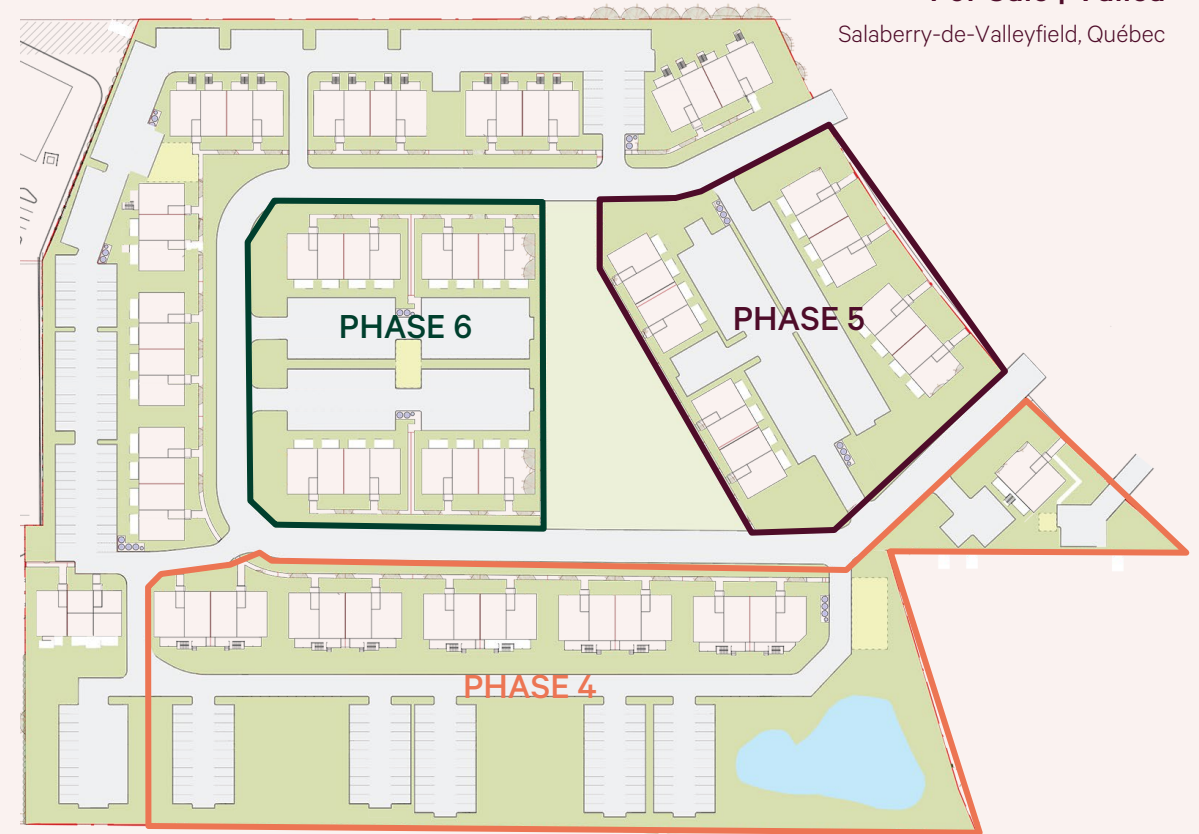
### Phase 6

|                              |   |
|------------------------------|---|
| <b>Total Leasable Area</b>   | 65,064 sq. ft.                                |
| <b>Number of Buildings</b>   | 10  |
| <b>Format</b>                | 5 x 12-unit buildings<br>5 x 8-unit buildings |
| <b>Total Number of Units</b> | 80  |
| <b>Parking Spots</b>         | 96  |

### Unit Mix

|                       |                                     |
|-----------------------|-------------------------------------|
| <b>8-Unit Format</b>  | 1 x 4 ½<br>3 x 4 ½ + den<br>4 x 5 ½ |
| <b>12-Unit Format</b> | 12 x 3 ½                            |

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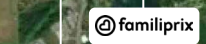
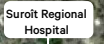
# Location

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Salaberry-de-Valleyfield, Québec

## Vallée

ST. LAWRENCE RIVER

CANAL DE BEAUHARNOIS



**Downtown Montréal**  
50-minute drive | 61.0 km



**Montréal-Pierre-Elliott-Trudeau International Airport**  
35-minute drive | 45.4 km



**Bus Routes**  
CITSO (exo) Line 1 — Toward Montréal (Terminus Angrignon)  
CITSO (exo) Line 1 — Toward Salaberry-de-Valleyfield



# About Salaberry-de-Valleyfield

For Sale | Vallée

Salaberry-de-Valleyfield, Québec

Salaberry-de-Valleyfield is a growing regional centre in the Montérégie, offering a balanced mix of residential development, local industry, and commercial activity. Its strategic location southwest of Montreal provides efficient access to major highway networks, positioning the city as an attractive destination for both residents and investors.

The area benefits from a wide range of amenities, from established retail corridors and a vibrant downtown core to recreational destinations including the marina, waterfront, and regional parks. These elements contribute to a balanced lifestyle and support ongoing demand for residential development.

Ongoing residential expansion and investment in local infrastructure continue to enhance the city's long-term growth profile. Population trends remain stable, supported by affordability relative to Montreal and continued interest in suburban and secondary markets. Combined with accessible price points and a strong quality of life, Salaberry-de-Valleyfield presents a compelling environment for residential investment opportunities.

## DEMOGRAPHICS WITHIN A 5 KM RADIUS



2025 Total Population  
43,428



2025 Median Age  
45.0



2025 Average Household Income  
\$86,209



2025 Total Number of Households  
20,299



2025-2030 Projected Annual  
Population Growth Rate  
8.1%



2030 Projected Population  
46,949



# Project Renderings

For Sale | Vallée

Salaberry-de-Valleyfield, Québec



# How can we help?

## For more information

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