

403, rue DES SEIGNEURS

Griffintown / Petite-Bourgogne

Rare Opportunity to Acquire a
**Pre-Approved Mixed-Use
Development**



FOR SALE

 **CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



403 des Seigneurs presents a rare, design-advanced ground-up development opportunity in one of Montréal’s most active residential submarkets – Griffintown / Petite-Bourgogne, in the borough of Le Sud-Ouest. The project is at the permit-application stage, with a complete architectural drawing set prepared by FRW (Fischer Rasmussen Whitefield Architectes) and design development substantially advanced, offering a buyer, investor, or developer a shovel-ready path to market with materially reduced pre-development risk and timeline.



ADVANCED PERMITTING

Full permit-ready drawing set already prepared.



FAVOURABLE ZONING ENVELOPE

Proposed density of 5.3 sits within the borough’s requirements.



DESIGN-FORWARD ARCHITECTURE

A distinctive brick-and-arch street façade with metal panel accents, positioned to stand out.



EFFICIENT, IN-DEMAND UNIT MIX

35 units weighted toward studios and one-bedrooms, the fastest-absorbing product in the Griffintown/Petite-Bourgogne.



TRANSIT-ORIENTED

No minimum vehicle parking requirement triggered; 53 bicycle stalls provided, consistent with borough sustainable-mobility objectives.



MIXED-USE FLEXIBILITY

Dual residential (Groupe C) and commercial (Groupe E) with ground-floor commercial frontage along rue des Seigneurs.

4,363 SF

SITE AREA

26,697 SF

GROSS FLOOR AREA
(including basement)

35

RESIDENTIAL
UNITS

1

COMMERCIAL
UNIT

53

BICYCLE PARKING STALLS

58.6%

LANDSCAPED GREEN AREA

PROPERTY INFORMATION

Property description

Lot Number	1852252
Total Site Area	4,363 SF

Municipal valuation 2024

Land	\$608,900
Building	\$1,221,000
Total	\$1,829,000

Expenses

Municipal Taxes	\$45,607.02
School Taxes	\$1,271.82

Building Program

Ground Floor Use	Residential + Commercial
Sprinklered building	Yes
National Code 2015 classification	Habitation Grp. C 3.2.2.47 Commerce Grp. E 3.2.2.64
Bicycle parking (residential, art. 130)	53 stalls
Vehicle Parking (commercial, art. 131)	0 required

Asking Price Please Contact

ZONING & ENTITLEMENTS

Regulation 01-280 (South-West)

ZONING PARAMETER	BY-LAW PERMITTED	PROPOSED
Site Area	-	405.3 m ² / 4,363 SF
Density	2 / 3.5 / 6	5.3
Buildable	26,178 SF	23,194 SF
Height min / max	9 m / 16 m / 25 m	23.37 m (76'-8")
Storeys	-	8 + basement
Site coverage min / max	35% / 70%	70%
Permitted uses	C.2C, I.3, H.6	Residential & commercial
Front/ reat setback min	3 m (9'-10") / 4 m (13'-2")	3 m / 4 m
Residential Bicycle Parking (art. 130)	53 stalls (1.5/unit)	53 stalls
Commercial Vehicle Parking (art. 131)	0	0

Green Space Calculation

COMPONENT	AREA (SF)
Ground floor (RDC) landscaping	815
Roof terrace / green roof	1,741
Total green space	2,556 SF (58.6% of site)

Density and site coverage are both proposed at or near the maximum envelope available under the current by-law and plan directeur — a disciplined, efficiency-first design already close to the site's practical ceiling, reducing entitlement risk for a purchaser.

PROPERTY SEGMENTATION

Unit-Mix Summary

FLOOR	STUDIO	1BR	2BR	TOTAL
Basement	-	-	-	2
Ground (RDC)	1	1	1	3
2	3	2	-	5
3	3	2	-	5
4	3	2	-	5
5	3	2	-	5
6	2	1	1	4
7	2	1	1	4
8	2	1	1	4
TOTAL	19	12	4	35
% of mix	54.3%	34.3%	11.4%	100%

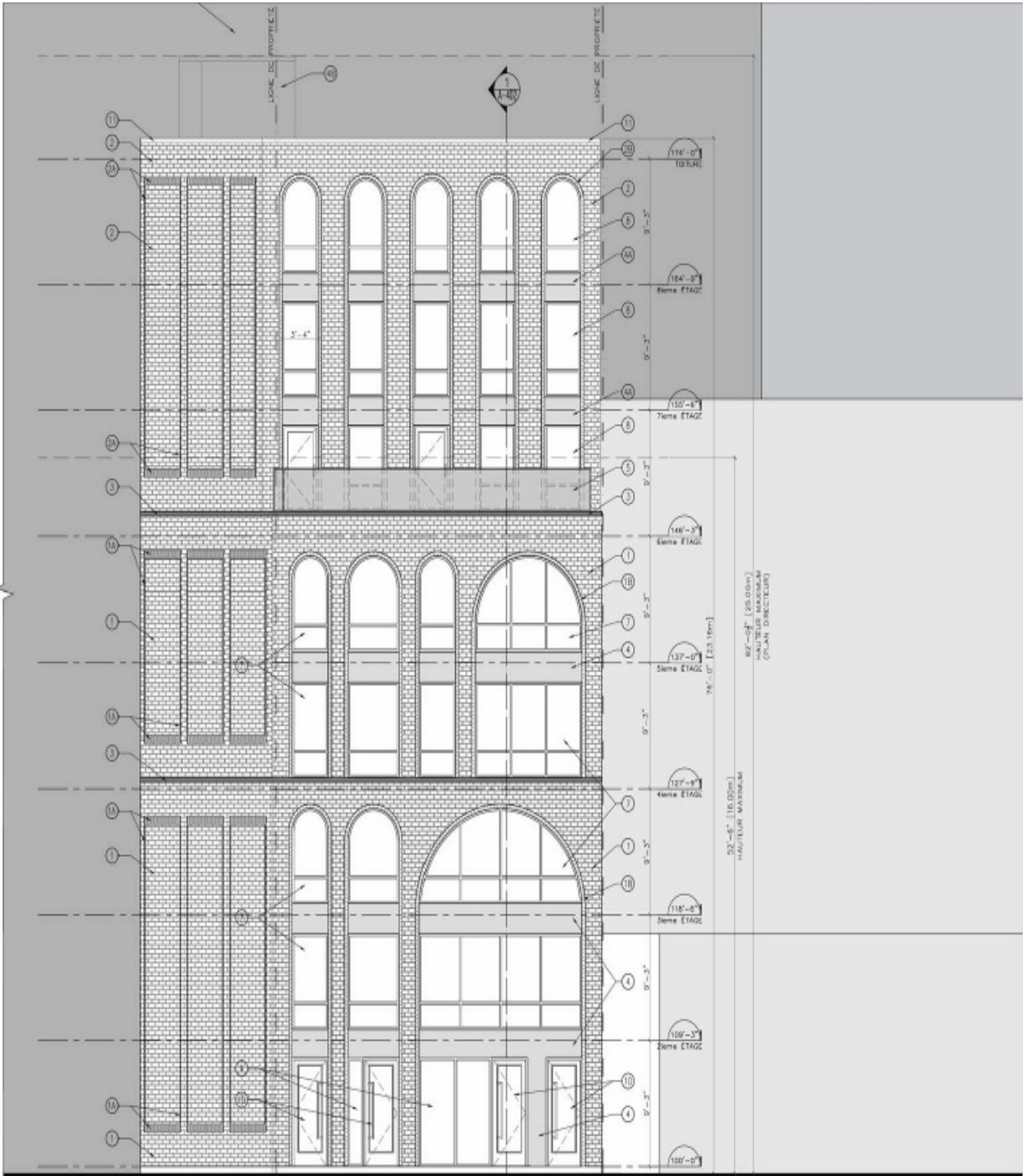
Unit-Mix Breakdown

FLOOR	SF	RESIDENTIAL UNITS (SF)					UNITS PER FLOOR
Basement							
Ground (RDC)	2,309	955	997	357			3
2	2,417	482	527	339	637	432	5
3	2,417	482	527	339	637	432	5
4	2,417	482	527	339	637	432	5
5	2,417	482	527	339	637	432	5
6	2,161	482	527	339	787		4
7	2,160	482	527	339	812		4
8	2,160	482	527	339	812		4
ROOF							
TOTAL:	18,458						35

- Studio
- 1 Bedroom
- 2 Bedrooms

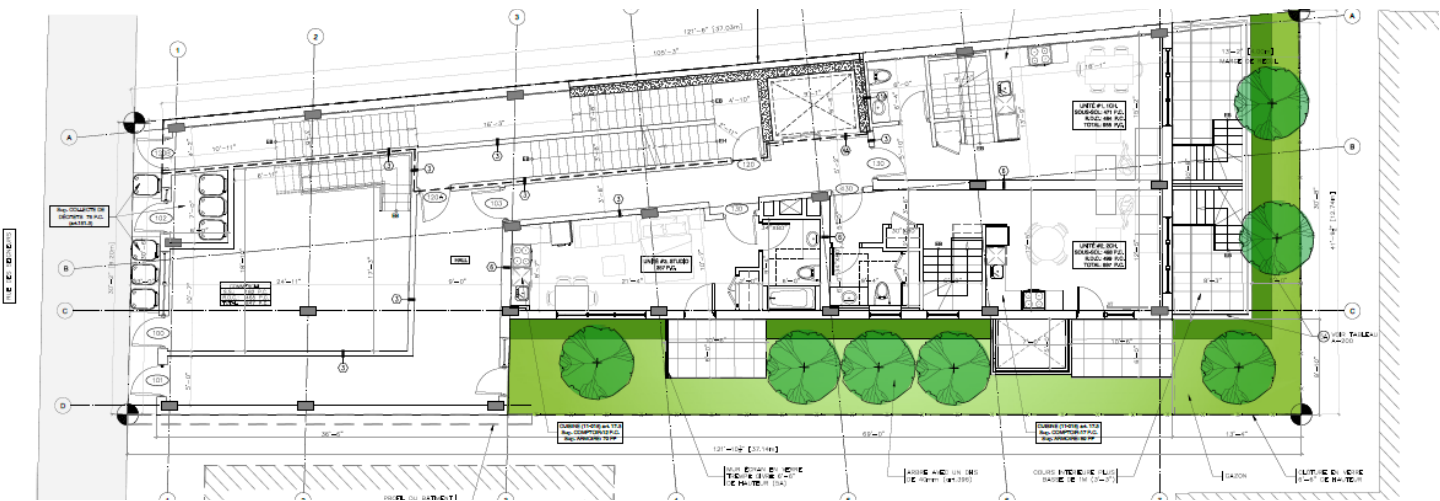
ELEVATIONS

Street Elevation - Des Seigneurs

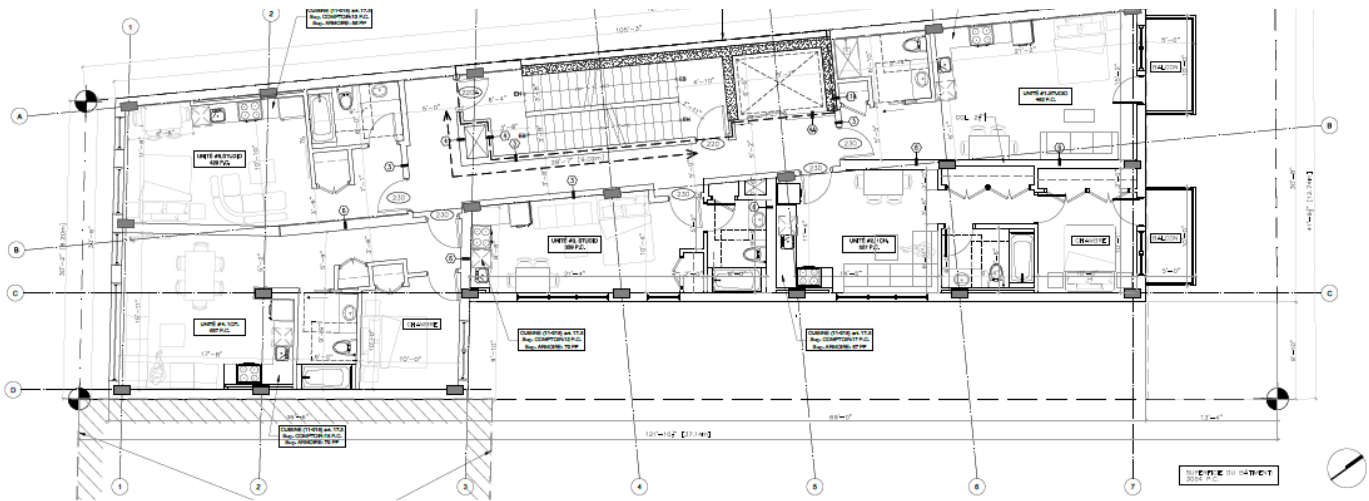


FLOOR PLANS

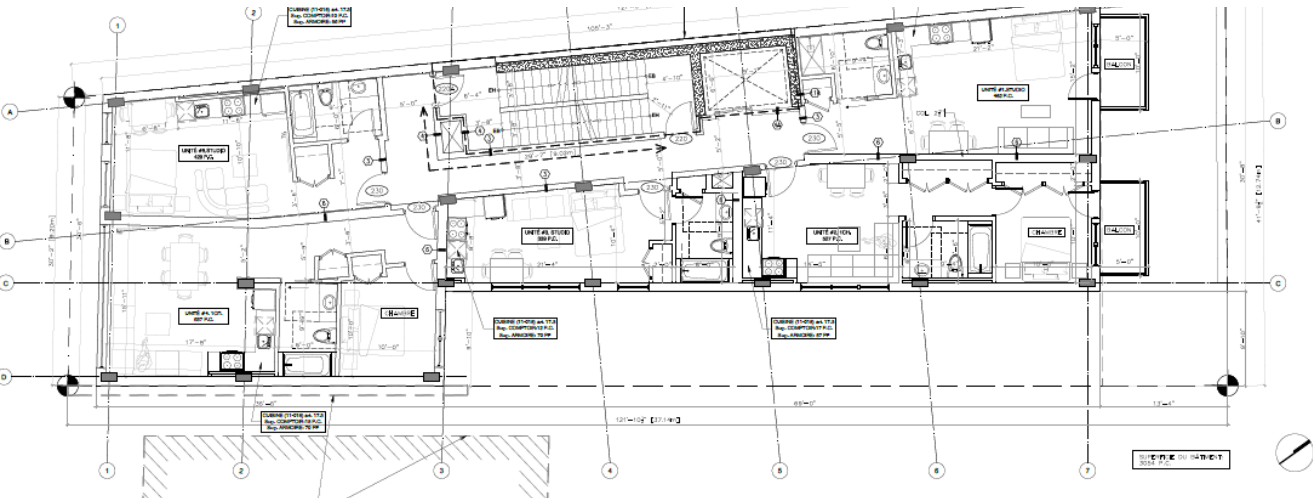
Ground Floor



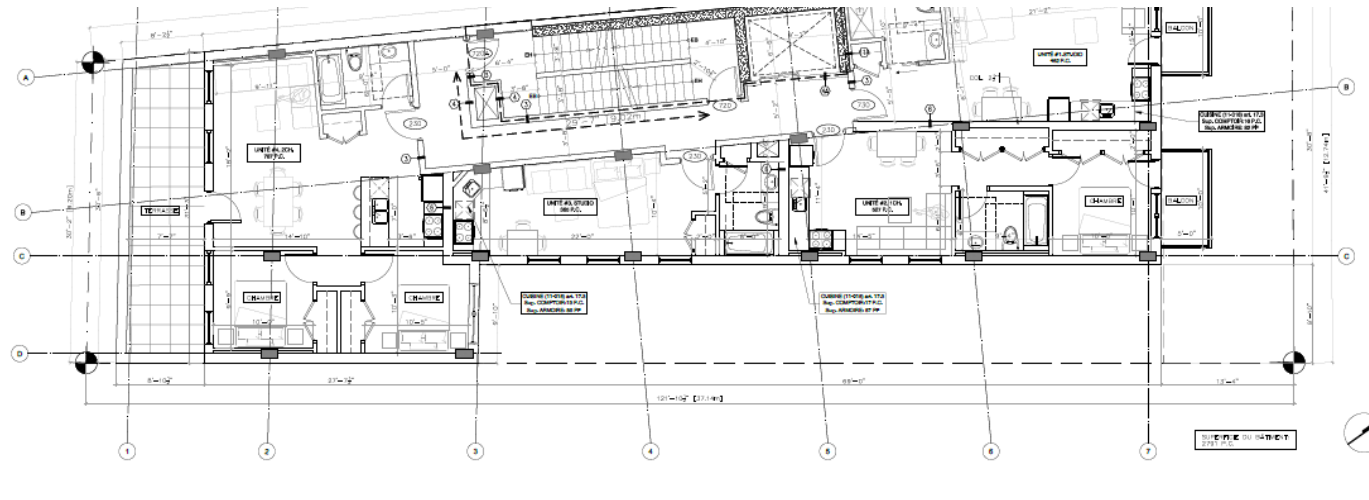
4th & 5th Floor



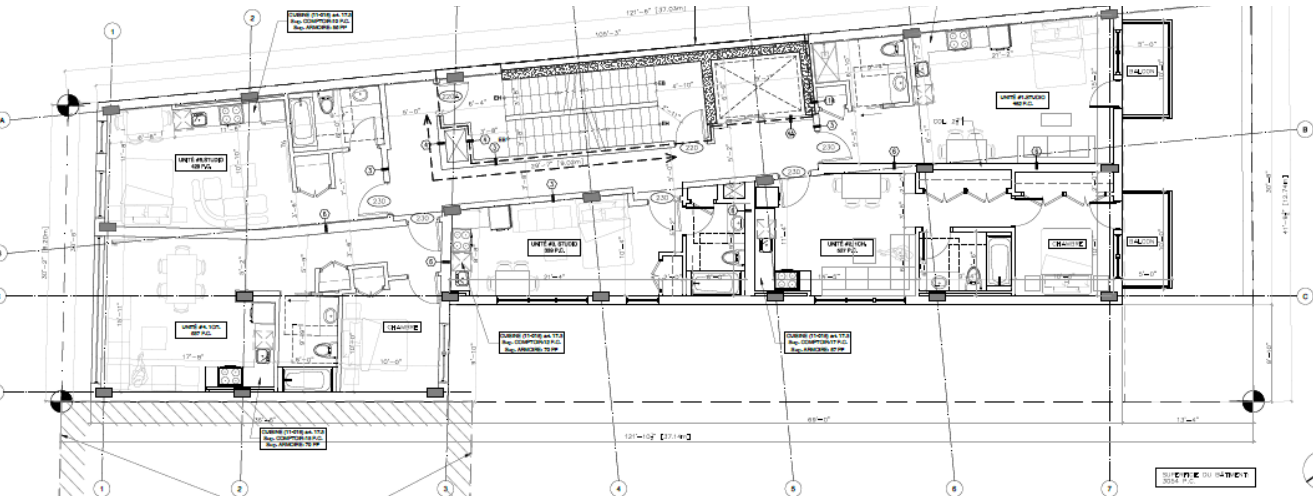
2nd Floor



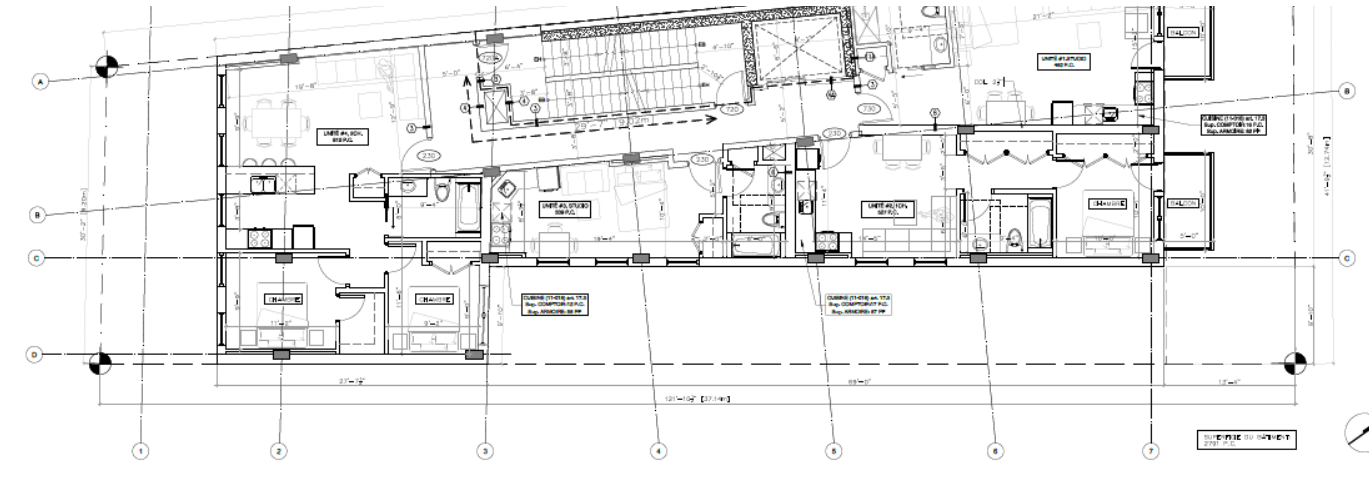
6th Floor



3rd Floor



7th & 8th Floor



RESTAURANTS & CAFÉS

- 1 Cafe Lali
- 2 Le Boucan Smokehouse
- 3 Bagels Le Trou
- 4 White Heron Coffee
- 5 Moreiras
- 6 Grinder
- 7 Pistachio
- 8 RYU Sushi
- 9 Le Richmond
- 10 Petros Griffintown
- 11 Le Bureau Bar Tapas
- 12 Foxy
- 13 Pizzeria Angry Paesano

RETAIL

- 1 Lulu Épicerie
- 2 Mondou
- 3 Pharmaprix
- 4 Super C
- 5 Marché Atwater

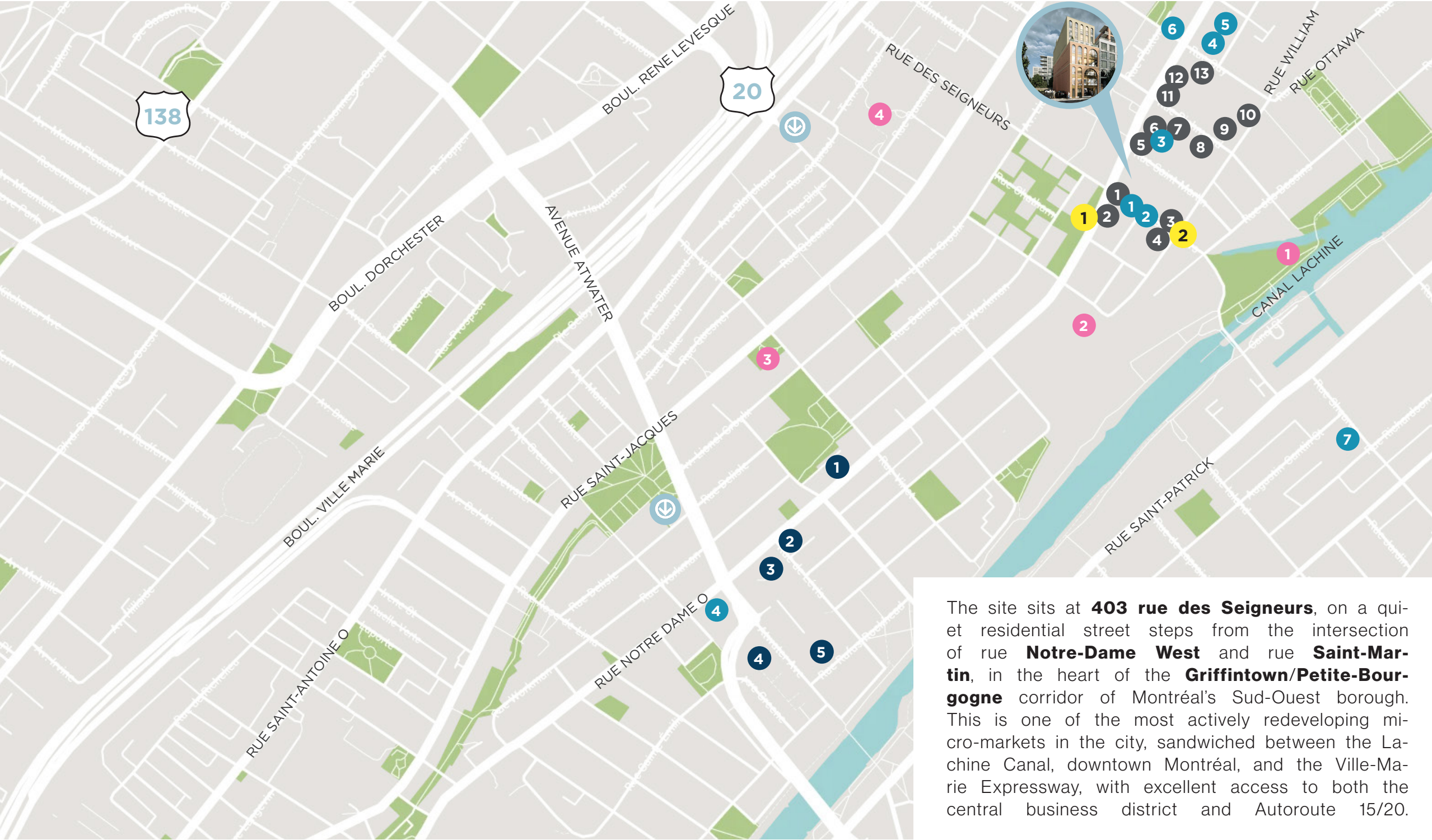
SERVICES

- 1 Vitalis
- 2 Artemys
- 3 Maison Grinder Hotel Boutique
- 4 Blackout Fitness
- 5 Petro Canada
- 6 Royal Vet clinique
- 7 DesJardins

PARKS & ENTERTAINMENT

- 1 Canal Lachine
- 2 Arsenal Art Contemporain
- 3 Oscar Peterson Park
- 4 D'Iberville Square

LOCATION



The site sits at **403 rue des Seigneurs**, on a quiet residential street steps from the intersection of rue **Notre-Dame West** and rue **Saint-Martin**, in the heart of the **Griffintown/Petite-Bourgogne** corridor of Montréal's Sud-Ouest borough. This is one of the most actively redeveloping micro-markets in the city, sandwiched between the Lachine Canal, downtown Montréal, and the Ville-Marie Expressway, with excellent access to both the central business district and Autoroute 15/20.

HIGHWAYS

20 — 1 km | ~3 min drive

15 — ~4 km | ~7 min drive



1

NOTRE DAME /
DES SEIGNEURS
2 MINS | 80M

BUS

2

WILLIAM /
DESEIGNEURS
2 MINS | 150M





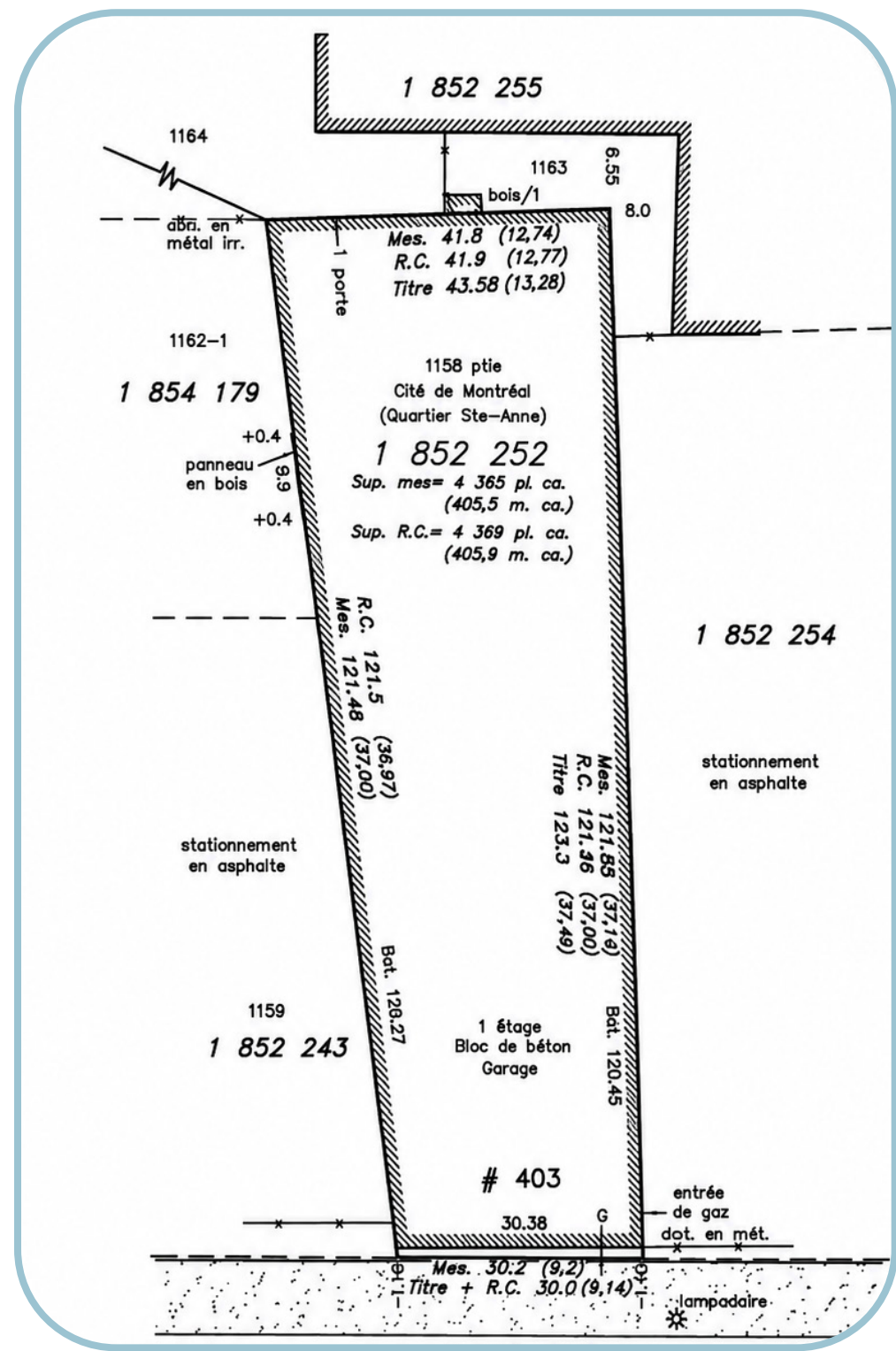
GEORGES-VANIER
12 MINS | 800M

METRO



LIONEL-GROUX
15 MINS | 1.2 KM

CERTIFICATE OF LOCATION



403, Des Seigneurs



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