

# COMMERCIAL PROFILE



## UNIQUE

With its **nautical downtown core**, surrounding Baie Saint-François

## ATTRACTIVE

With dramatic growth characterized by close to **\$1 billion in industrial investments** over the last five years

## AMBITIOUS

With **integrated and structuring infrastructure projects** that have marked its development for over 10 years

## LOCATION

Salaberry-de-Valleyfield is located a mere 25 km southwest of the Island of Montréal, at the crossroads of highways 20, 30, 530 and 40. Surrounded and criss-crossed by water, the City is distinguished by its nautical character and festive summer ambiance. As a regional capital, Salaberry-de-Valleyfield features a major institutional hub (courthouse, cégep, hospital, government offices) and an impressive pool of businesses from all sectors of activity.



## MOBILITY



**+ 6,000**  
professionals  
and students

travel to the downtown area  
every day



**2 public transit**  
services

- Local transportation
- Interconnected with the Vaudreuil train station and Angrignon metro (Montréal)



**70 km of**  
bike paths

that make their way through  
the downtown core as well as  
the industrial, commercial  
and residential sectors

# SOCIODEMOGRAPHICS AND OUTLOOK

**46,208**

Population (2024)<sup>2</sup>

**60.2%**

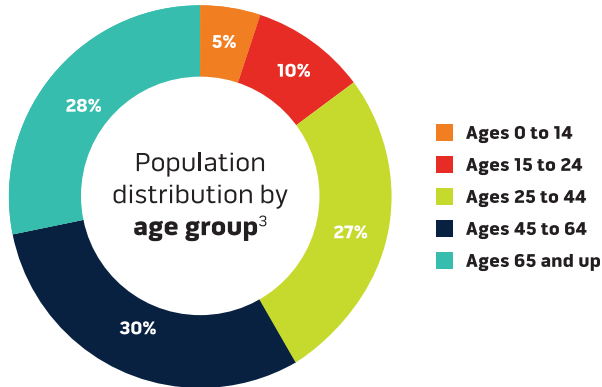
Share of the working population<sup>3</sup>

**45.5**

Average age<sup>3</sup>

**45.9%**

Population growth between now and 2034<sup>2,3,5</sup>



**6.8%** increase in the pre-school and elementary student population between now and 2027<sup>4</sup>

## CONSUMER BASE

Population ages 15-64<sup>3</sup>

**146,000**

25-km radius

**309,000**

50-km radius

## TOTAL VALUE OF PERMITS ISSUED<sup>5</sup>



**2022 : \$452 M**

**2019 : \$276 M**

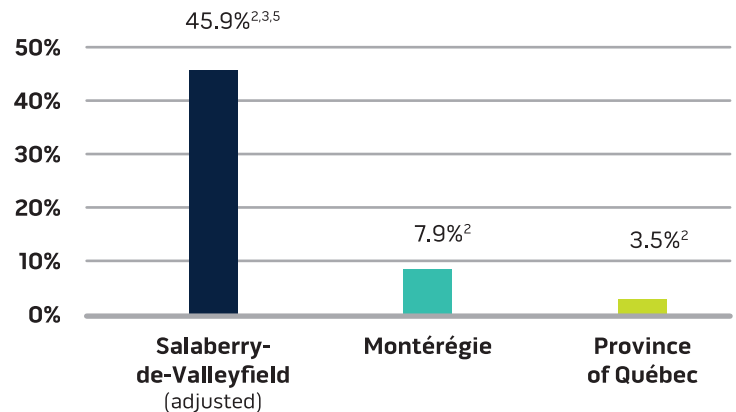
**2012 : \$67 M**

## HOUSING

Close to **10,000**

new housing units anticipated before 2034<sup>5</sup>

### 2024-2034 projected population growth



## KEY SOURCES OF PATRONAGE

**Institutional hub:** Cégep, CHSLD, CLSC, School, Hospital, City Hall, Courthouse, etc.

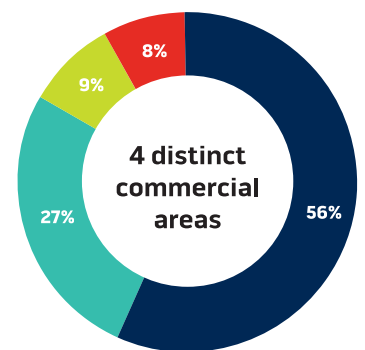
**+ 6,000 professionals and students**

**Tourist and event hub:** Convention Centre, Aquatic Complex, Flotel, Hotel, Marina, Concert Hall, Vieux Canal de Beauharnois, etc.

**+ 360,000 visitors and festivalgoers**

## COMMERCIAL MIX

**1,280 businesses, retail stores, industries and organizations,** with everything from big box stores to groupings of independently owned specialty shops



- Service companies (712)
- Retail and food service (353)
- Organizations (113)
- Industries (100)

Sources:

<sup>1</sup> Info Entrepreneurs - Statistics Canada 2016 (2022 estimate)

<sup>2</sup> Institut de la statistique du Québec 2024

<sup>3</sup> Statistics Canada - 2021 Census

<sup>4</sup> Centre de services scolaires de la Vallée-des-Tisserands

<sup>5</sup> Urban Planning and Permit Department

Identify your market potential with the support of our team.  
**Contact us today to make your business project a reality!**

Economic Development Department

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SALABERRY-DE-VALLEYFIELD  
CAPITALE RÉGIONALE DU SUROÏT