



Colliers

For Sale

Land For Industrial Development in Sainte-Julienne

Place des Entreprises, Sainte-Julienne, QC

Joe Rullier*

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*Joe Rullier Inc.

Accelerating success.



Zoning Regulations

Zone

PI1-16 "Para-Industrial"

Authorized usages

Industrial – Class A

(Ex: Wholesale, Lumber yard, equipment maintenance center and repair shop)

Land Area

35,229 SF

Building Size

13,000 SF

Maximum height

2 floors (Potential 26-30 ft and higher with the permission of the city)

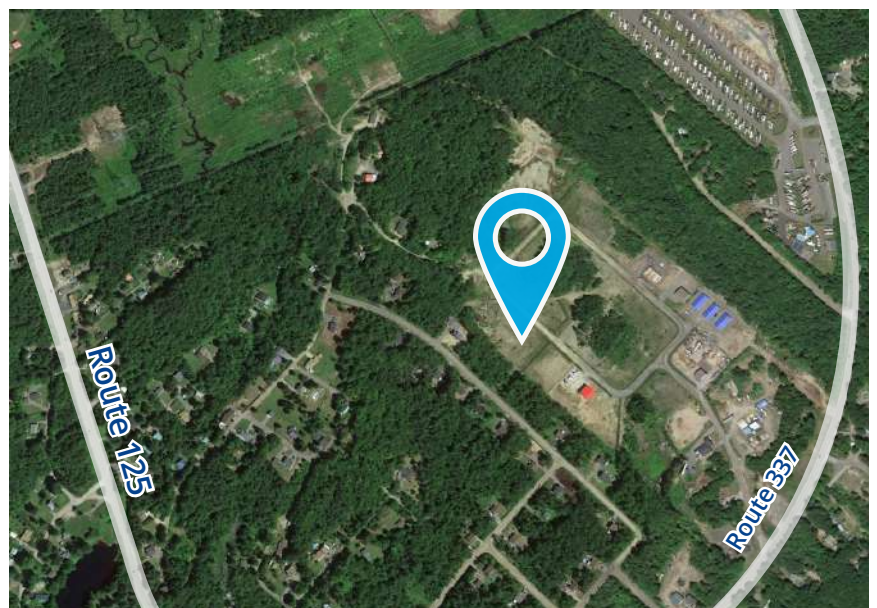
Asking Price

\$500,000

Development Opportunity

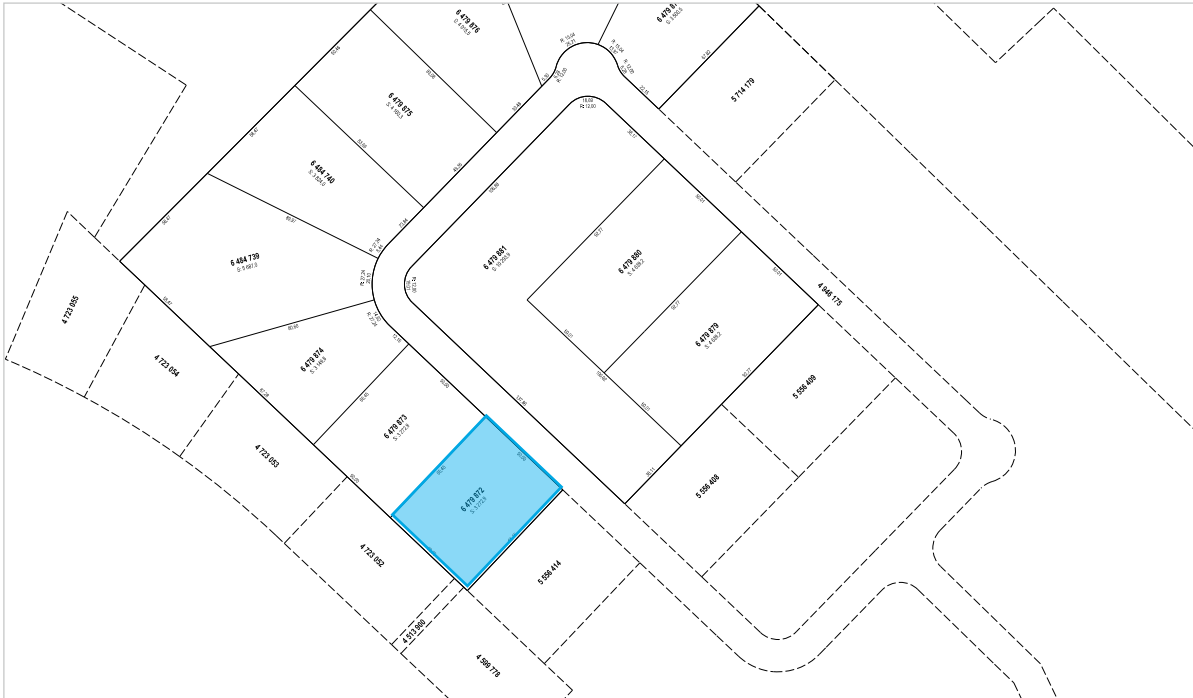
This 35,229 SF development opportunity is an ideal site for an industrial or storage project with direct access to Road 337. The neighborhood has been occupied by residential, commercial and industrial buildings since 2012 such as storage warehouses, renovation companies, cabinetmakers and companies specializing in excavation.

Situated in close proximity to Rawdon and Montreal, Sainte-Julienne is experiencing rapid population growth due to the ongoing residential construction and the municipality's dedication to providing its residents with an exceptional standard of living while also promoting the revitalization of the surrounding area. The municipality is eager for the development to flourish that this property is subject to a unique condition, which requires the construction to begin on or before October 21, 2024.





Property Profile



DETAILS

Address	Place des Entreprises, Sainte-Julienne
Lot number	6 479 872
Land area	35,229 SF
Current use	Vacant land

VALUES OF ASSESSMENT

Taxes (2023)

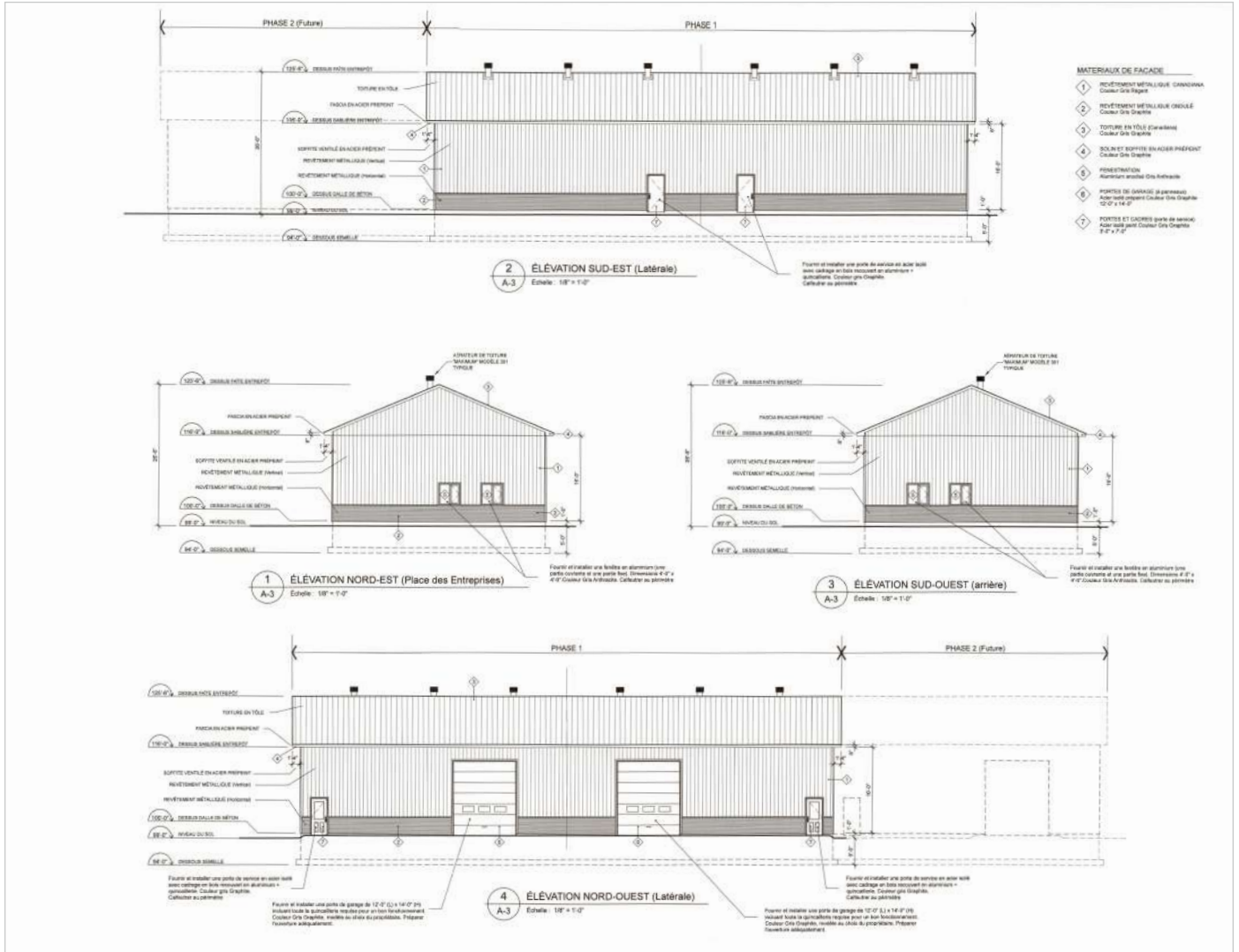
School taxes	\$13.91 per year
Municipal taxes	\$878.06 per year

Roll of Assessment

Land value	\$39,300
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Project Overview



*suggested architecture

Potential Project

Primary use	Warehouse
Building size	3,999 SF
Floor	1
Land Area	35,229 SF



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