



694 Rue Saint-Paul Chicoutimi (Saguenay), Quebec

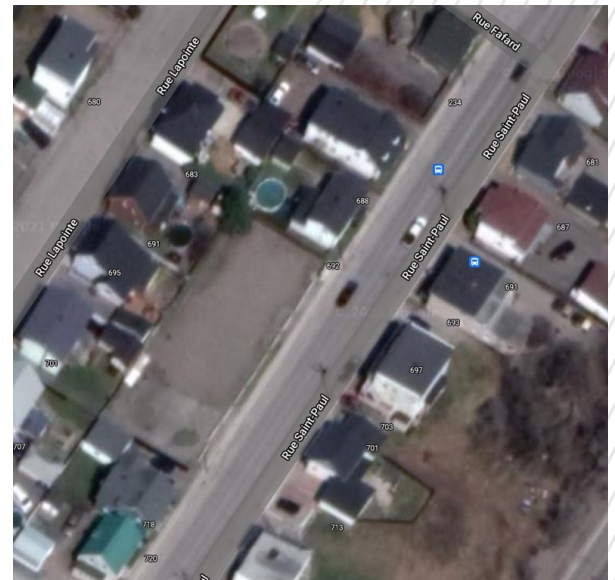


PROPERTY HIGHLIGHTS

Set up your local business in the heart of the residential sector or take this opportunity to build a multiplex. Close to services, less than a kilometer from downtown Chicoutimi and St-Paul. Strategic location between the highway and the northern portion of Saguenay. Rare opportunity! Take your chance!

BUILDING SF	N/A
LAND SF	10,500
YEAR BUILT	N/A
PARKING	12
TRAFFIC COUNTS	550 VPD

SIGNAGE TYPE	4x8
1-MILE (POP.)	1,750
3-MILE (POP.)	3,150
MED. INCOME	\$39,305
SPACE USE	Possible Residential



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Terrain commercial/résidentiel-Chicoutimi

Installez votre commerce de proximité en plein secteur résidentiel ou encore profitez de cette occasion pour y construire un multiplex. Près des services, moins d' un kilomètre du centre-ville de Chicoutimi et du boul St-Paul. Emplacement stratégique entre l' autoroute et la portion nord de Saguenay. Occasion rare! Saisissez votre chance!



LEGAL INFORMATION

TAX PARCEL ID	94068 6264-04-3090
2020 RE TAXES	1311.78
ZONING	Residential/commercial

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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