



**FOR SALE**  
**170, rue des Champs-Élysées**  
**Chicoutimi, QC**



**PROPERTY HIGHLIGHTS**

Saisissez cette chance unique d'acquérir cette emplacement situé à une artère stratégique de l'arrondissement de Chicoutimi. À seulement 3 minutes des centres commerciaux et au centre ville, vous serez en plus à proximité des quartiers résidentiels. Zoné vente au détail, soins dentaires et encore plus. Occasion rare sur le marché! Il s'agit d'un dépanneur / station-service fermé.

<b>BUILDING SF</b>	2,397	<b>SIGNAGE TYPE</b>	2 x 4x8
<b>LAND SF</b>	18,165	<b>1-MILE (POP.)</b>	4,748
<b>YEAR BUILT</b>	1982	<b>3-MILE (POP.)</b>	23 679
<b>PARKING</b>	10 Spaces	<b>MED. INCOME</b>	\$72,508
<b>TRAFFIC COUNTS</b>	1 713 VPD	<b>SPACE USE</b>	Retails/Dental cares



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## FOR SALE

# 170, rue des Champs-Élysées Chicoutimi, QC

A unique opportunity to acquire this location located at a strategic artery of the Chicoutimi borough. Just 3 minutes from shopping centers and downtown, you will also be close to residential areas. Zoned retail, dental care and more. Rare opportunity on the market! This is a closed convenience store/gas station.



## LEGAL INFORMATION

<b>TAX PARCEL ID</b>	94068 6264-90-6841
<b>2020 RE TAXES</b>	\$19695.34
<b>ZONING</b>	Retails/Dental cares/Personnel cares/ Multiplex 3-4-5

## 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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