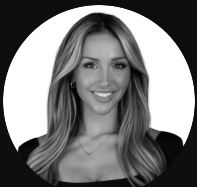


FOR SALE

PMML

**SHERBROOKE
LAND TO DEVELOP**

AREA : 251,653 PI²



Alyson Marceau

Team Jessika Lahaie
VP | Real Estate Broker



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LAND DESCRIPTION

A rare opportunity to acquire an industrial lot measuring over 251,000 sq. ft. (23,379.3 m²), strategically located along Bourque Boulevard (Route 112), one of Sherbrooke's main thoroughfares. Boasting exceptional visibility and a prime location near the junction of Highways 10 and 55, this property offers excellent access to Sherbrooke, Magog, Montreal, and major regional markets. Its location is a major asset for businesses looking to establish themselves, expand, or grow their operations in the Estrie region. Its mixed-use zoning for industrial and commercial purposes, combined with its generous size and visibility along a busy highway, offers attractive development potential for a variety of projects, subject to applicable municipal permits.

Contact us today for more information !

INFORMATION

PPCMOI : **Check with the City of Sherbrooke's Planning Department, depending on the nature of the proposed project.**

Lot Number : **5 521 017**

TOTAL MUNICIPAL ASSESSMENT

Municipal Building Assessment : **\$ 0**

Municipal Land Assessment : **\$ 639 026**

Total Municipal Assessment : **\$ 639 026**

ASKING PRICE :
\$2,499,000

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.

Cadastre

5 521 017

Number of Storeys Permitted

Min. 1 Max. 2



Type of Use

Industrial | Commercial

Permitted Density

Maximum floor area ratio of 40 percent, in accordance with applicable municipal regulations.



Price per SQ. Ft.

\$9.93



5 521 017 Bourque, Sherbrooke



SHERBROOKE

Area attractions

A strategic intersection of Highways 10 and 55, facilitating travel and the transport of goods

Located along the Sherbrooke–Magog corridor, providing access to both markets

Access to major regional markets, including Montreal, Drummondville, and the entire Estrie region

Bourque Boulevard (Route 112), a major thoroughfare connecting the commercial, industrial, and residential areas of western Sherbrooke

Proximity to the industrial areas of Rock Forest and Saint-Élie, making it an ideal location for industrial, commercial, and distribution businesses

An area with a diversified economy, home to industrial, commercial, and distribution businesses

Excellent commercial visibility, particularly attractive to businesses seeking a presence along a major traffic route



ZONING

PROJECT PROGRESS

➤ Zoning Code

Zone I0957

➤ Zoning Description

Industrial and commercial use.

Permitted land use classes:

Industrial: I-3 | I-4

Commercial: C-1001 | C-11 | C-12 | C-800

Certain activities are specifically prohibited. All projects remain subject to applicable municipal regulations and permits.

➤ Specific Uses

Zoning District I0957, designated for industrial and commercial use, offering a variety of development opportunities. Permitted industrial uses: I-3 (light industry) and I-4 (restricted industry). Permitted commercial uses: C-1001, C-11, C-12, and C-800, subject to applicable exclusions and regulatory provisions.

➤ Public Services

Municipal water supply | Sanitary sewer | Storm sewer | Electricity | Telecommunications | Natural gas | Sidewalk Availability and connection procedures are subject to confirmation by the relevant authorities and providers.

➤ Special Provisions

Uses specifically prohibited in zone I0957: C-1100, C-1101, C-1106, C-1107, C-1113, C-1211, and C-1218.

- ☒ Environmental Studies: Phase I
- ☐ Preliminary plans and/or subdivision in progress
- ☐ Project approved
- ☐ Construction plans finalized
- ☐ Demolition and/or Construction permits obtained

Additional Information

Additional land may be purchased upon request, allowing for a larger-scale development tailored to the buyer's needs. A rare investment opportunity on one of Sherbrooke's most strategic thoroughfares! Its I0957 industrial zoning allows for a variety of uses, including light industry, industries with specific constraints, warehousing, distribution, and several categories of heavy commercial businesses and para-industrial activities.

The sale is made without any legal warranty of quality, at the buyer's own risk.

All information contained in this sheet is, to the best of our knowledge, accurate to date, but it is the buyer's responsibility to verify it. Development stages should be verified by the buyer based on the specific requirements of their project.