

PMML

6 636 511 – 19, MILL STREET

BEAUHARNOIS

INDUSTRIAL LAND | 718,617 SQ FT | STRONG DEVELOPMENT POTENTIAL

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Asking price:
\$16,000,000
+ GST/QST

EXECUTIVE SUMMARY

DESCRIPTION

An investment opportunity in Beauharnois with this large vacant industrial lot. Spanning 718,617 sq ft (66,761.8 sq m), the property boasts approximately 575.90 feet of frontage on Mill Street and a depth of approximately 932.04 feet. Its location near the Beauharnois hydroelectric power station offers significant potential for various industrial and energy-intensive projects.

ASSET STRENGTHS

- Vacant lot of 718,617 sq ft
- Industrial zoning I-71 and I-72
- Frontage of approximately 575.90 ft on Mill Street
- Proximity to the Beauharnois hydroelectric power station
- Potential for an industrial or high-energy-consumption project

OPPORTUNITY

Large industrial site offering development flexibility in a strategic sector of Beauharnois.



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SITE HIGHLIGHTS

718,617 sq ft
INDUSTRIAL SITE

LAND

- 718,617 sq ft
- 66,761.8 sq m
- Frontage: $\pm$ 575.90 ft
- Depth: $\pm$ 932.04 ft

ZONING

- I-71 and I-72
- Industrial use
- I-71 : COS 60 %
- I-72 : COS 20 %

DEVELOPMENT

- Environmental Study: Phase I
- Preliminary plans and/or subdivision in progress
- Water and sewage connections to be planned and/or checked

POSITIONING

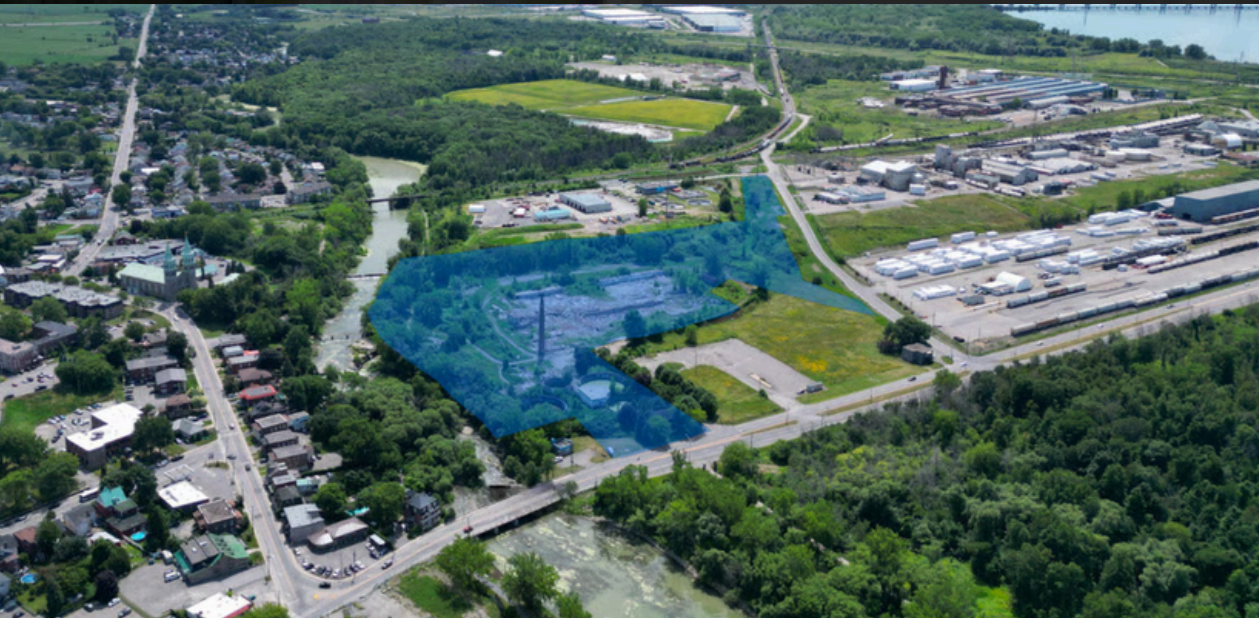
- Beauharnois
- Proximity to the Beauharnois hydroelectric power station
- Power plant of approximately 1,900 MW
- Potential for energy-intensive industrial uses



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LARGE AREA

Vacant land of over 718,000 sq ft offering a large area for a development project.



INDUSTRIAL VOCATION

Zoning I-71 and I-72 permits various industrial uses, subject to applicable municipal provisions.



ENERGY POTENTIAL

Proximity to the Beauharnois hydroelectric power station, a potential asset for a project requiring significant energy capacity.





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REGULATORY FRAMEWORK

ZONING

- I-71
- I-72

DENSITY / COS

- I-71 : COS 60 %
- I-72 : COS 20 %

HEIGHT

- I-71: Minimum 1 floor / Maximum 3 floors
- I-72: Minimum 1 floor / Maximum 3 floors

USES

- Industrial
- Research, development and technology
- Industrial establishments
- Certain commercial, construction, storage and transportation uses according to the applicable grid

Refer to the usage guidelines and municipal regulations for all specific provisions. Depending on the nature of the project, a PPCMOI application may be required to obtain the necessary permits.



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INFRASTRUCTURES & SERVICES

MUNICIPAL CONNECTIONS

Connection to water and sewage systems must be planned and/or verified as part of the land development.

ENERGY

Proximity to the Beauharnois hydroelectric power station, with a capacity of approximately 1,900 MW.

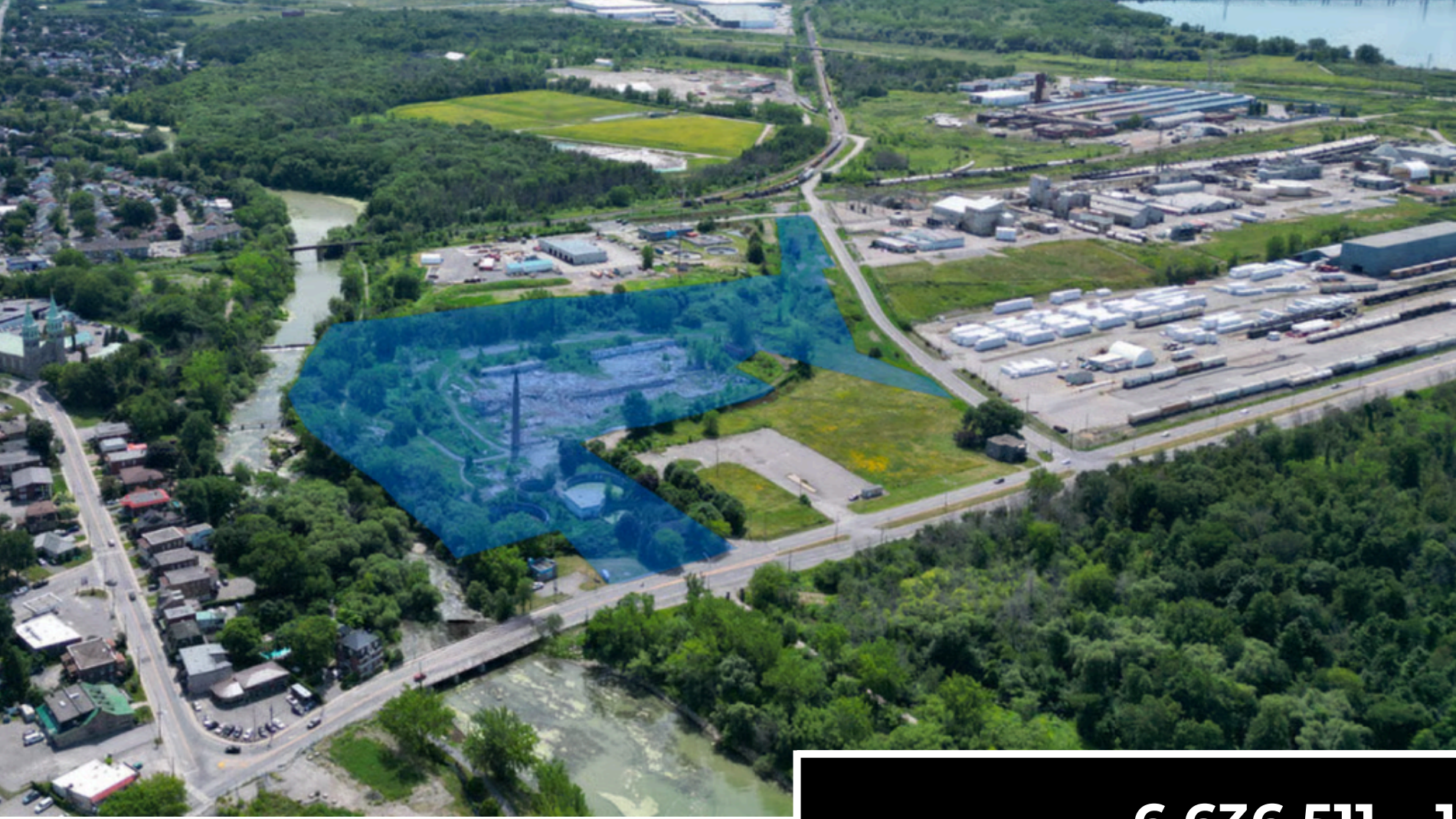
SITE ACCESS

Frontage of approximately 575.90 feet on Mill Street.

DEVELOPMENT

Vacant land allowing for various industrial development scenarios, subject to the required approvals.





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For more information about this opportunity,
please contact us!



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