

# FOR SALE

SAINTE-CATHERINE  
Pôle Léo

6 INDUSTRIAL LOTS  
between  $\pm 43,000$  and  $\pm 108,000$  ft<sup>2</sup>

\$30.00 / ft<sup>2</sup>



BOUL. SAINT-LAURENT



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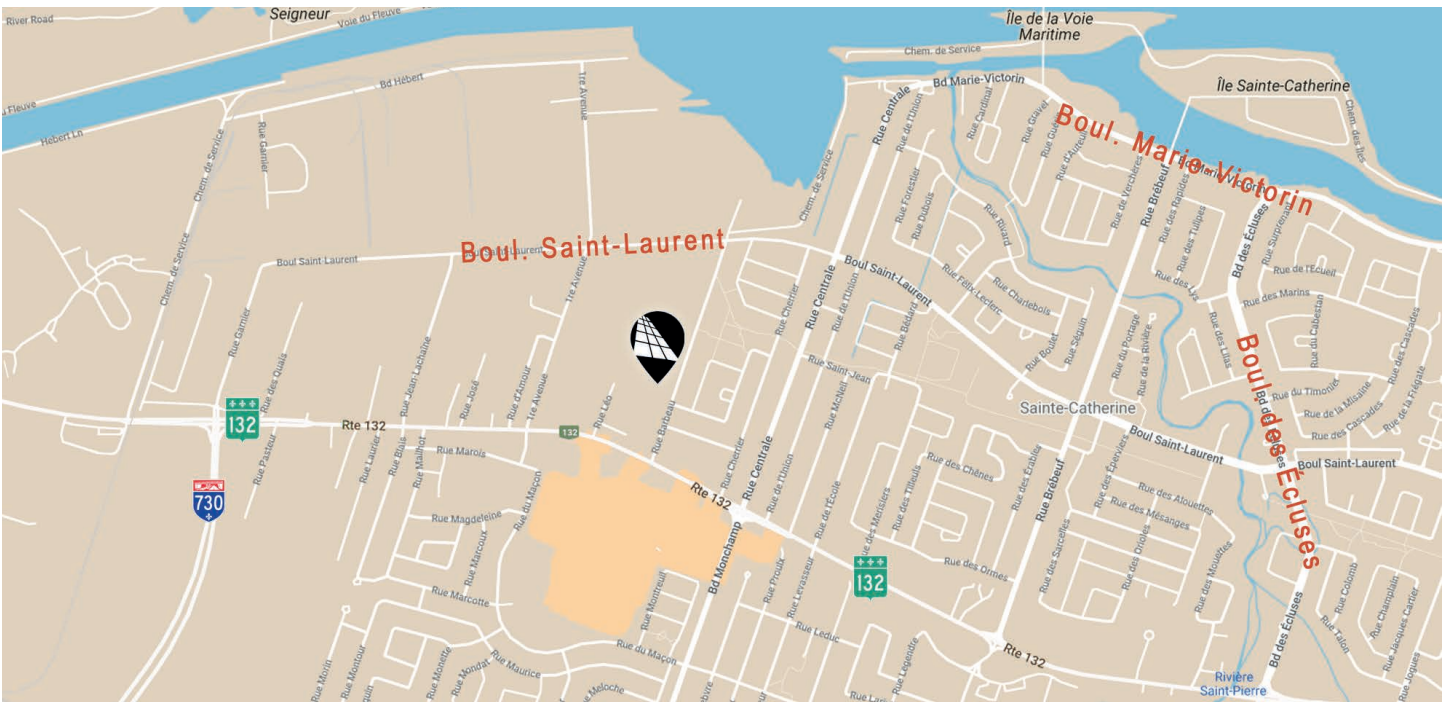
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# HIGHLIGHTS





- Quick access to Highways (30, 132) and bridges (Honoré-Mercier and Samuel-de-Champlain)
- Exceptional opportunity for industrial land ranging from ±43,000 to ±108,000 ft<sup>2</sup>
- Zoning allows for limited commercial and industrial uses, without outdoor storage
- Built-to-lot ratio: minimum 25%.
- Municipal Park Taxes are excluded from the selling price



## LOCATION

-  Public Transit  
#T41, Exo Terminal planned nearby
-  Main Roads  
30, 132 and 730
-  Road Bridges  
Honoré-Mercier Bridge (±7 km) and  
Samuel-de-Champlain Bridge (±27 km)

## DEMOGRAPHY (5 KM Radius)

-  113,441 Residents
-  28,556 Daytime population
-  46,290 Households
-  \$93,229 Average Household Income

©Sitewise - Estimated 2022 Statistics

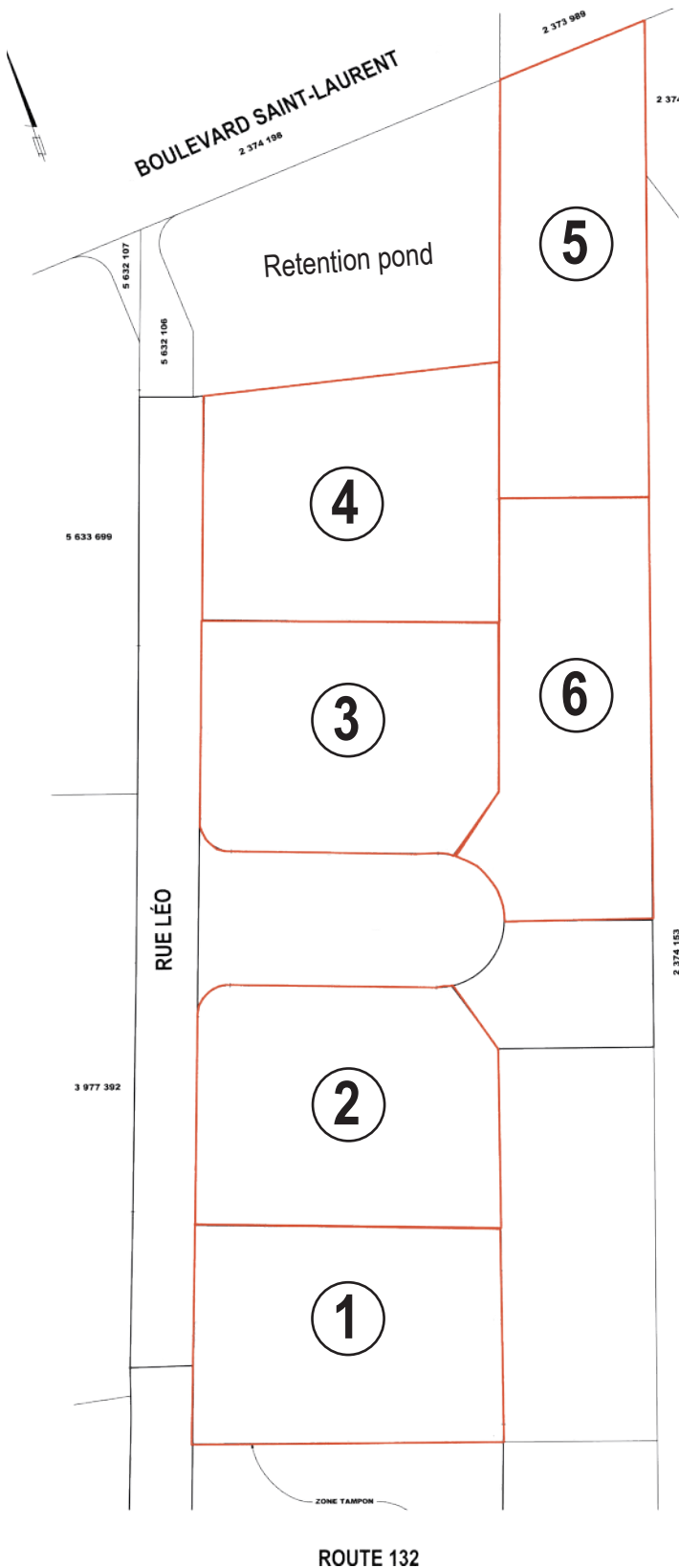
## GENERAL INFORMATION

|              |   |
|--------------|---|
| Asking price | \$30.00 / ft <sup>2</sup>   |
| Availability | Summer 2023   |
| Zoning       | I-219 and I-220<br>Commercial (C1 - C4 - C7)<br>and Industrial (I1 - I2 - I3) |

## AREAS\*

|         |                         |
|---------|-------------------------|
| Land #1 | 99,835 ft <sup>2</sup>  |
| Land #2 | 106,753 ft <sup>2</sup> |
| Land #3 | 101,016 ft <sup>2</sup> |
| Land #4 | 107,639 ft <sup>2</sup> |
| Land #5 | 98,600 ft <sup>2</sup>  |
| Land #6 | 99,043 ft <sup>2</sup>  |

*\*Areas are approximate and potentially subdividable*



## A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

*INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.*



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