

# FOR SALE

## CHAMBLY

1680 Bourgogne Avenue

### Land

12,881 ft<sup>2</sup>

**Asking price: \$700,000**



**Suzy PARENT**

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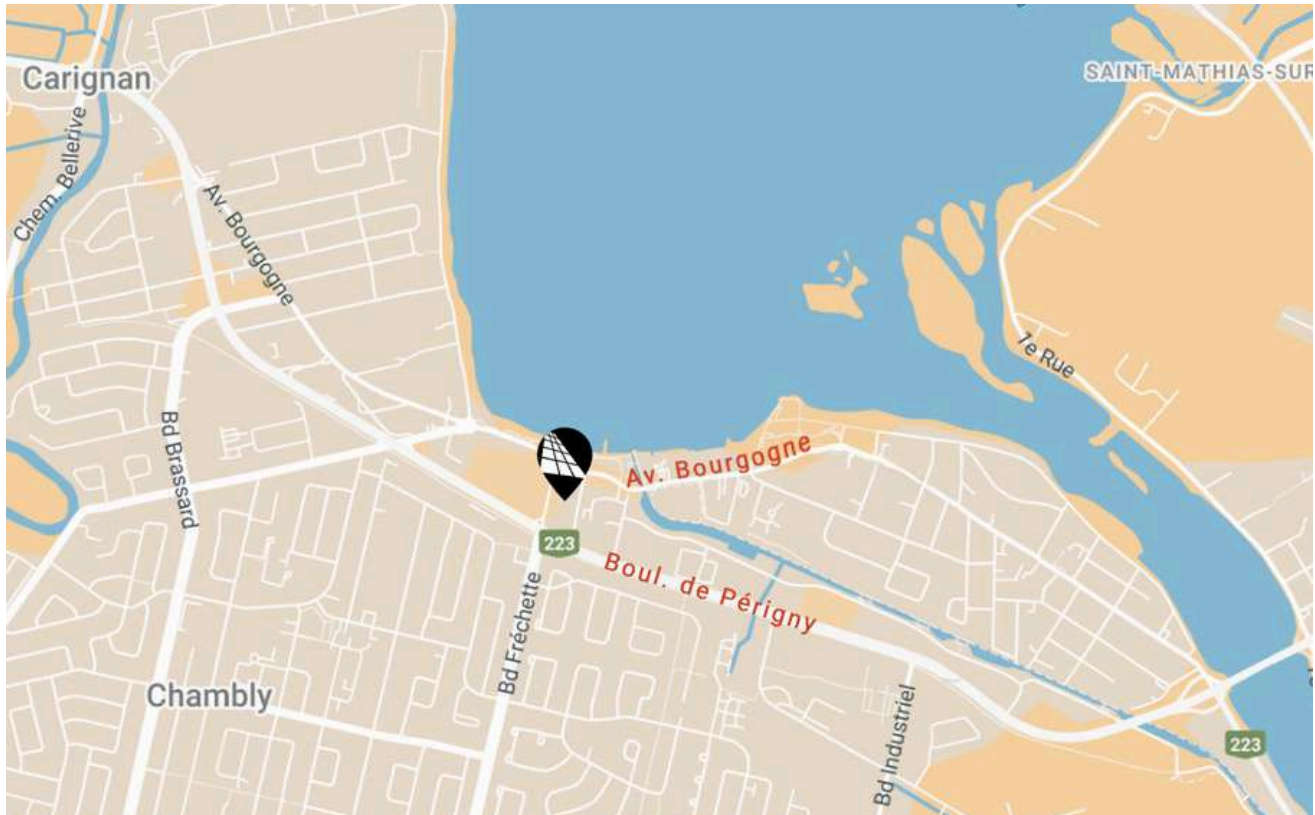
**450 655-1334**

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# HIGHLIGHTS

- Located in the heart of old Chambly
- Easily accessible from De Périgny Boulevard (routes 112)
- Within walking distance of local services
- Land with strong commercial potential



## LOCATION



Public Transit  
#104, 105, 106, 485



Main Roads  
R112, R223



Road Bridges  
Pont Samuel-de-Champlain ( $\pm 23$  km)  
and Pont Victoria ( $\pm 25$  km)

## DEMOGRAPHY

5km Radius



50,818 residents



37,677 daytime population



19,668 households



\$148,391 average household income

*Sitewise - Estimated 2025 Statistics*



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## GENERAL INFORMATION

Asking price \$700,000

## AREA

(approximative)

**Land** 12,881 ft<sup>2</sup>

## ASSESSMENTS AND TAXES

<b>Total municipal assessment</b>	<b>\$483,500</b>	<b>Total taxes</b>	<b>\$4,695.77</b>
Land	\$269,700	School	\$386.19
Building	\$213,800	Municipal	\$4,309.58

## POINTS TECHNIQUES

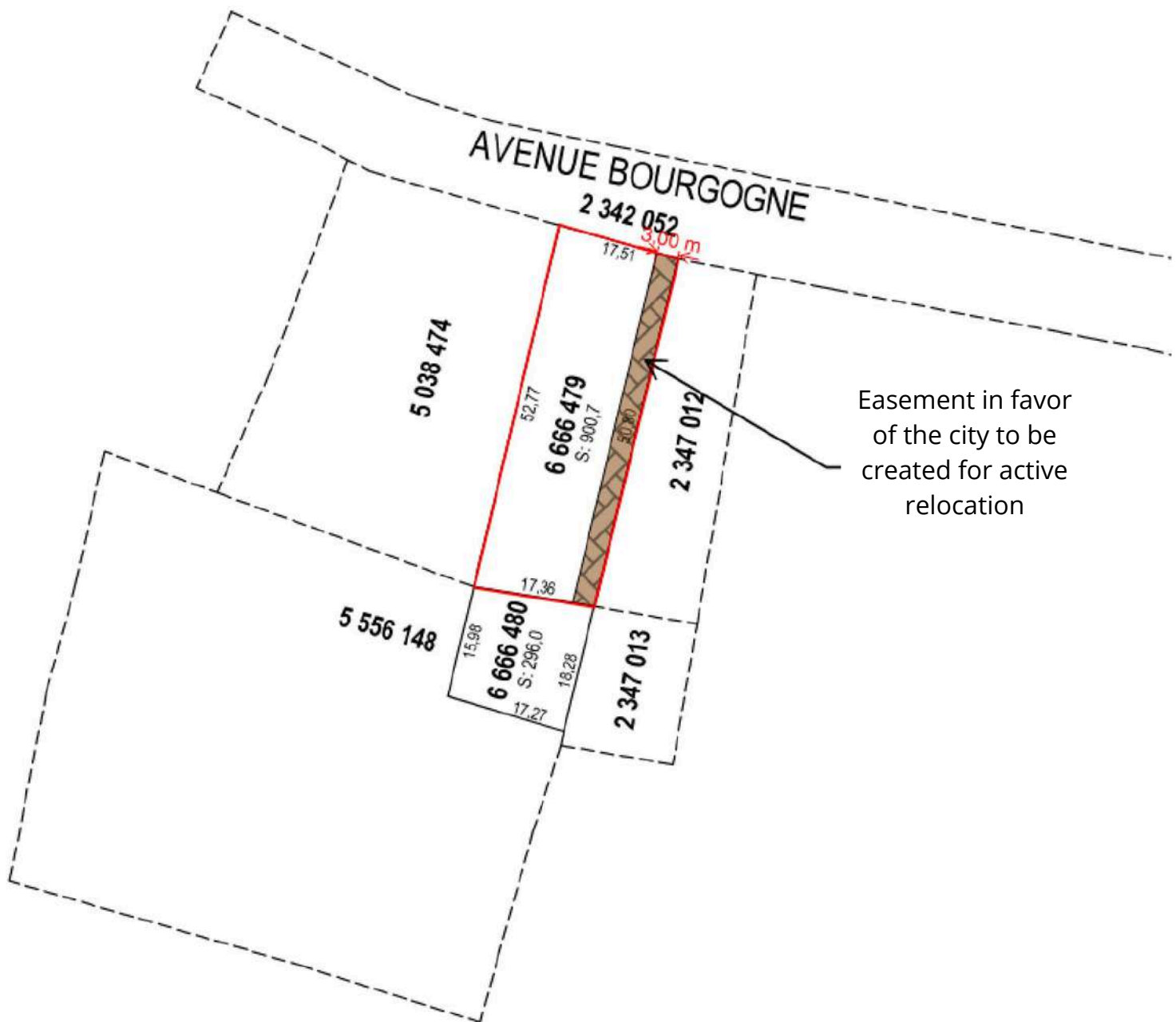


Lot #  
6 666 479



Zoning  
C-021  
Commercial  
Residential - Floor housing (mixed)

# PLAN





## 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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