



LAND AND COMMERCIAL PROPERTY FOR SALE

232 des Pionniers and 100 de la Falaise Streets
Sept-Îles, QC

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DESCRIPTION

Built in 1978, the property was renovated from 1985 to 2012, and is on a parcel of land along the St-Lawrence River.

The building has been adapted for the maintenance and repair of rail cars for a mining company and is rail served, being directly connected to the local railway network.

Its location is exceptional and strategic: easy access to Route 138, in close proximity to the Sept-Îles Port and Airport, and served by the local railway network.

Ideal for companies in the service and institutional industries, distribution companies, warehousing with exterior storage needs, etc...

FOR SALE > 232 des Pionniers and 100 de la Falaise, Sept-Iles

PROPERTY CHARACTERISTICS

Lots:	3 667 927 (built) and 4 300 545 (vacant) of Cadastre of Québec
Land Area:	± 805,257 SF
Existing Zoning:	1031-11 <ul style="list-style-type: none">> Retail and services with local constraints> Wholesale and industry of low, moderate and high influence (groups 1a, 1b et 1c)> Public and institutional> Recreational
Clear Height:	20 to 27 feet
Electrical Power:	25KV/600V
Heating:	Aerothermal and electric

RAILWAY SERVICE



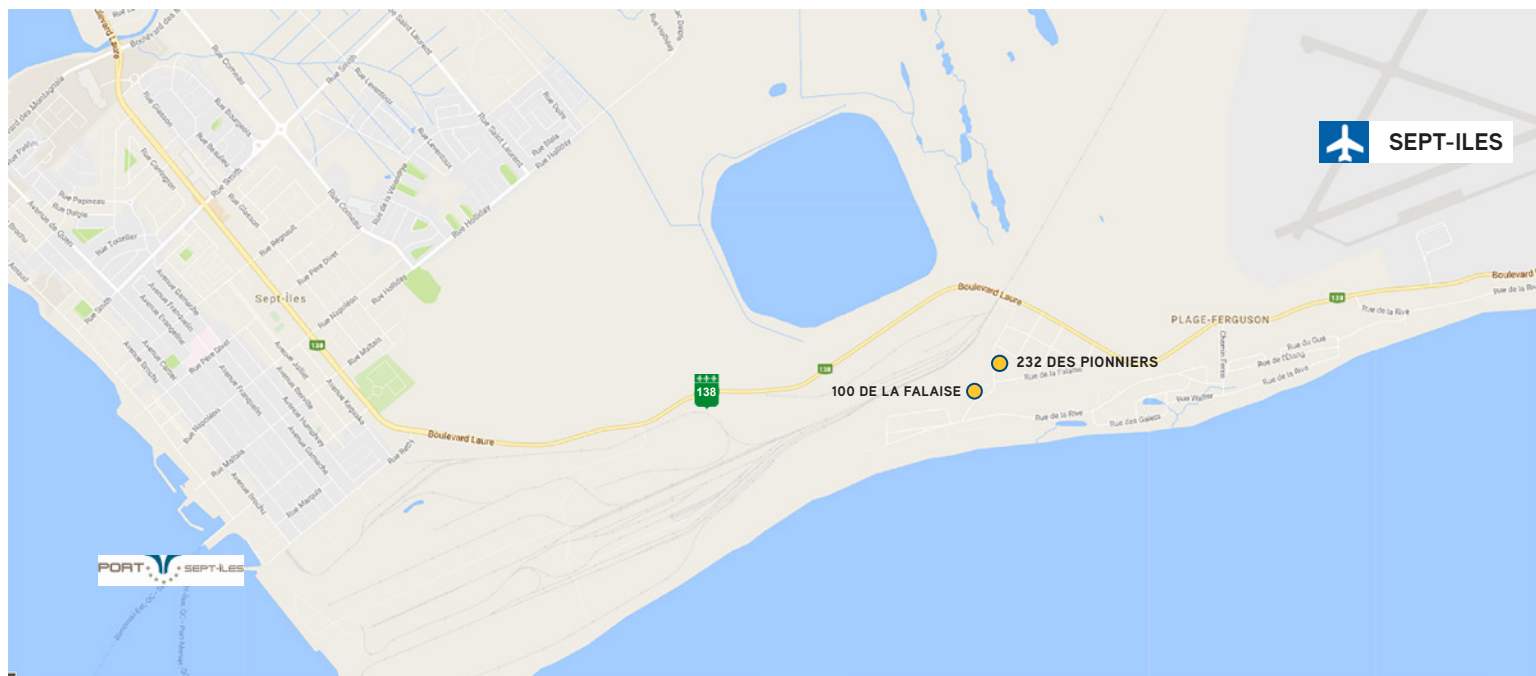
FINANCIAL DETAILS

Taxes	232 des Pionniers	100 de la Falaise
Municipal 2017	\$27,110.21	\$1,292.45
School 2016	\$ 1,862.34	\$ 330.12

ASKING SALE PRICE \$2,700,000

(professional evaluation)

LOCATION



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