



## Capital Markets

January 2024

# For sale

239 Saint-Luc Boulevard  
Saint-Jean-sur-Richelieu

**Building size : 5,840 sq. ft.**

Asking price : \$1,600,000

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### The Opportunity

Located in Saint-Jean-sur-Richelieu, 239 Saint-Luc Boulevard is a commercial property offering a range of opportunities with its proximity to a residential area and current zoning allowing for commercial use. The building spans 5,840 sq. ft. and sits on a 23,145 sq. ft. land. This prime location offers an opportunity to establish a presence in a thriving commercial area with access to a steady customer base.

# 5,840

Building Size (sq. ft.)

# 23,145

Land Size (sq. ft.)

- Prime location along Saint-Luc Boulevard with high visibility and accessibility
- Proximity to a residential area ensures a steady customer base
- Zoning allows for a range of commercial uses

# 239 Saint-Luc Boulevard

Zoning	
Zone	C-2113
Permitted Uses	Commerce and Service (C) Class 1, 2, 3, 8
Height (max)	2 floors
Rear Setback (min)	10
Front Setback (min)	8
Side Setbacks (min)	5 (total)
Municipal Assessment	
Land	\$677,300
Building	\$520,100
Total	\$1,197,400
Real Estate Taxes	
Municipal	\$23,602
School	N/A
Total	\$23,602



## Characteristics

# 23,145

Land Area (sq. ft.)

# 3 268 936

Lot Number

# 5,840

Building Size (sq. ft.)

# 1

Floor

# 2001

Year Built



Highway 35



Savanes Primary School



239 Saint-Luc Boulevard



The Property is located along Saint-Luc Boulevard adjacent to a McDonald's restaurant and in proximity of a residential area

**32,273**

habitants within 3km radius – expected to increase by 4.1% during the next 5 years

**\$109,214**

average household income within 3km radius

# Get in touch

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