



For Sale | Commercial Property with Multifamily  
Redevelopment Upside

# 9 René-Lévesque E. Boul., Chandler (QC)





# Property Overview

## Characteristics

Address	9 René-Lévesque East Boulevard
City (Province)	Chandler (Québec)
Building	±19,600 sq. ft.
Land	±128,900 sq. ft.
Lot Number	4 294 011

## Municipal assestment

Municipal	\$21,684
School	\$937
Total	\$22,621

## Zoning

Zone	3076-CR
Permitted uses	Commercial, Residential
Height (max)	3 floors
Front setback (min)	9 m
Side setbacks (min)	2 m
Reas setback min	3 m

*\*sold with a servitude that prohibits the sale of food and petroleum products*

# Investment Highlights



Commercial property with 315 feet of frontage on Route 132, ideal for a local business with ample parking.



Ideal location on the city's main commercial artery, with all services located within a 1 km radius, including Chandler Hospital and the Place du Havre shopping center.



Residential zoning in place allowing a developer to build multi-residential projects.





# Location Overview



Facing Jean Coutu and Caisse Desjardins



Place du Havre - 600 m



Chandler Hospital - 1,5 km





# About Chandler

Chandler is a city located in the administrative region of Gaspésie–Îles-de-la-Madeleine, in Quebec. The city is the capital of the Rocher-Percé. It is the second largest city in Gaspésie with a population of 7,535 inhabitants.

The borough of the city of Chandler, which has become a city center since the municipal merger in 2001, is the most populated area of the city and has hosted many businesses and large stores. Since the closure of the Gaspésia factory in 1999, the city has undergone a major transformation to become a commercial city and contribute to the revival of the region's economy. Several new businesses have been established there, including a Super C supermarket, a La Source electronics store and a Dollarama in the shopping center, a Familiprix pharmacy, a hotel (Motel Chandler) and a Mitsubishi car dealership. The city also has several restaurants, including major fast food chains that have popped up downtown such as McDonald's, Subway, Tim Hortons, Dixie Lee and A&W. Several new commercial buildings have been erected along René-Lévesque Boulevard (IGA, Banque Nationale, Jean Coutu, Caisse Populaire Desjardins). Chandler Hospital, currently the city's largest employer, is also undergoing a complete transformation of its interior fittings, as well as its exterior facade.



# Demographic Overview

	Chandler	Rocher-Percé
Population 2023	7,535	17,019
Median Age	56.4	56.6
Average household income	\$85,000	\$82,495
Owner-occupied dwellings	2,263	5,464
Tenant-occupied dwellings	1,193	2,497





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