



May 2025

For Sale

Redevelopment Opportunity on a 514,668 sq.ft. site

225 Saint-André Street, Saint-Rémi

Executive Summary

JLL's Quebec Capital Markets Team is pleased to present 225 rue Saint-André, a prime ± 152,293 sq. ft. industrial facility on a ± 514,568 sq. ft. site in Saint-Rémi, Quebec. This versatile property, originally built in 1965 with significant renovations in 2017 and 2020, features 131,985 sq. ft. of main building space plus 20,308 sq ft of ancillary storage. Ideal for food processing/distribution, the facility boasts state-of-the-art features including 20 ft clear heights, a full sprinkler system, and 4000 + 1200 AMP electrical service. Strategically located near Highways 221 and 209, the property offers excellent accessibility. The asset presents an exciting redevelopment opportunity with flexible zoning that allows for various commercial uses and potential mixed-use projects.



± 514,568
Land SF



± 152,293
Building SF



4000 + 1200 A
Power



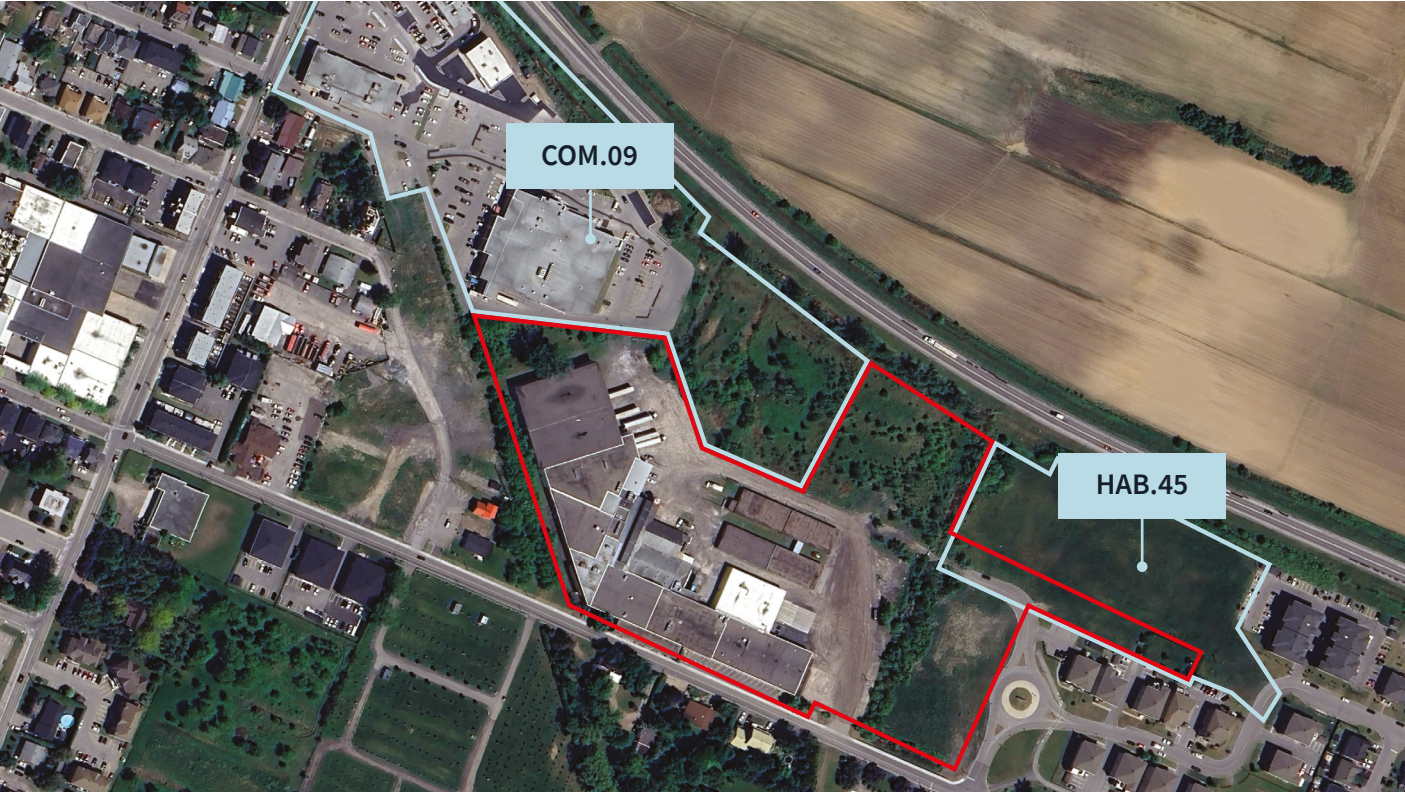
Property Overview



Adress	225 Saint-André Street, Saint-Rémi
Building Size (SF)	± 152,293
Land Size (SF)	± 514,568
Lot Numbers	6 435 846 & 6 436 830
Clear Height	13' - 20'
Truck-Level Doors	11
Drive-In Doors	8
Electricity	4000 + 1200 AMP
Sprinklers	Yes
Municipal Tax	\$101,750
School Tax	\$4,737



Zoning Overview

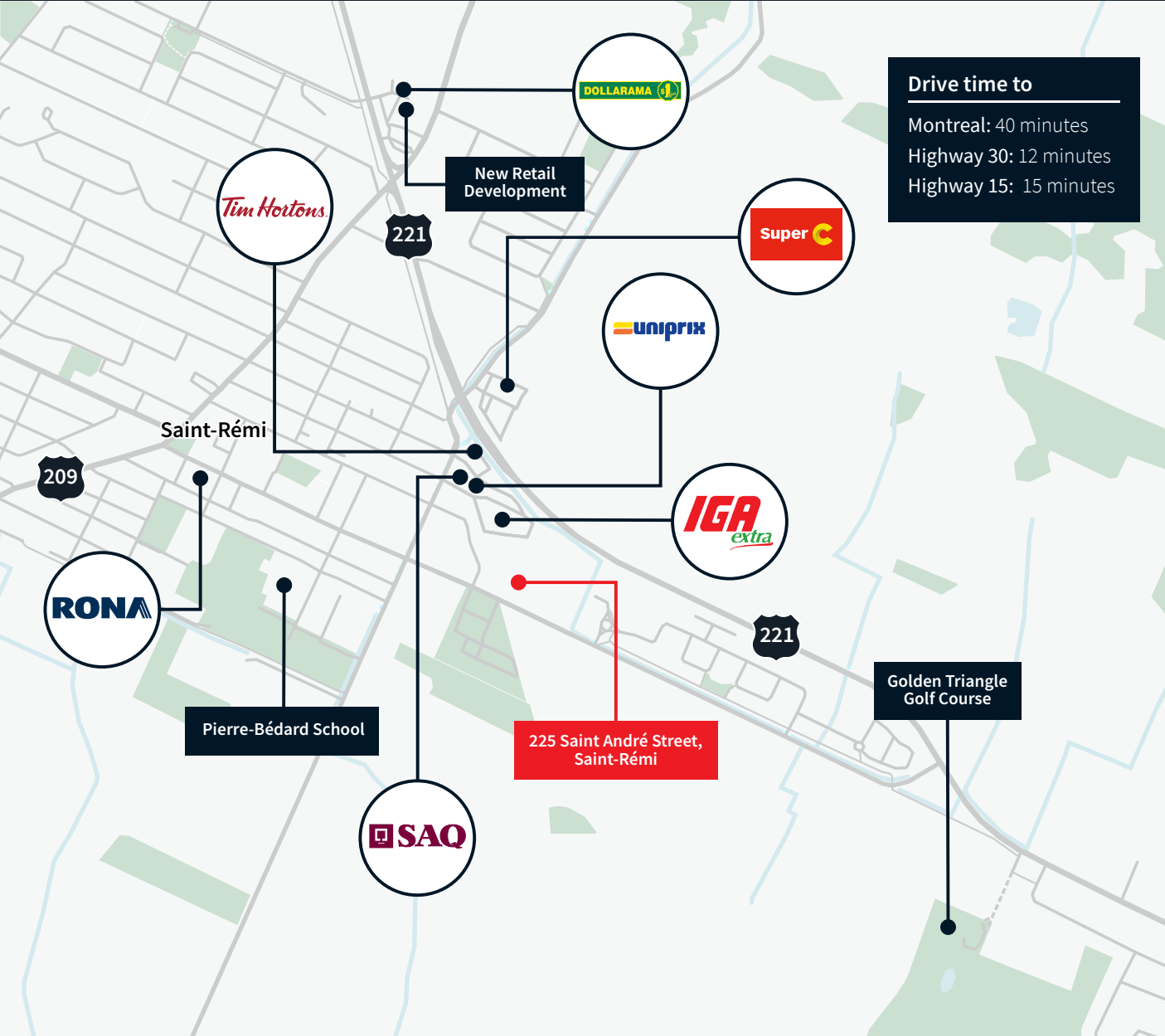


In-Place Zoning		Master Plan	
Zone	COM.09	Zone	AG.02
Permitted Uses	Commerce - C1-4	Permitted Uses	Industrial, Residential - H1/ P2/ A1-2
Surface Coverage Ratio	Min: 10% Max: 75%	Surface Coverage Ratio	75%
Density (max)	0.75x	Density (max)	0.75x
Height (max)	49 m	Maximum Buildable	386,013 SF
		Height (max)	39 m

The property presents a compelling development opportunity due to its advantageous dual zoning. The existing zoning allows for a mix of uses including retail, office, hospitality, and multifamily residential (up to 3 stories, 24 units/building). This versatile zoning provides a strong base for various development scenarios.

The Saint-Rémi urban planning department has demonstrated a collaborative approach to development. Preliminary discussions indicate potential flexibility in zoning modifications, with possibilities considered for commercial, mixed-use, increased building height, and data centre uses. This suggests potential upside for investors seeking to ttailor developments to the evolving needs of the city.

Location Overview



The Centre de services scolaire des Grandes-Seigneuries (CSSDGS) is investing \$214.2 million in the reconstruction and expansion of École Pierre-Bédard in Saint-Rémi. This project will increase the school's capacity by 778 student places, accommodating approximately 1,160 students by the 2027-2028 school year. The project includes a complete site redevelopment with updated parking, bus infrastructure, and sports facilities.

Demographics	Population (2024)
10 KM Radius	20,019
Montreal	2,110,629

Drive time to
Montreal: 40 minutes
Highway 30: 12 minutes
Highway 15: 15 minutes

For more information

**We can support you with expert advice
that reflects your business needs and
priorities**

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