



Quebec Capital Markets Team

# For sale

300 Ellice Street, Beauharnois (QC)

Commercial property  
with multifamily redevelopment potential



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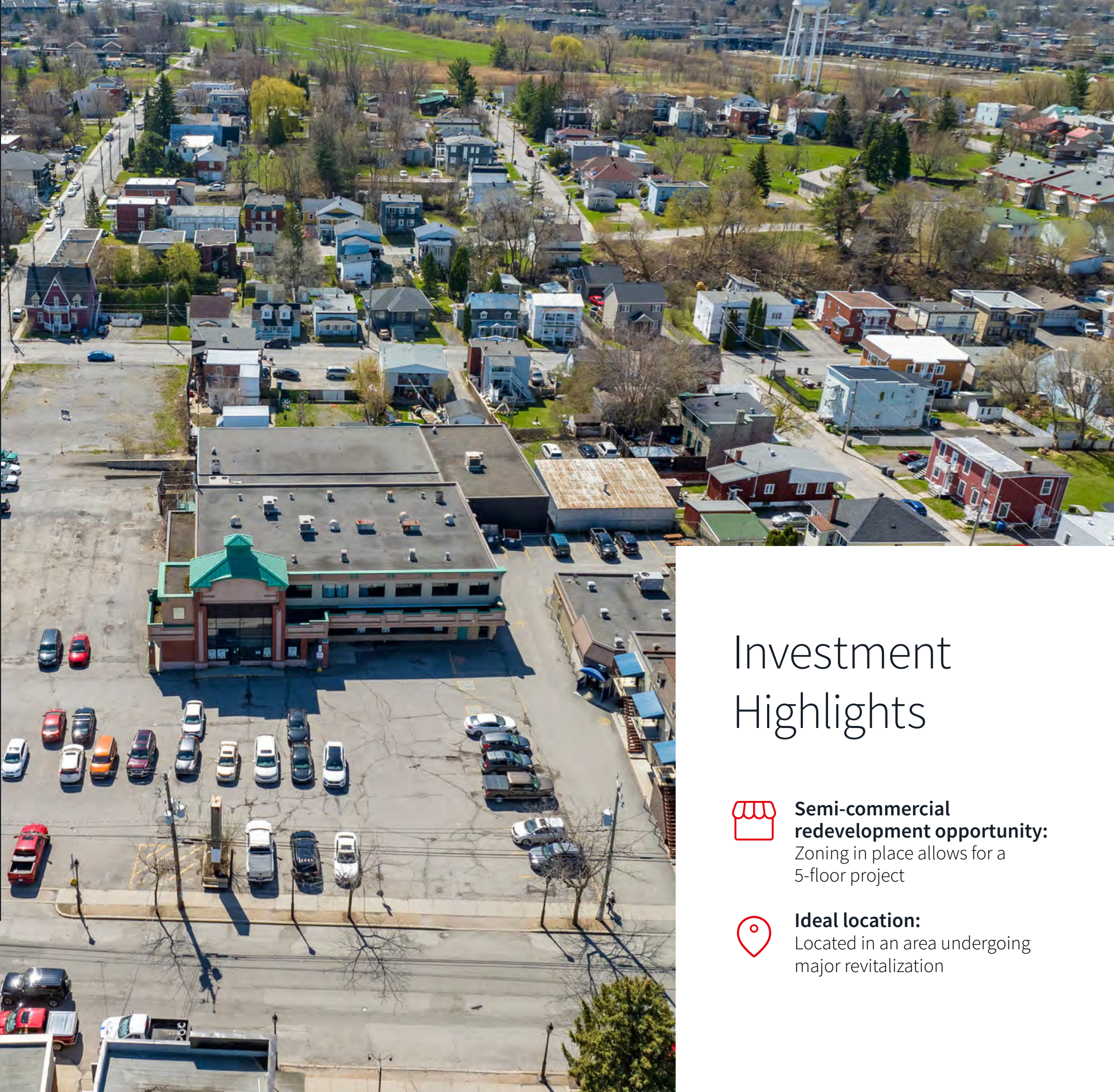
# Property Overview

Address	300 Ellice Street
City, Province	Beauharnois, Quebec
Land (sq. ft.)	±56,700
Lot number	3 860 358
Building (sq. ft.)	±26,900
Year Built	1956
Buildable Size (sq. ft.)	±283,500
Real Estate Taxes	\$26,754



## Zoning

Zone	HC-127
Permitted uses	CA (office, services and commerce) CB (commerce - cultural and social) CC (lodging and restaurant) HC-1 (Freestanding multi-family) HE (community housing) HB-1 (Duplex) HB-3 (Triplex)
Height (max)	5 floors
S.C.R (max)	1

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



# Investment Highlights

-  **Semi-commercial redevelopment opportunity:**  
Zoning in place allows for a 5-floor project
-  **Ideal location:**  
Located in an area undergoing major revitalization





300 Ellice Street  
Beauharnois







# Demographic Overview

Demographics	300 Ellice Street (0-3KM)	Beauharnois	Quebec Province
Population 2023	10,410	14,936	8,777,235
Population 2028	10,968	15,808	9,157,103
Median Age	43.6	43.7	43.4
Average household income	\$86,047	\$89,293	\$100,987
Owner-occupied dwellings	2,904	4,349	2,319,804
Tenant-occupied dwellings	2,127	2,770	1,578,638

## About Beauharnois

Beauharnois is a city located in the Beauharnois-Salaberry Regional County Municipality of southwestern Quebec, Canada, and is part of the Greater Montreal Area. The city’s population as of 2023 is 14,936. It is home to the Beauharnois Hydroelectric Power Station, as well as the Beauharnois Lock of the Saint Lawrence Seaway. In 2012, OVH started construction of its first Canadian data centre in Beauharnois, one of the largest in the world.



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