



Quebec Capital Markets Team

For sale

300 Ellice Street, Beauharnois (QC)

Multiresidential Redevelopment Opportunity



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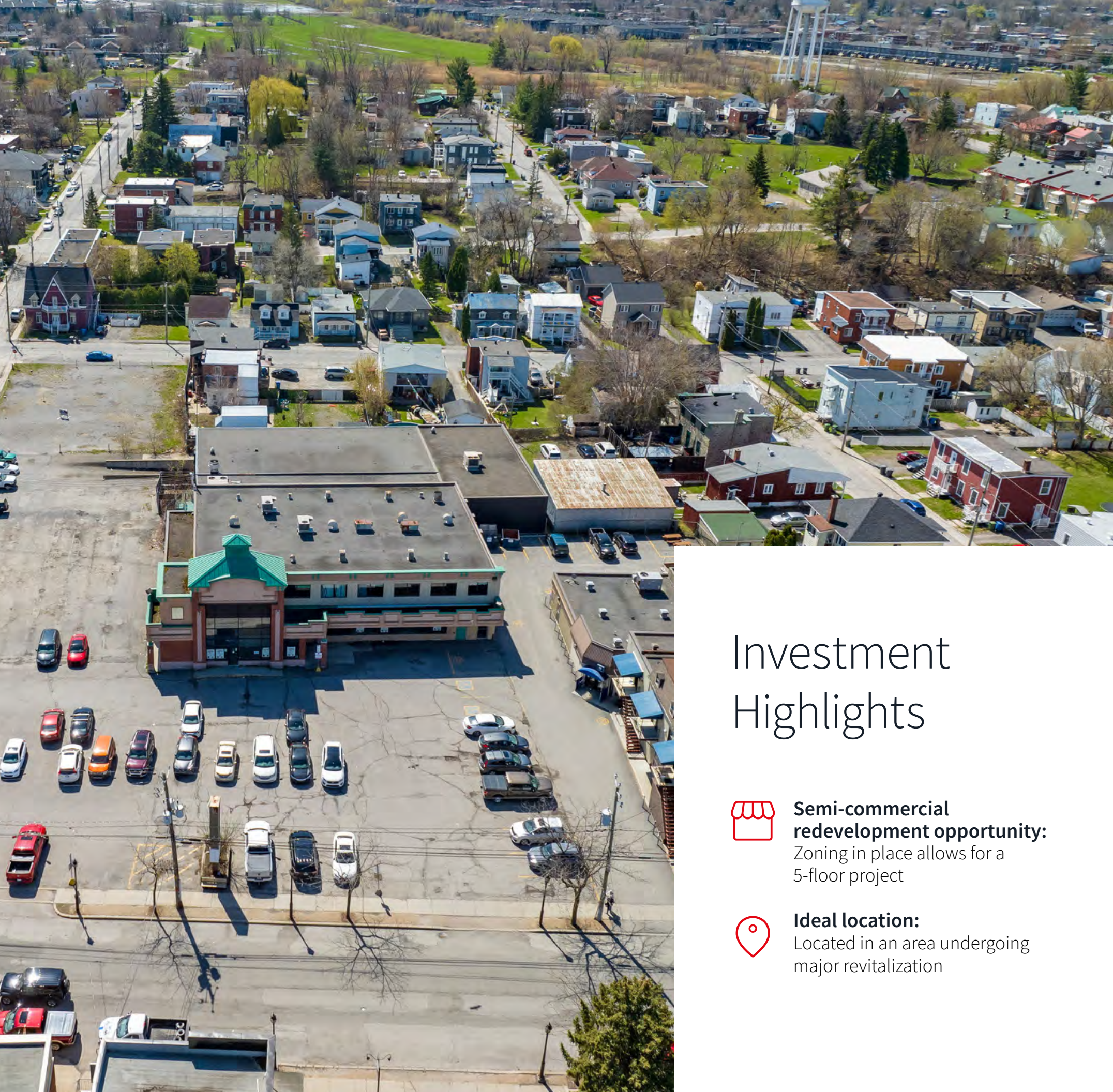
Property Overview

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.

Contact us

Jacob Hayon, CPA*

Executive Vice President

jacob.hayon@jll.com

+1 514 572 2420

*Commercial Real Estate Broker acting with the business corporation
Jacob Hayon Real Estate Inc.

Bruno Brami*

Senior Vice President

bruno.brami@jll.com

+1 514 619 1884

*Real Estate Broker acting with the business corporation
Bruno Brami Inc.

Ryan Gertler

Commercial Real Estate Broker

ryan.gertler@jll.com

+1 514 594-0331

Sophie Nguyen

Commercial Real Estate Broker

sophie.nguyen1@jll.com

+1 514 603 2768

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