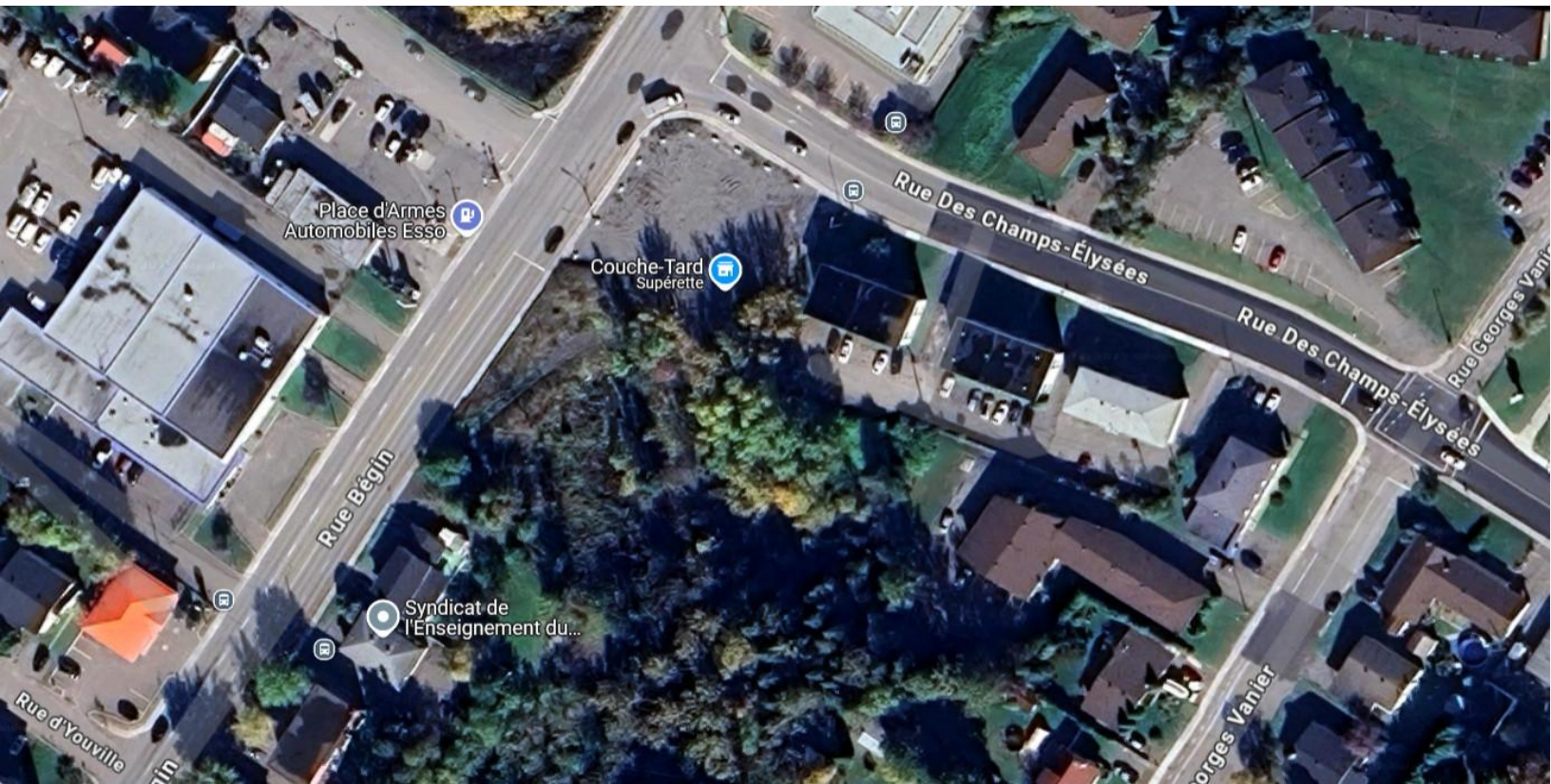


FOR SALE

170 rue des Champs Élysées

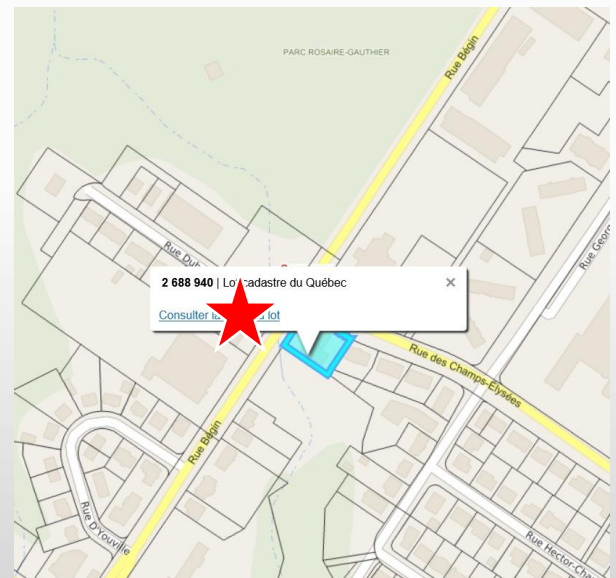
Chicoutimi, Québec



PROPERTY HIGHLIGHTS

Vacant corner land excellent location close to university, with commercial and multi-residential zoning up to 8 units. Chicoutimi's rental demand is rising for students and workers.

LAND SF	18,165 sf
SPACE USE	Commercial / Multi-residential
3-MILE (POP.)	68 652 (2024)
AVG HH. INCOME	\$ 63,000



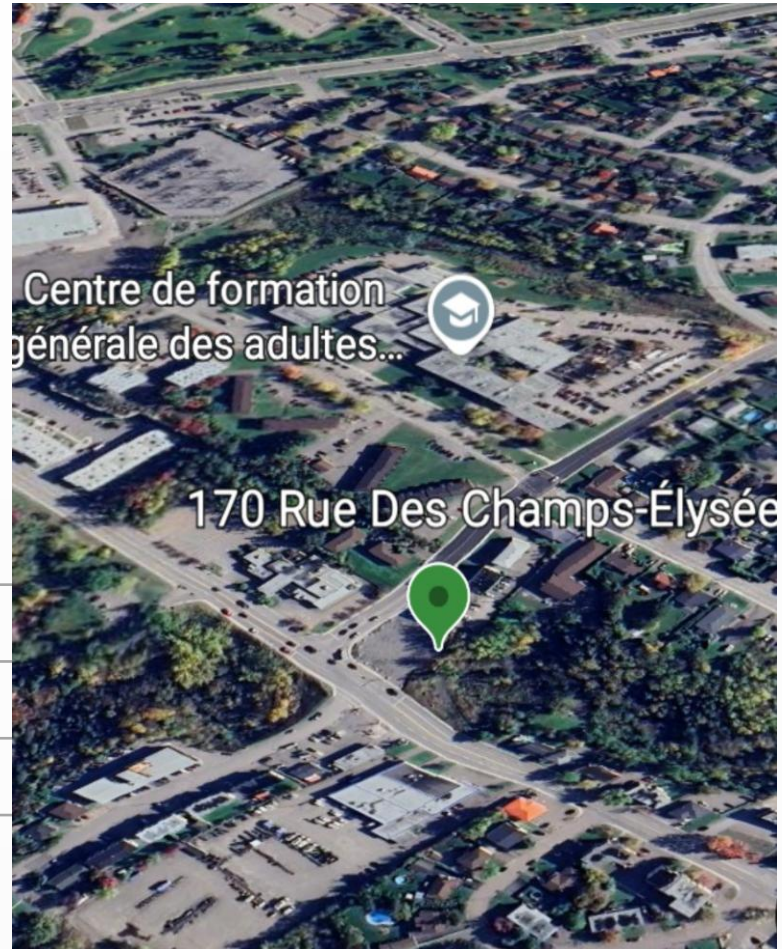
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LOCATION

Corner land at jonction of Champs Élysée street and Bégin street in Chicoutimi, for any semi-commercial building projet with a mximum of 8 residential units.



LEGAL INFORMATION

TAX PARCEL ID	6264-90-6841
2025 CITY TAXES	\$ 3,870
ZONING	Commercial / Multi-Residential

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