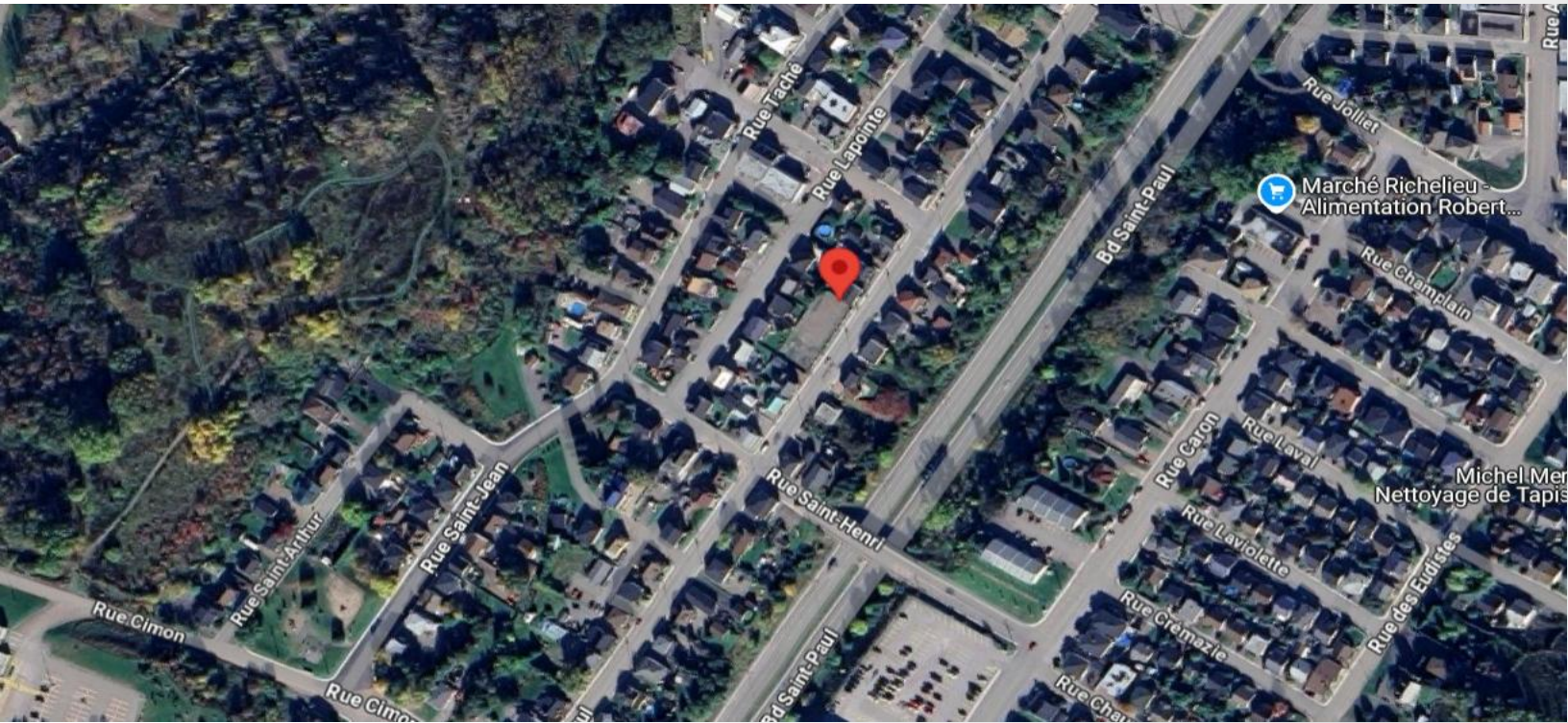


FOR SALE
694 rue St Paul
Chicoutimi Québec



PROPERTY HIGHLIGHTS

Land is located in the heart of Chicoutimi residential neighborhood empty land with 150 ft or 45,72 m wide and 70 ft or 21,34 m depth, residential zoning up to 4 units.



LAND SF	10,500 sf
3-MILE (POP.)	68 652 (2024)
AVG HH. INCOME	\$ 63,000
SPACE USE	Residential

Simon Ducamin
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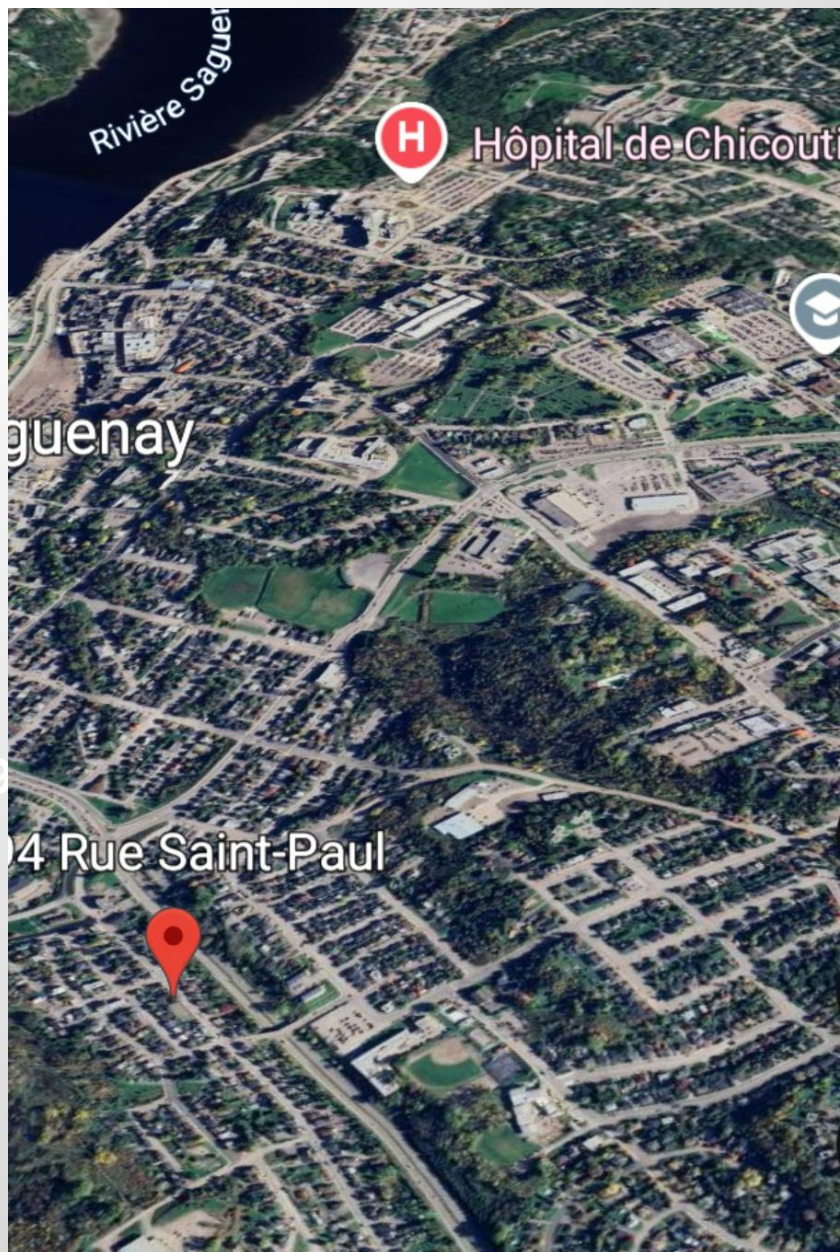


RESIDENTIAL PROJECT

Chicoutimi is an economic center for the area. As the actual zoning aloud for 4 habitations on this large land to develop. It has the potential of a 4plex or 4 large city house with garage and a decent piece of land. With a hospital, plus a university Chicoutimi's population is growing. This location is key, close to any place in Chicoutimi area, most important it is close to fast drive lanes.

LEGAL INFORMATION

MATRICULE	6264-04-3090
2024 RE TAXES	1,783 \$ CAD
ZONING	Residential H4



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