

# Avenue Phare Ouest

## Matane, QC



### FAITS SAILLANTS | PROPERTY HIGHLIGHTS

Situé à l'intersection des deux principales routes régionales (Rte 132 & Rte 195).  
 Located at the intersection of the two main regional roads (132 & 195).

|                                      |         |
|--------------------------------------|---------|
| PI. CA. BÂTIMENT<br>BUILDING SQ. FT. | n/a     |
| PI. CA. TERRAIN<br>LAND SQ. FT.      | 146 002 |
| ANNÉE CONSTRUIT<br>YEAR BUILT        | n/a     |
| STATIONNEMENT<br>PARKING             | n/a     |
| TRAFIC<br>TRAFFIC COUNTS             | n/a     |

|                                       |                                                            |
|---------------------------------------|------------------------------------------------------------|
| TYPE DE SIGNALISATION<br>SIGNAGE TYPE | n/a                                                        |
| POPULATION<br>1-MILE                  | 277                                                        |
| POPULATION<br>3-MILE                  | 6,510                                                      |
| REVENU MEDIAN<br>MED. INCOME          | \$30,290                                                   |
| USAGE DE L'ESPACE<br>SPACE USE        | Commercial &<br>Industriel  <br>Commercial &<br>Industrial |



#### JEFF SCHEIDEGGER

Account Manager  
 +1 314 384 8662  
[jeff.scheidegger@cushwake.com](mailto:jeff.scheidegger@cushwake.com)

#### JAMES LEWIS

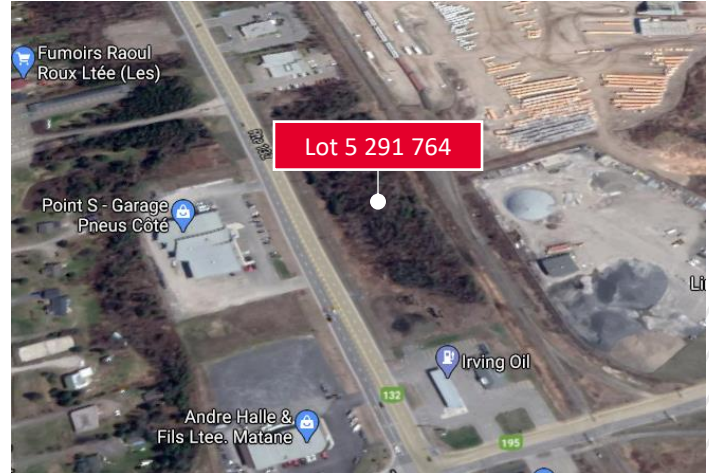
Transaction Manager  
 +1 314-391-2757  
[james.lewis@cushwake.com](mailto:james.lewis@cushwake.com)

## TERRAIN À VENDRE | LAND FOR SALE

### Avenue Phare Ouest Matane, QC

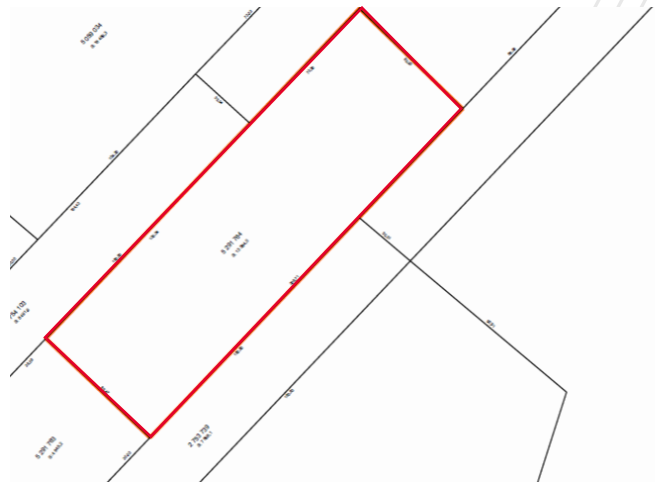
Terrain commercial localisé aux intersections des 2 principales routes à Matane, à quelques minutes du traversier Matane-Baie-Comeau. À proximité, on retrouve des commerces, des concessionnaires automobiles et des restaurants. Idéal pour usage industriel léger ou développement commercial.

*Large parcel located at the intersection of two major roads in Matane's industrial park and at walking distance from the Matane-Baie-Comeau Ferry. Nearby anchor commercial tenants include department stores, car dealerships, and specialized food stores. Ideal location for light manufacturing and commercial developments.*



#### INFORMATIONS LÉGALES / LEGAL INFORMATION

|                                        |                              |
|----------------------------------------|------------------------------|
| <b>NUMÉRO DE LOT<br/>TAX PARCEL ID</b> | 5 291 764 Cadastre du Québec |
| <b>TAXES 2020<br/>2020 RE TAXES</b>    | 4,480.82 \$                  |
| <b>ZONAGE<br/>ZONING</b>               | 302I & 314C                  |



#### RESTRICTIONS

La vente de la propriété sera sujette à certaines restrictions d'usage pouvant faire concurrence aux magasins de proximité.  
Property will be restricted against uses competitive with convenience stores

#### PROCESSUS D'OFFRE | OFFERING PROCESS

Le Vendeur considérera uniquement les offres soumises via le formulaire de lettre d'intention du Vendeur, lequel sera fourni aux acheteurs qualifiés. Les parties intéressées doivent soumettre une lettre d'intention aux termes et conditions selon lesquels elles acceptent de conclure l'achat de la propriété via le contrat de vente du Vendeur. Toutes les offres doivent être reçues par l'agent exclusif, Cushman & Wakefield, dont les coordonnées se trouvent ci-dessous. :

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

##### JEFF SCHEIDEGGER

Account Manager  
+1 314 384 8662  
jeff.scheidegger@cushwake.com

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[james.lewis@cushwake.com](mailto:james.lewis@cushwake.com)