

For Sale | Cluster of Industrial Buildings

CBRE

2100

Cyrille-Duquet Street
Quebec, Quebec

31,798 sq. ft.

2150

Cyrille-Duquet Street
Quebec, Quebec

22,432 sq. ft.

454

Marconi Avenue
Quebec, Quebec

15,840 sq. ft.



Properties Overview

Sale of three industrial income properties with redevelopment potential: 2100 Cyrille-Duquet Street, 2150 Cyrille-Duquet Street, and 454 Marconi Avenue. These three facilities have a combined area of 70,070 sq. ft. In close proximity to several services and commodities, these buildings are just minutes from downtown Quebec City. Cyrille-Duquet Street is well served by the transportation network, providing quick connections to major highways, and making it a strategic location a wide rage of operations.

* Please note that the three properties are sold together and cannot be purchased separately.



2100 Cyrille-Duquet Street
Lot: 1 738 404
Building Area: 31,798 sq. ft.
Land Area: 91,967 sq. ft.



2150 Cyrille-Duquet Street
Lot: 1 737 228
Building Area: 22,432 sq. ft.
Land Area: 57,996 sq. ft.



454 Marconi Avenue
Lot: 1 738 403
Building Area: 15,840 sq. ft.
Land Area: 65,183 sq. ft.

Advantages



Great
visibility



Permissive
zoning



Ideal
location



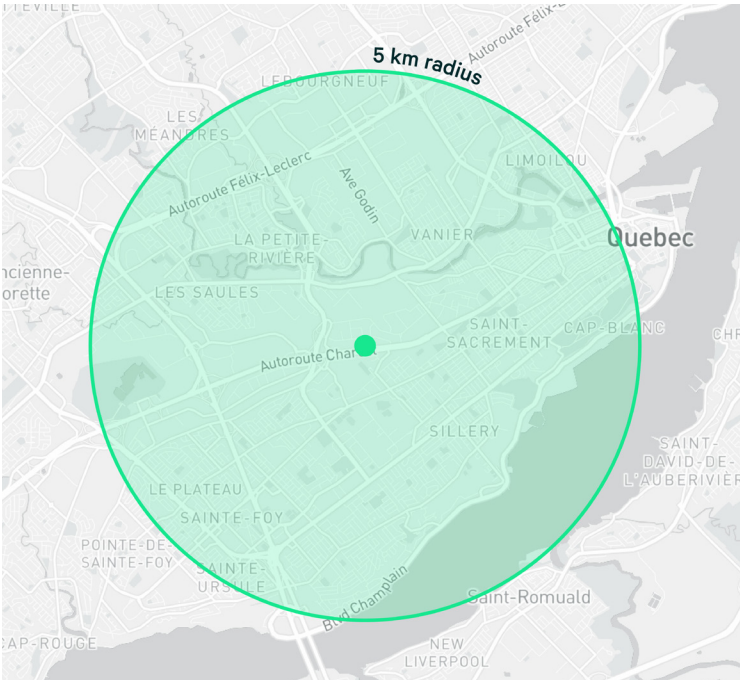
Investement
opportunity



Redevelopment
opportunity

Demographics

In a 5 km radius



2024
Population
190,561



Daytime
population
301,524



Average
Age
41



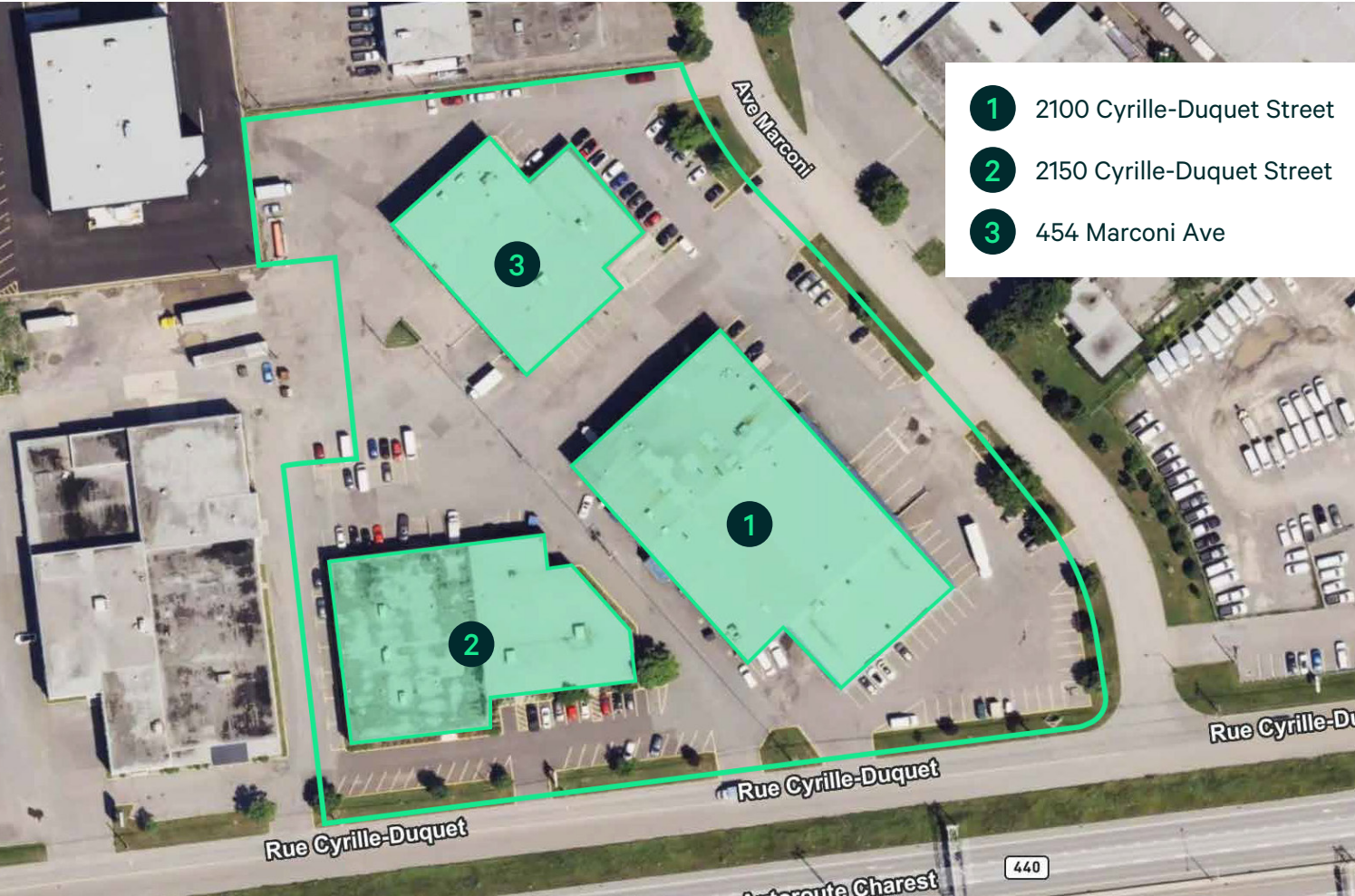
Average
Household
Income
\$ 95,215



Unemployment
Rate
4.4 %



+20-Yr-Old
Population
161,223



Zoning

2100 & 2150 Cyrille-Duquet Street

Authorized Uses

Trade and Services Operations		High Fire Risk Operations	
C1	Administrative Services	C40	Storage Generator
C2	Retail Sales and Services	Public	
C3	Gathering Site	P3	Education and Training Facility
Motor Vehicle-related Operations		Industrial	
C32	Sale or rental of Small Vehicles	I1	High-tech Industry
C33	Sale or Rental of Light Vehicles	I2	Craft Industry
C34	Sale or Rental of Other Vehicles	I3	General Industry
C35	Car Wash	Outdoor Recreation	
C38	Sale, Rental, or Repair of Heavy Equipment	R1	Park

Specific Uses

Associated Uses:	A bar is associated with a use in Groupe C3 (gathering site) - Section 212
	A restaurant is associated with a use in Group C3 (gathering site) - Section 210
	The sale of propane is associated with a use in Group C2 (retail sales and services) - Section 205
Specifically Excluded Uses:	A construction company
	A high school with a floor area of more than 12,000 sq. m.
	A snow removal company
	A facility having as a main activity the operation of a commercial parking lot for motor vehicles with a gross vehicle weight rating of 4,500 kilograms or more
	A landscaping company

Zoning

454 Marconi Ave

Authorized Uses

Trade and Services Operations		High Fire Risk Operations	
C1	Administrative Services	C40	Storage generator
Motor Vehicle-Related Operations		Public	
C35	Car Wash	P3	Education and Training facility
C36	Repair Shop	Industrial	
C37	Body Shop	I2	Craft Industry
		I3	General Industry

Specific Uses

Associated uses:	The maximum outdoor storage height for type D is 10 m - Section 154
Specifically Excluded Uses:	A high school with a floor area of more than 12,000 sq. m.



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Quebec, Quebec

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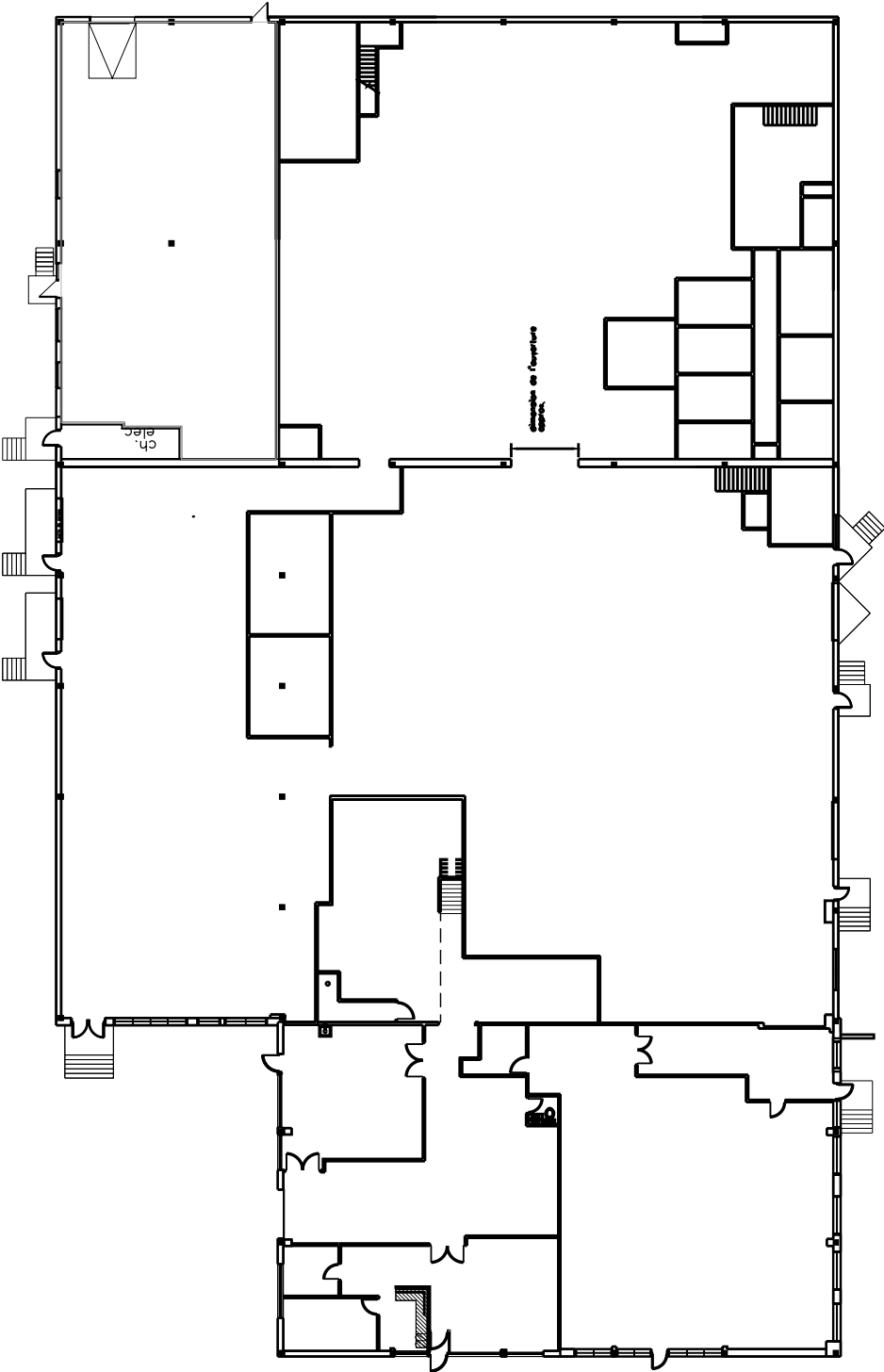
Floor Plan



31,798 sq. ft.
Building Area

91,967 sq. ft.
Land Area

Redevelopment
Property Condition



2150 Cyrille-Duquet Street
Quebec, Quebec

For Sale | Cluster of Industrial Buildings

2150 Cyrille-Duquet Street
Quebec, Quebec

Floor Plan



22,432 sq. ft.
Building Area

57,996 sq. ft.
Land Area

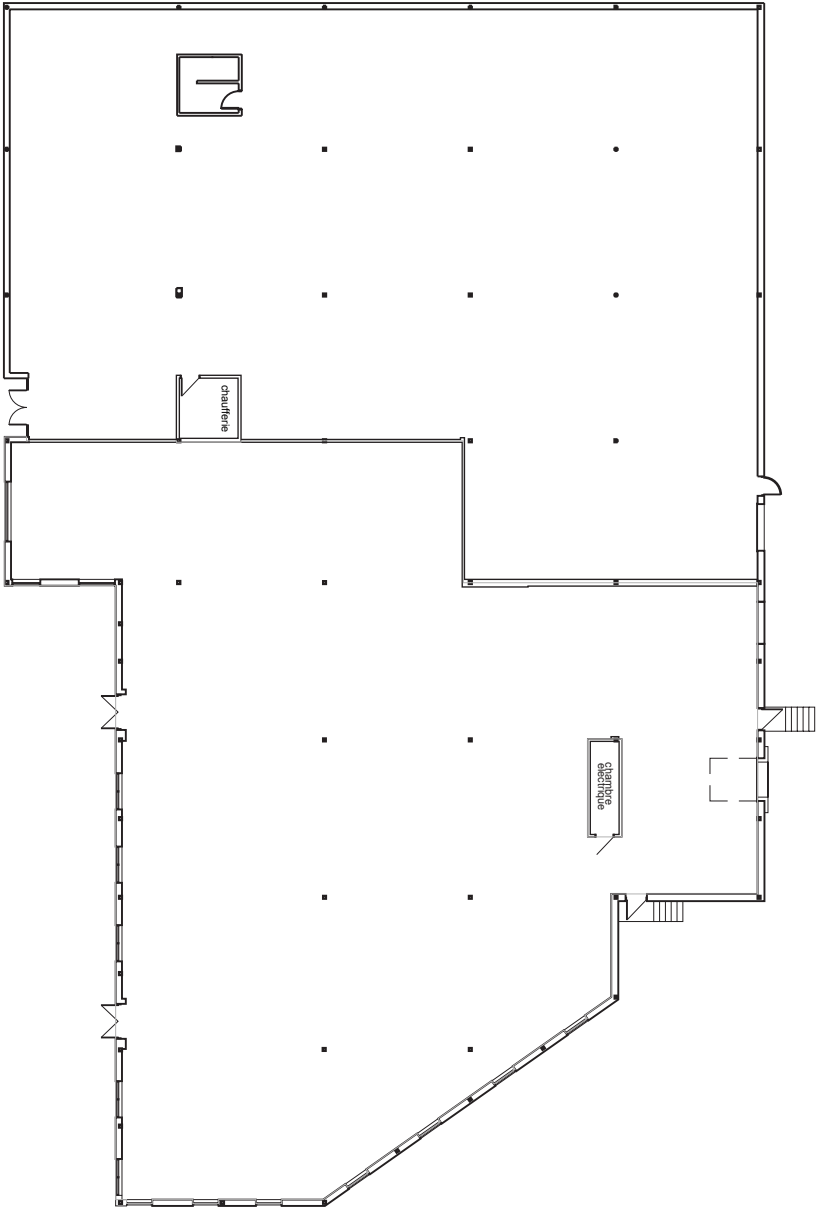
14'6" to 16'
Clear Height

1 | 1
Loading Dock
Drive-in Door

Fully leased
property



Cyrille-Duquet Street



454

Marconi Avenue
Quebec, Quebec

Floor Plan



15,840 sq. ft.

Building Area

65,183 sq. ft.

Land area

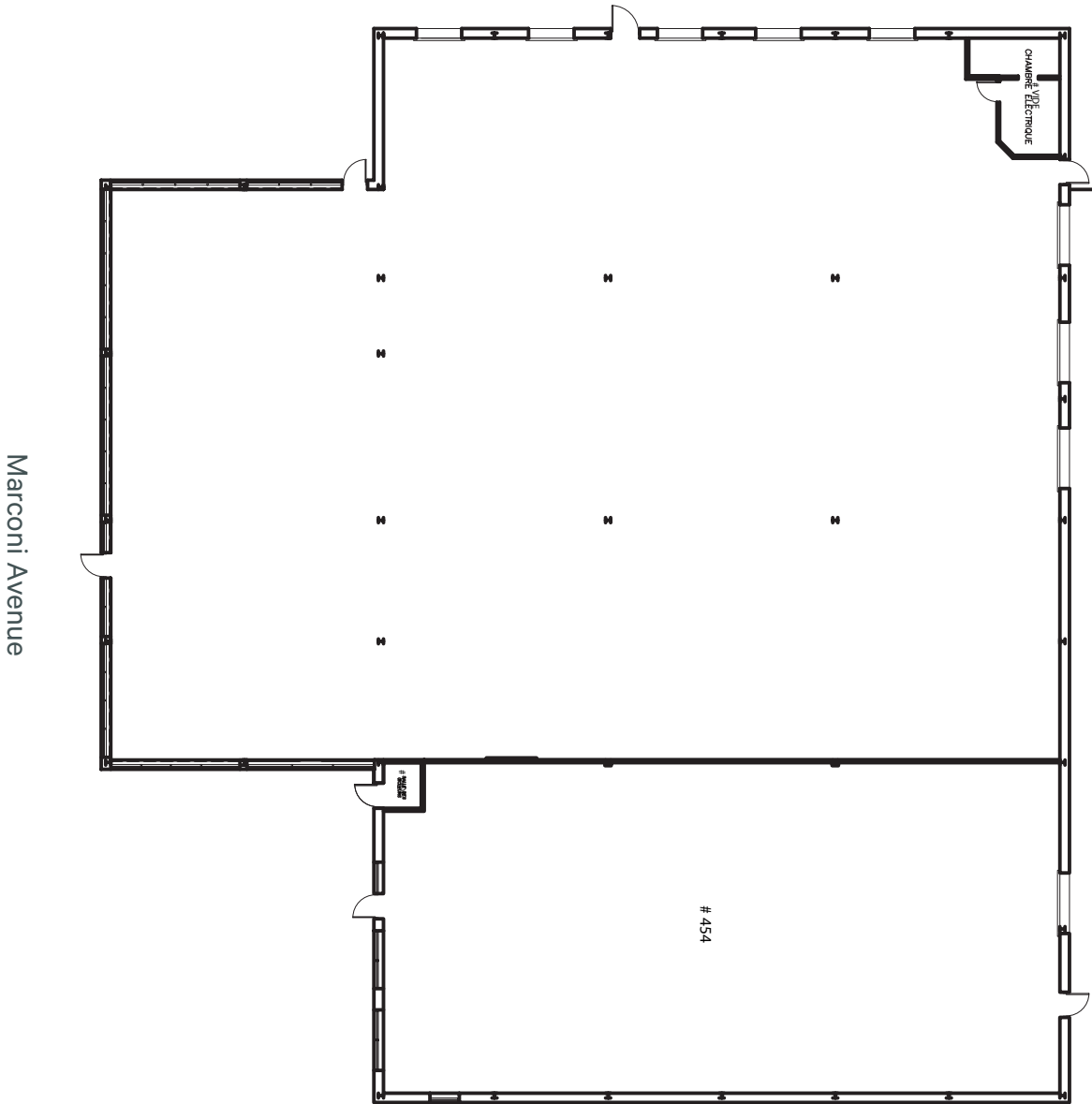
19'

Clear Height

11

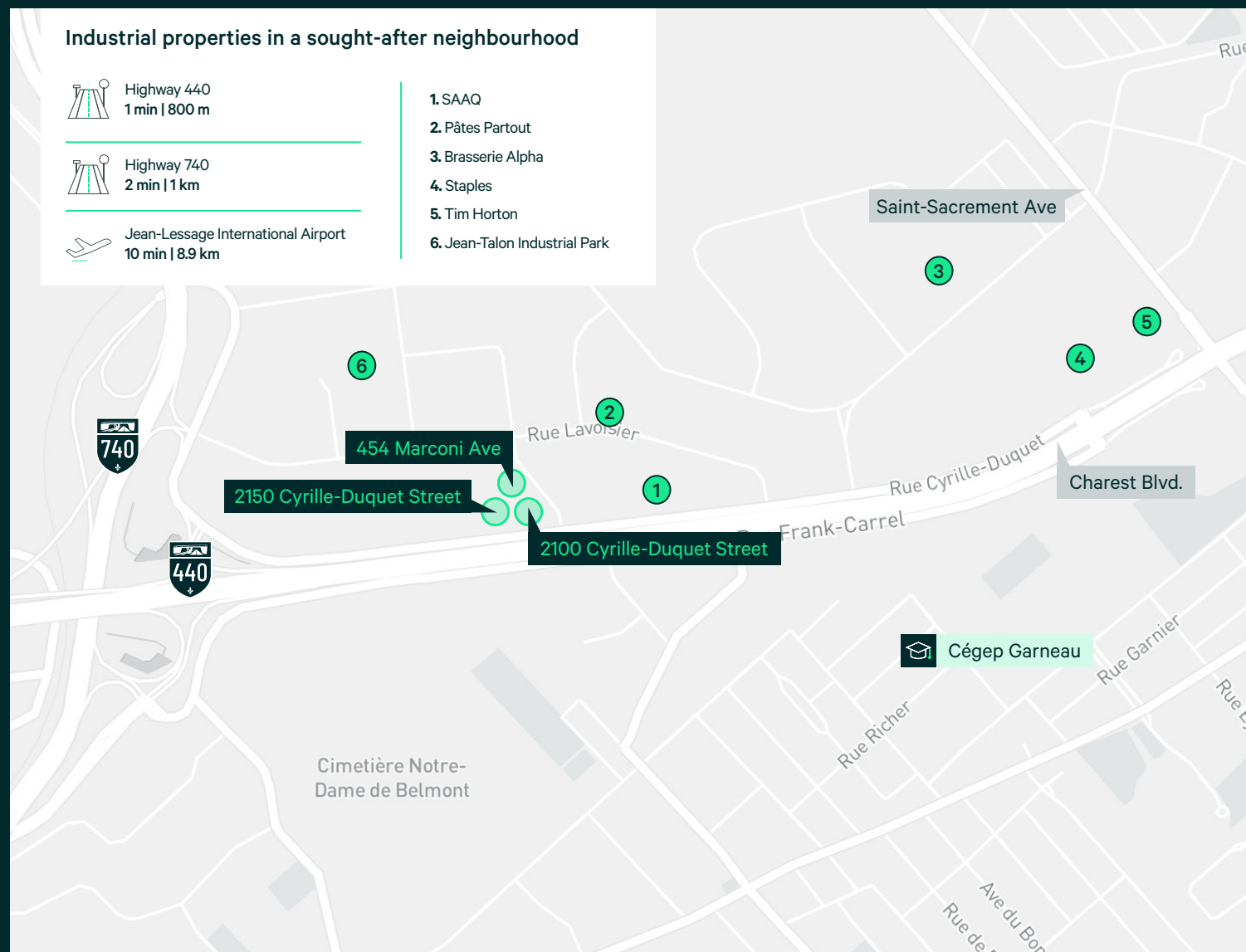
Loading Docks

74% leased
property



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454 Marconi Ave
Quebec, Quebec

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Contact us for more information

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