

# COMMERCIAL FOR SALE

BELOEIL (DU GOLF)



ULS : 17939922

**221 RUE BRÉBEUF, BELOEIL (DU GOLF), J3G 4V8**

New investment opportunity in the heart of Beloeil! We are pleased to present an exceptional commercial building, ideally located in downtown Beloeil, close to all businesses, shopping centers and essential services. This property offers a multitude of options for diversified commercial uses. In addition, you can explore with the

**Complete information at the following address :**

[www.remax-quebec.com](http://www.remax-quebec.com), ULS: #17939922



LOT AREA: **17,113 SF**



NUMBER OF ROOMS : **0**



YEAR BUILT : **1973**



**VIRGINIE VENETTE**  
Real Estate Broker

RE/MAX PLUS

Ofc. : 450-658-8211

Cell. : 514-591-3636



**RICHARD BOIVIN**  
Residential and Commercial Real Estate Broker

RE/MAX PERFORMANCE

Ofc. : 450-466-4000

Cell. : 514-515-1895

NEW ON THE MARKET

**\$1,649,000**  
: GST/GST



## ADDENDA

---

### Main features:

#### Generous surface area:

With an impressive surface area of 9,164 sqft, this building offers ample space for a variety of activities. Set on a 17,272 sqft lot, it offers flexible development potential, ideal for meeting a variety of needs.

#### Strategic location:

Located in a high-traffic area, this property benefits from exceptional visibility and easy access for both customers and employees.

#### Current tenant:

The current tenant, who also owns the building, has long operated a business[...]

**(Complete addendum in the annex.)**

## CHARACTERISTICS

---

Sale without legal warranty of quality, at the buyer's risk and peril.

#### Equipment/Services

Fire detector

#### Water Supply

Municipality

#### Sewage System

Municipality

## BUILDING DETAILS AND PROPERTY INTERIOR

---

#### Size

64'10" X N/A Irregular

#### Year built

1973

#### Foundation

Concrete slab on ground

#### Siding

Steel , Wood , Brick

## LOT AND EXTERIOR FEATURES

---

#### Lot size

109' X 157'

#### Lot area

17,113 SF

#### Proximity

Highway , Commuter train  
, Public transportation

#### Zoning

Commercial

# NEIGHBOURHOOD STATISTICS



## POPULATION BY AGE GROUP

Powered by LOCAL LOGIC



14 AND UNDER	12.1%	35-49 YEARS	14.6%
15-19 YEARS	3.5%	50-64 YEARS	21.9%
20-34 YEARS	14.8%	65 AND OVER	33.1%

## HOUSEHOLD COMPOSITION

PERSON LIVING ALONE	43.3%	FAMILIES WITH CHILDREN	0.0%	FAMILIES WITH NO CHILDREN	0.0%
---------------------	-------	------------------------	------	---------------------------	------

## EDUCATION

NO DIPLOMA	HIGH SCHOOL	APPRENTICESHIP OR TRADE	COLLEGE	UNIVERSITY
18.1%	24.2%	16.1%	22.2%	19.5%

## HOUSING TYPE

SINGLE-DETACHED HOUSE	SEMI-DETACHED OR ROW HOUSE	DUPLEX	APARTMENT, LESS THAN 5 FLOORS	APARTMENT, 5 OR MORE FLOORS
34.3%	0.4%	5.2%	60.1%	0.0%

## SPOKEN LANGUAGE(S)

Unilingual French	47.9%
Unilingual English	0.1%
Bilingual (Fr/En)	51.6%
Other	0.4%

## AVERAGE INCOME

HOUSEHOLD	\$105,664
INDIVIDUAL	\$50,037

## HOUSING TENANCY

OWNERS	53.9%
RENTERS	46.1%

## INCLUDED & EXCLUDED

**Included**  
Not specified

**Excluded**  
All the tenant's property, whether attached to the building or not.

## FINANCIAL DETAILS

### ASSESSMENT (2024)

Lot assessment  
\$370,700.00

Building assessment  
\$352,200.00

**Municipal assessment**  
**\$722,900.00**

### TAXES

Municipal (2024)  
\$14,291.00

School (2023)  
\$625.00

**TOTAL**  
**\$14,916.00**

# PROPERTY IMAGES



FOYER



FOYER



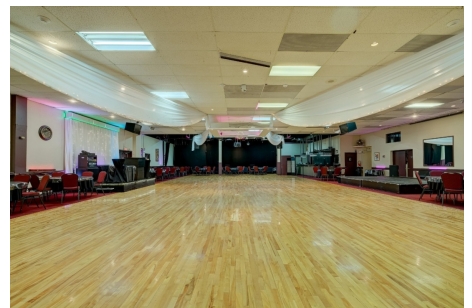
FOYER



CONFERENCE ROOM



SEWING ROOM



MISCELLANEOUS



MISCELLANEOUS



MISCELLANEOUS



MISCELLANEOUS



MISCELLANEOUS



MISCELLANEOUS



MISCELLANEOUS

# PROPERTY IMAGES (CONT.)



POWDER ROOM



POWDER ROOM



POWDER ROOM



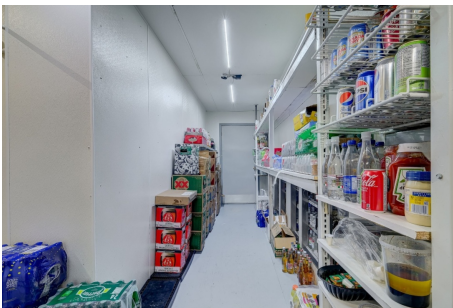
KITCHEN



KITCHEN



KITCHEN



STORAGE



OFFICE



OFFICE



PARKING



PARKING



MISCELLANEOUS

# PROPERTY IMAGES (CONT.)



MISCELLANEOUS



FOYER



MISCELLANEOUS



MISCELLANEOUS



MISCELLANEOUS



OFFICE



OFFICE



POWDER ROOM



POWDER ROOM



FACADE



FACADE



STREET



## ADDENDA (COMPLETE)

---

### Main features:

#### Generous surface area:

With an impressive surface area of 9,164 sqft, this building offers ample space for a variety of activities. Set on a 17,272 sqft lot, it offers flexible development potential, ideal for meeting a variety of needs.

#### Strategic location:

Located in a high-traffic area, this property benefits from exceptional visibility and easy access for both customers and employees.

#### Current tenant:

The current tenant, who also owns the building, has long operated a business specializing in the organization of events, such as weddings, corporate events, dances as well as a dance school.

#### Development options:

This property offers a multitude of options for diversified commercial uses. In addition, you can explore with the Municipality the possibility of developing other projects, such as mixed-use multi-residential projects.

#### Current zoning :

Current zoning allows for a variety of uses, including:

- \* C1: Local retail and services
- \* C2: Local retail
- \* C3: Professional and specialized services
- \* C4: Accommodation and food services
- \* P2: Institutional and administrative
- \* P3: Community
- \* Specific uses permitted :
  - 517: Wholesale hardware, plumbing and heating equipment, including parts
  - 7397: Dance hall, discotheque ...

If you have a specific project, don't hesitate to discuss it with the Municipality to consider a zoning adaptation.

#### Unique opportunity:

This property represents a superb opportunity for investors and entrepreneurs wishing to establish themselves in a dynamic and growing sector. Don't miss this chance to invest in a property with excellent return-on-investment potential, both for current operations and for future development projects.

For more information or to arrange a viewing, contact us today!