


4 067 194 & 6 368 547  
RANG SAINT-ANTOINE  
JONQUIÈRE

1 385 837 FT<sup>2</sup>

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CAPITAL MARKETS



# OVERVIEW



# EXECUTIVE SUMMARY

This commercial land, with an area of just under 1.4 million square feet, offers a unique development opportunity in an area with strong tourism and recreational potential, ideally located in the heart of the city of Saguenay. Its strategic position, with 75% of its surface area directly bordering the highway, ensures exceptional visibility and easy access, making it an ideal location for a variety of commercial projects. The sector enjoys a strong social and political reputation, reinforced by excellent accessibility and a large number of visitors, attracting visitors from all over the region. The land has multiple zoning options allowing for a wide variety of commercial activities, including an amusement park, restaurants, hotel facilities, a convenience store and much more. This location is therefore ideal for creating a value-added space, promoting local entertainment and meeting the needs of different clienteles.



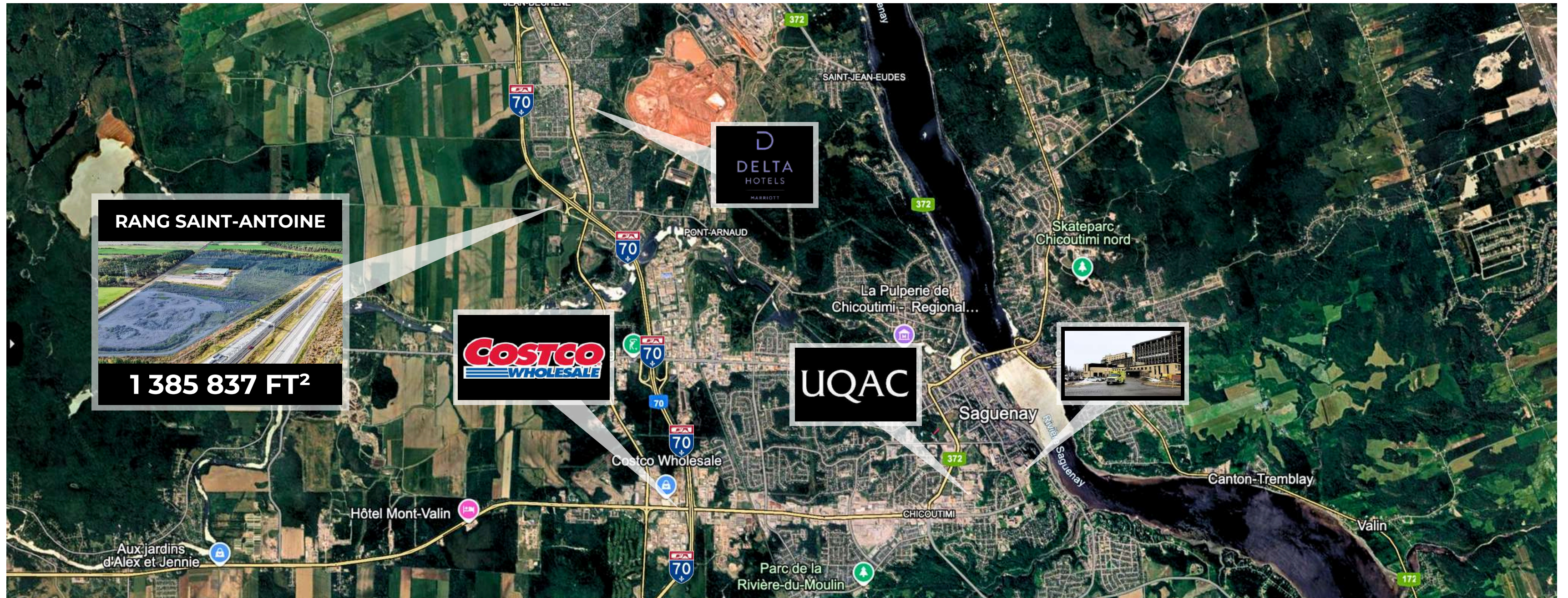
# HIGHLIGHTS

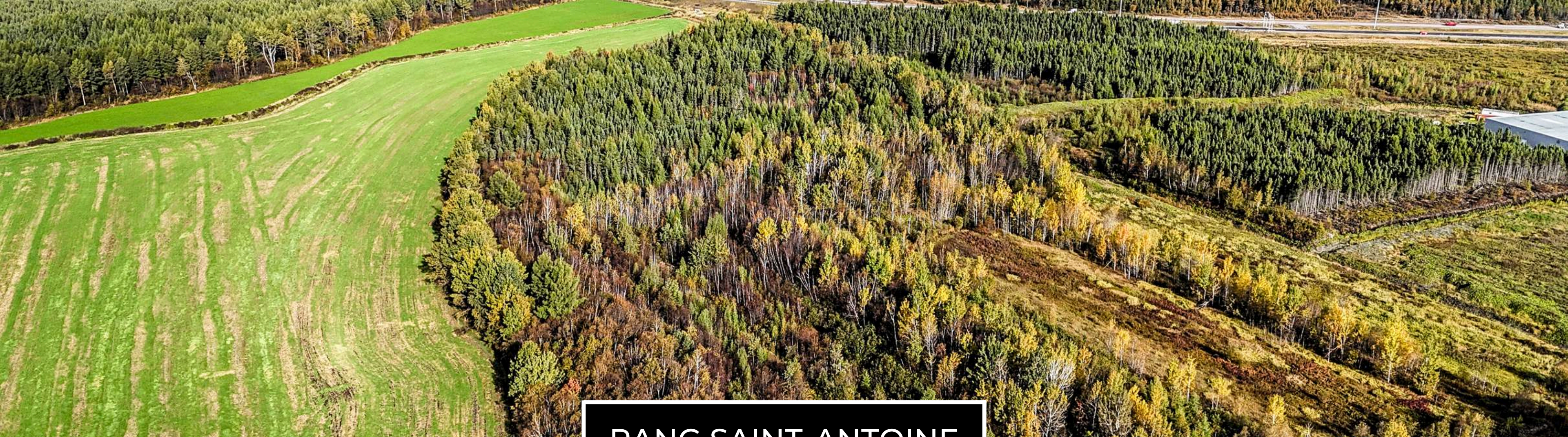
- Area and strategic location: 1.4 million square feet of land, located in the heart of the city of Saguenay, with 75% of its surface area directly facing the highway, ensuring excellent visibility and easy access.
- Varied development potential: Possibility of developing diversified projects, including an amusement park, hotel facilities, restaurants and other commercial services, with multiple authorized zonings.
- High tourist and recreational traffic: The visibility offered by its frontage on the highway, combined with direct access, makes it a natural point of interest for travelers and residents of the region. This positioning in the heart of regional activity ensures a constant flow of visitors, thus increasing its appeal for projects with a tourist or recreational vocation.
- Social and political notoriety: The land benefits from a strong notoriety thanks to its strategic location and its eligibility for several grant programs, offering value-added potential for interested investors.



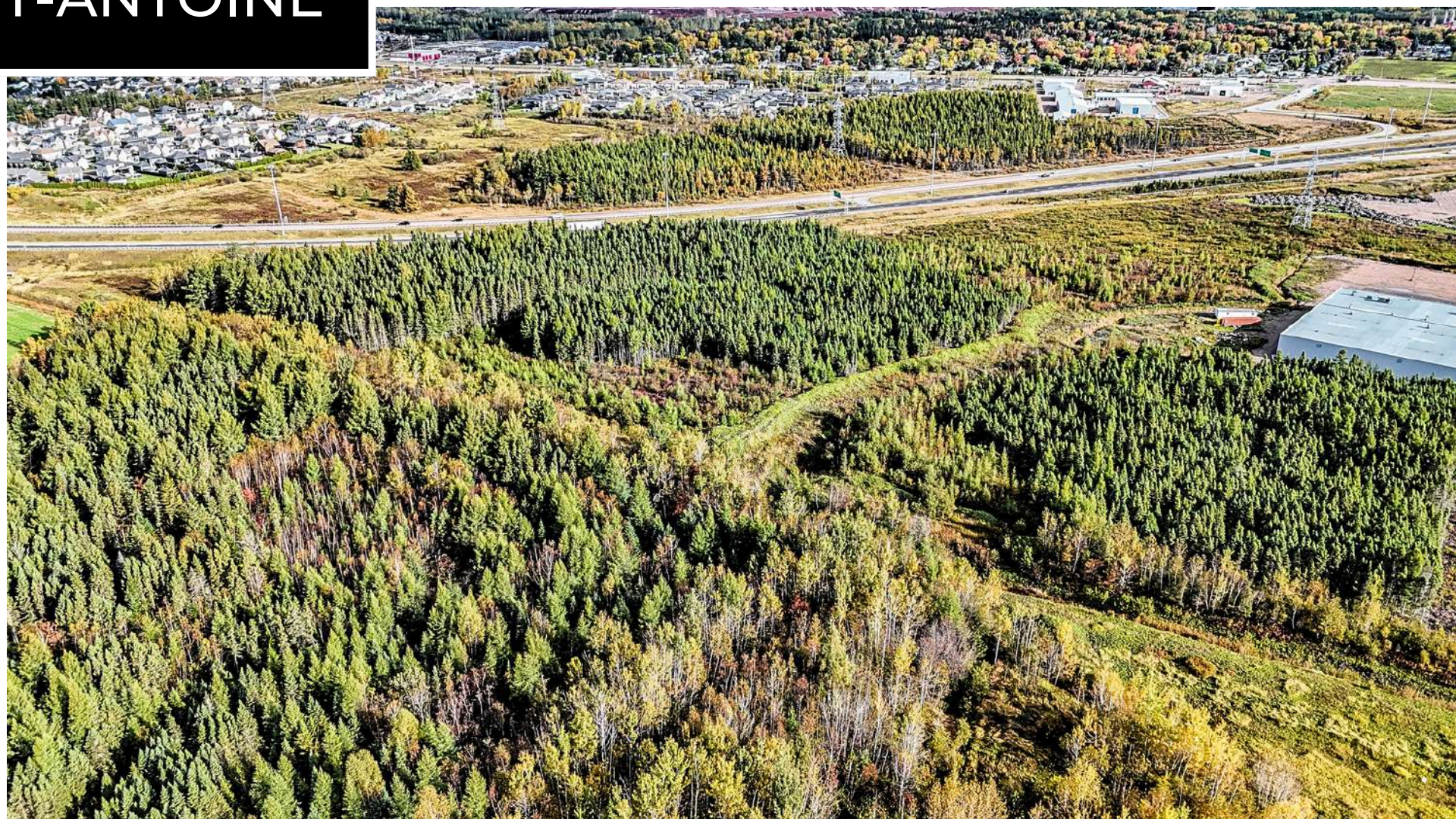
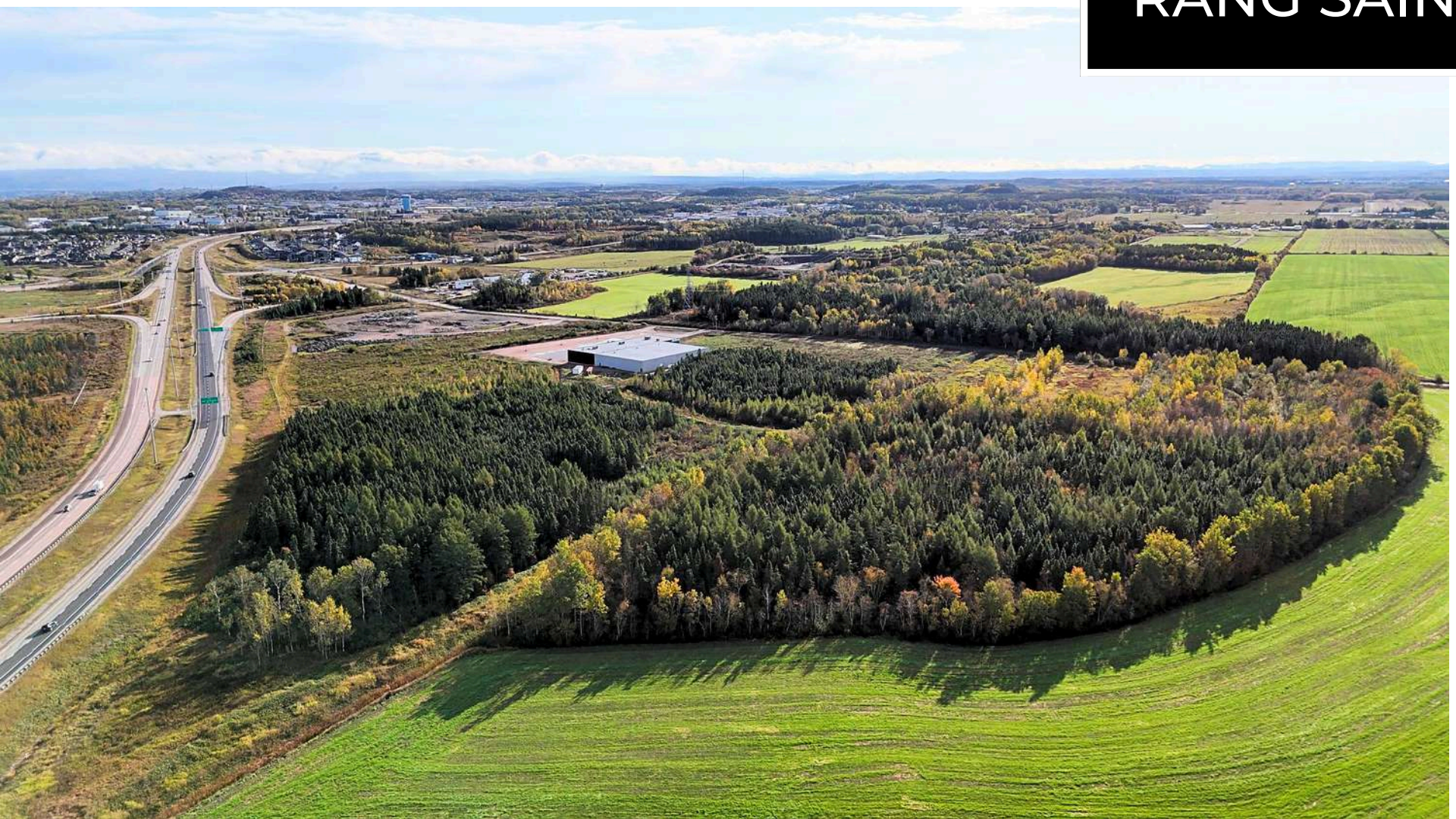
# LOCATION MAP

The area surrounding the land is in the heart of the city of Saguenay, benefiting from a privileged location near the main economic and educational hubs of the region. It is located just 10 minutes from Cégep de Jonquière, 11 minutes from the Université du Québec à Chicoutimi (UQAC), and 17 minutes from Ville de la Baie. With a direct exit onto the highway, the site is easily accessible, offering optimal visibility for commercial projects. Talbot Boulevard, the region's main commercial artery, is nearby, guaranteeing a dynamic and busy environment, ideal for the development of new tourist and commercial infrastructures.






RANG SAINT-ANTOINE



# FOR MORE INFORMATION ON THIS REGISTRATION, CONTACT US!



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## **FRÉDÉRIK DUCASSE TEAM**

Frédéric Ducasse, a seasoned commercial real estate broker, has extensive expertise in this sector. His perfect command of the market is demonstrated by his success in the sale of multi-family, commercial and land properties in Quebec. He offers a first-rate brokerage service thanks to his exceptional skills. With an in-depth knowledge of the Quebec real estate market, Frédéric Ducasse optimizes the value of properties by using current trends, prices and strategies. He supports his clients with informed advice throughout their transactions, distinguishing himself by his professionalism, transparency and commitment to customer satisfaction. With Frédéric Ducasse, your real estate goals are in good hands.



**ERIC DUCASSE**  
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**JESSIE BLACKBURN**  
ADMINISTRATIVE ASSISTANT