

**Acquisition opportunity
in the heart of the
Drummond MRC
Regional Industrial Park**



Industrial property for sale
2200 André-C. Hamel Street
Drummondville (Québec)

**AVISON
YOUNG**



The opportunity

EXECUTIVE SUMMARY

Avison Young is proud to present this opportunity to acquire an industrial property comprising a 39,353 square foot lot and a vacant one-story building with a area of 4,924 square feet, plus a mezzanine space of approximately 800 square feet.

2200 André C. Hamel Street is located in the heart of the Drummond MRC Regional Industrial Park, at the intersection of Highways Jean-Lesage (20) and Joseph-Armand-Bombardier (55) and benefits from access to local public transportation.

The flexible zoning in place allows the property to benefit from several uses: industrial, commercial and community.

The property benefits from flexible zoning allowing for industrial, commercial, and community uses

Click here
for a virtual tour



Property summary

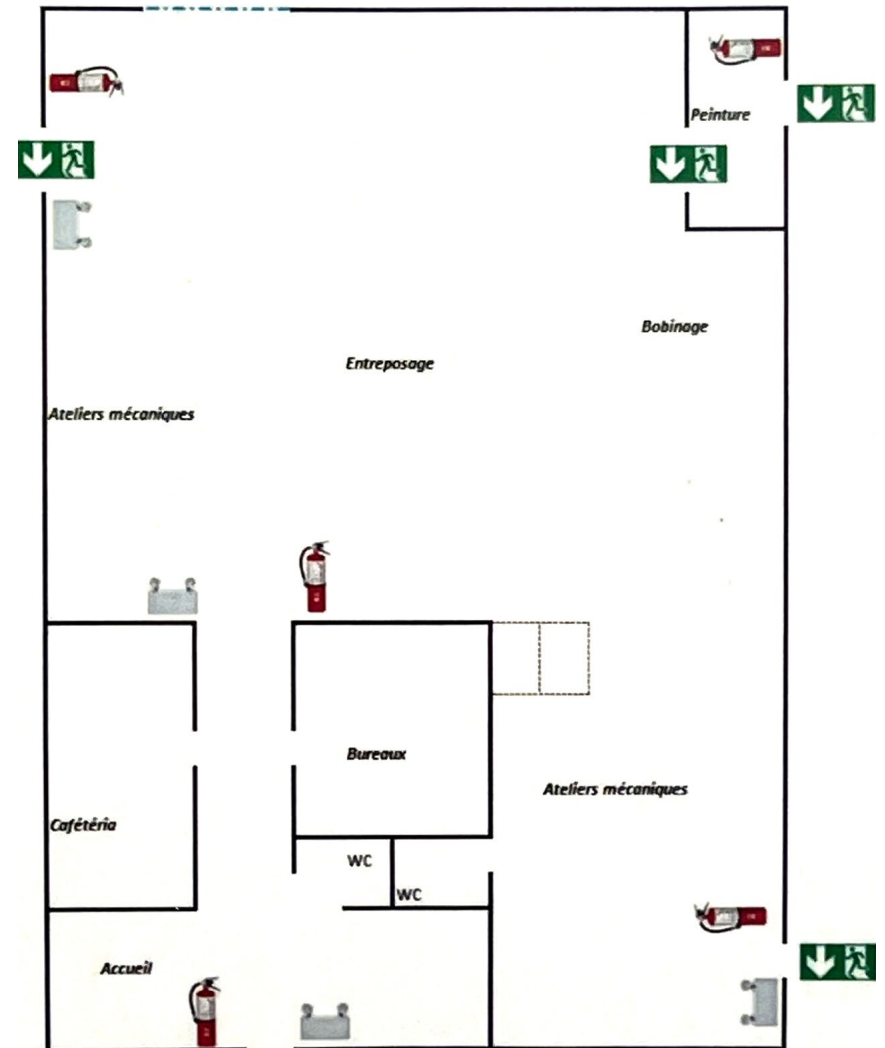


| | | | |
|--------------------------|-----------------------------------|-------------------------|----------------------------|
| Civic address | 2200 André C. Hamel Street | Building area | 4,924 square feet |
| City | Drummondville | Year built | 2004 |
| Property type | Industrial | Number of floors | 1 (plus ±800-sf mezzanine) |
| Land area | 39,535 square feet | Zoning | Industrial (zone I-373) |
| Legal designation | Lot 4 104 443, Cadastre of Québec | Permitted uses | I-2, I-3, C-5, C-8, P-5 |

Property characteristics and floor plan



- Le mobilier pourrait être disponible
- Unités de climatisation murales dans les bureaux
- L'espace industriel comprend un pont roulant de 5 tonnes
- Entrée électrique de 600 volts
- Hauteur libre de 20' à 22' (au centre)
- Porte au sol de 14' x 14'
- Air comprimé dans l'espace industriel
- La propriété est protégée par un système de caméra de surveillance
- Possibilité de faire l'acquisition de la bande de terrain arrière de 23 229 pi² à vendre par la ville de Drummondville (132 000 \$)





Financials

Municipal assessment

| | |
|--------------------------------|-----------|
| Municipal assessment, land | \$146,900 |
| Municipal assessment, building | \$412,000 |
| Total municipal assessment | \$479,200 |

Realty taxes

| | |
|-----------------|-------------|
| Municipal taxes | \$10,269.27 |
| School tax | TBC |
| Total taxes | TBC |

SALE

| | |
|-------------------|-----------|
| Asking sale price | \$950,000 |
| Availability | Immediate |





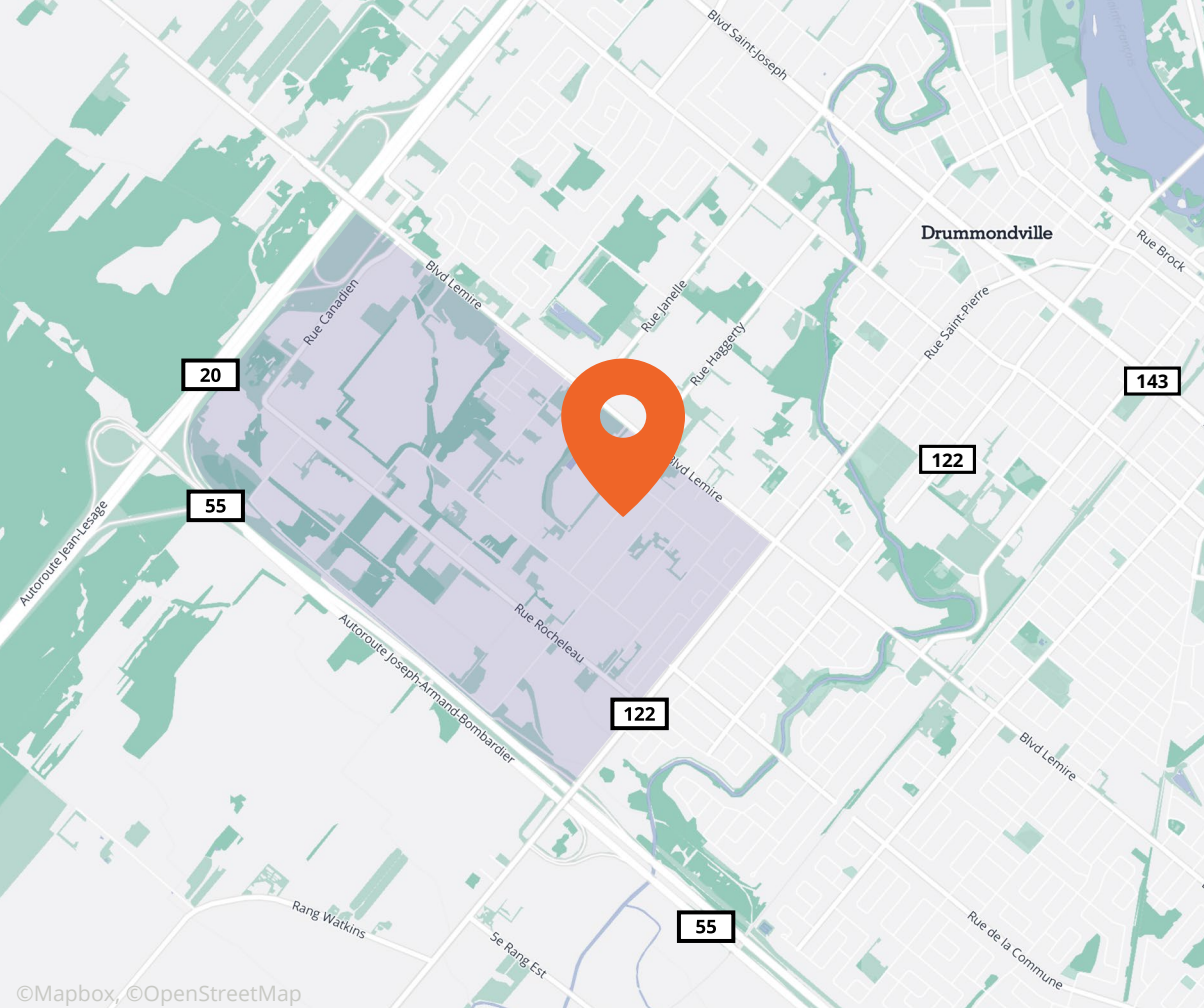
Cadastral plan



Zoning

| | | | |
|----------------|--|---|--|
| Zone | Zone I-373 | | |
| Permitted uses | Industrial I-2: Light industry I-3: Semi-heavy industry | Commercial C-5: heavy arterial commercial C-8: Wholesale trade | Community and public utility P-5: Public utility related to telecommunications |





The area

THE REGIONAL INDUSTRIAL PARK

The Drummond MRC (Regional County Municipality) Regional Industrial Park is the largest industrial hub in the territory, covering more than 4.1 million square meters.

It is part of a structured network of 12 industrial zones and benefits from complete infrastructure, including access to natural gas, electricity, water, sewage, as well as public transportation and the CN (Canadian National) rail network.

Located near highways 20 and 55, the park benefits from a strategic location for logistics and transport. It mainly hosts light and semi-light businesses, for a total of approximately 160 companies and more than 4,000 employees.

Industrial development is actively encouraged in the region through incentives such as a 100% tax credit on tax increases related to new construction or expansions, in effect until 2026.

The MRC is expanding rapidly: the growing demand for industrial land has led to the planning of new spaces to meet the anticipated shortage of land by 2037.

The property benefits from excellent accessibility at the intersection of highways Jean-Lesage (20) and Joseph-Armand-Bombardier (55)





Contact us

For more information regarding this opportunity, please contact:

Simon Berthiaume
Vice President , Real Estate Broker
Simon Berthiaume Courtier Immobilier Inc.
+1 514 392 9479 | +1 514 688 3331
simon.berthiaume@avisonyoung.com

Avison Young Commercial Real Estate Services, LP
Commercial Real Estate Agency
1801 McGill College Avenue, Suite 500
Montréal, Québec H3A 2N4

Visit us online
avisonyoung.ca

© 2026. Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.

