

Colliers



409-413 rue Racine Est, Chicoutimi

Commercial Space for Sale

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Property Overview

PROPERTY DETAILS

Area	± 21,227 SF
Floors	3 floors (Two basement levels served by an elevator)
Land	± 10,255 SF
Frontage	± 100 feet
Year built	1940
Lot number	2 690 759
Taxes	Municipal: \$32,522
Municipal assessment	Building: \$730,900 Land: \$189,700 Property total: \$920,600
Asking price	\$1,125,000

DEMOGRAPHIC DATA

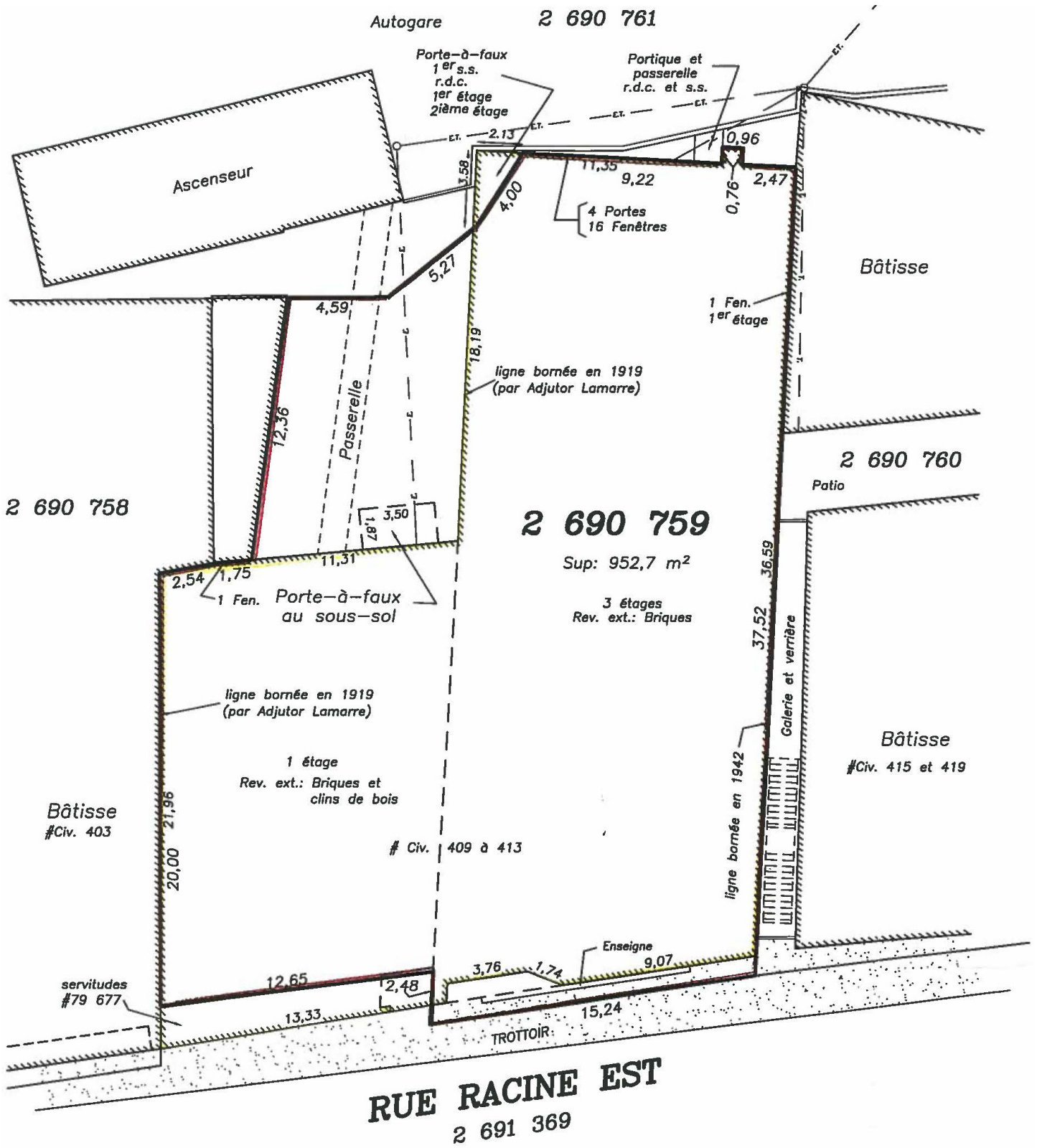
Radius	5 km
Population (2025)	56,535
Median age (2025)	44.7
Average household income (2025)	\$101,825
Number of households (2025)	27,354
Average household size (2025)	2

Source: Colliers Hydra, 2025.





Site Plan



Location Overview

Ideally located on Rue Racine Est, in the heart of downtown Chicoutimi, the property benefits from a vibrant environment featuring a mix of shops, restaurants, and essential services. Close to the Université du Québec à Chicoutimi and the Chicoutimi waterfront, it enjoys strong foot traffic driven by a diverse clientele, making the area a dynamic and highly sought-after commercial hub.



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Old Port of Chicoutimi

Cégep de Chicoutimi

Université de Québec à Chicoutimi

1	Dollarama	12	Restaurant La Cuisine
2	Subway	13	Carrefour Racine
3	Chlorophylle	14	Café Cambio
4	Bistro Café Summum	15	Toujours Mikes
5	Le Miya	16	O'Malley's Pub Irlandais
6	Le Bengale	17	Restaurant Chez Georges
7	Buvette chez Arthur	18	Pâtisserie Ladouche Inc
8	Boutique S3	19	Starbucks Coffee Company
9	Café Mathéo	20	Restaurant Rouge Burger Bar
10	Bistro D	21	Restaurant Inter
11	La P'tite Sortie	22	La Piazzetta Chicoutimi

Zoning Grid

Commercial

- c1a – Local shops and services
- c1b – General retail
- c2a – Commercial entertainment
- c2b – Commercial entertainment with assembly venue
- c2c – Accommodation and convention services
- c2d – Food services (restaurants)
- c5a – Bars and dance establishments

Residential

- H02 – Two-family residential
- H03 – Three-family residential
- H04 – Multifamily residential, category A
- H05 – Multifamily residential, category B
- H06 – Multifamily residential, category C
- H08 – Collective housing

Industrial

- I1 – Research and development industries

Parks

- p1a – Parks, playgrounds and natural spaces
- p2a – Religious institutions
- p2b – Educational institutions
- p2c – Health and social services institutions
- p2d – Cultural, sports and community institutions
- p2e – Public affairs-related institutions

Services

- S1 – Administrative, financial and real estate services
- S2 – Personal services
- S3 – Professional and social services
- S4 – Specialized services
- S5 – For-profit educational services
- S6 – Research center



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