

124 Chateauguay, Huntingdon

Commercial Building for Sale with Multi-Use Zoning

15 minutes from the US border

Ashley Dere*

Vice President Commercial Real Estate Broker +1 438 401 1984 ashley.dere@colliers.com

*Gestion Ashley Dere Ir



Opportunity Overview

Formely occupied by a bank, 124 Chateauguay Street is a prime mixed-use opportunity, centrally located on Huntingdon's main commercial artery.

This freestanding property enjoys high visibility and convenient access, surrounded by a variety of shops and services. Zoned for a retail, commercial, or mixed-use development, this property presents a strategic opportunity within Huntingdon's commercial node.







Details



Address

124 Chateauguay Street, Huntingdon, QC JOS 1H0

Year built

1940

Cadastre

3 230 298

Land size

8,733 SF

Property size

3,815 SF

Storeys

2 + Basement

Parking

Onsite, rear of the building

Zoning

Commercial, residential & community

Municipal evaluation

\$403,000

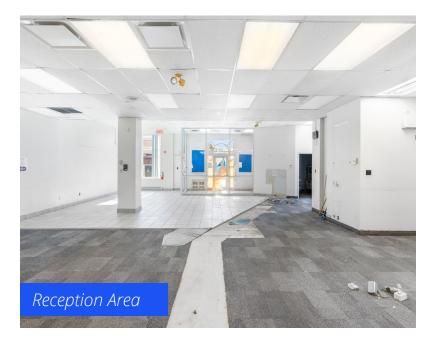
Municipal taxes **\$4,677.60** (2025)

School taxes **\$295.80** (2025)

Asking Price: **\$630,000** + GST & QST

* Sold without legal warrenty, at Buyer's risk

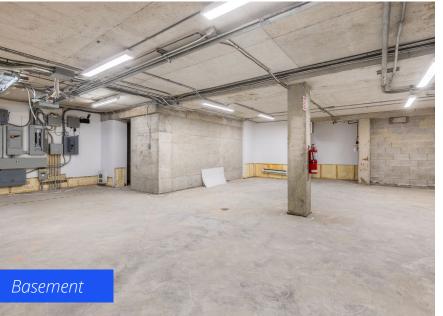
Photo **Gallery**













Zoning Overview

124 Chateauguay is located in downtown Huntingdon (zone CVA-1), allowing for commercial, residential and community development.



Commercial use

C1: Retail trade

C2: Entertainment and service trade

C6: Automobile commerce

C10: Craft and trade workshops



Residential

H6: Mixed dwelling

H7: Collective dwelling



Community

P2: Public and semi-public community organizations (other than municipal)



Lot

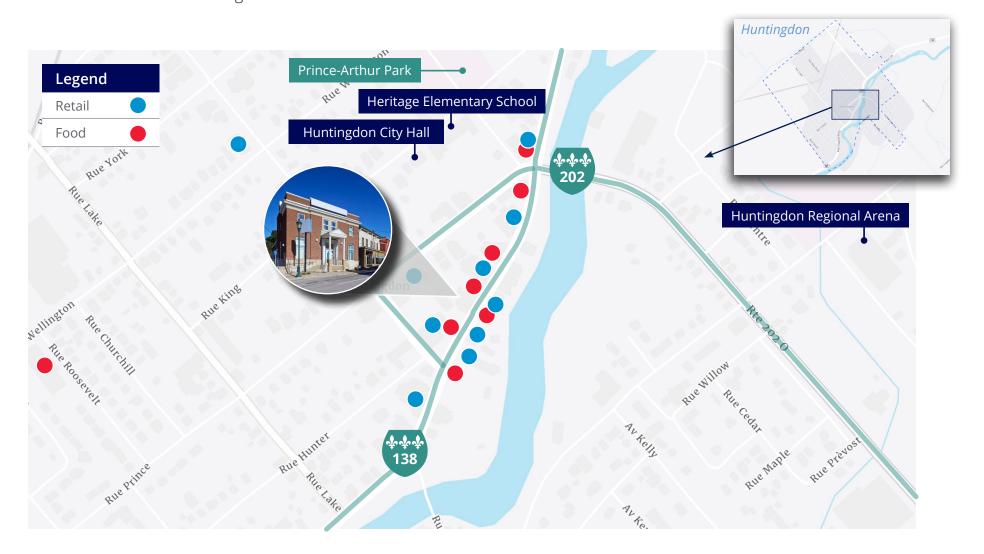




Location **Overview**

Centrally located in the heart of Huntingdon, this property enjoys excellent visibility and accessibility to the city's main arteries, providing seamless connectivity throughout the Montérégie region. Its proximity to the Elgin–Trout River US border creates attractive opportunities for both local and cross-border business.

- Convenient access to Routes 138 and 202
- 15-minute drive to the Elgin–Trout River US border
- In the heart of Huntingdon's downtown commercial node
- 1 hour-drive to downtown Montreal



Demographics (2024)

3,277
Population



\$68,032
Average Houshold Income



44 Median Age



3.8% Annual Population Growth (2024-2034)



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