



247 St-Anne Street, Yamachiche, QC

Industrial Building **For Sale**

Nicholas Payette

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Property Overview

Lot Number	3 816 609 & 3 816 611
Year of Construction	1983, 1988, 1998, 2001, 2010
Land Area	± 300,980 SF
Building Area	± 57,000 SF (floor area)
Office Area	± 5,000 SF
Shipping	28 TL 4 DI
Clear Height	16' to 30'
Zoning	Artisanal industry Light and medium industrial Trade and services

Assesments

Land	\$121,400
Building	\$1,358,800
Total	\$1,480,200



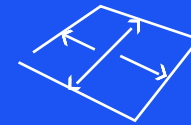
Power
3000A



Cross dock area
with 22 doors



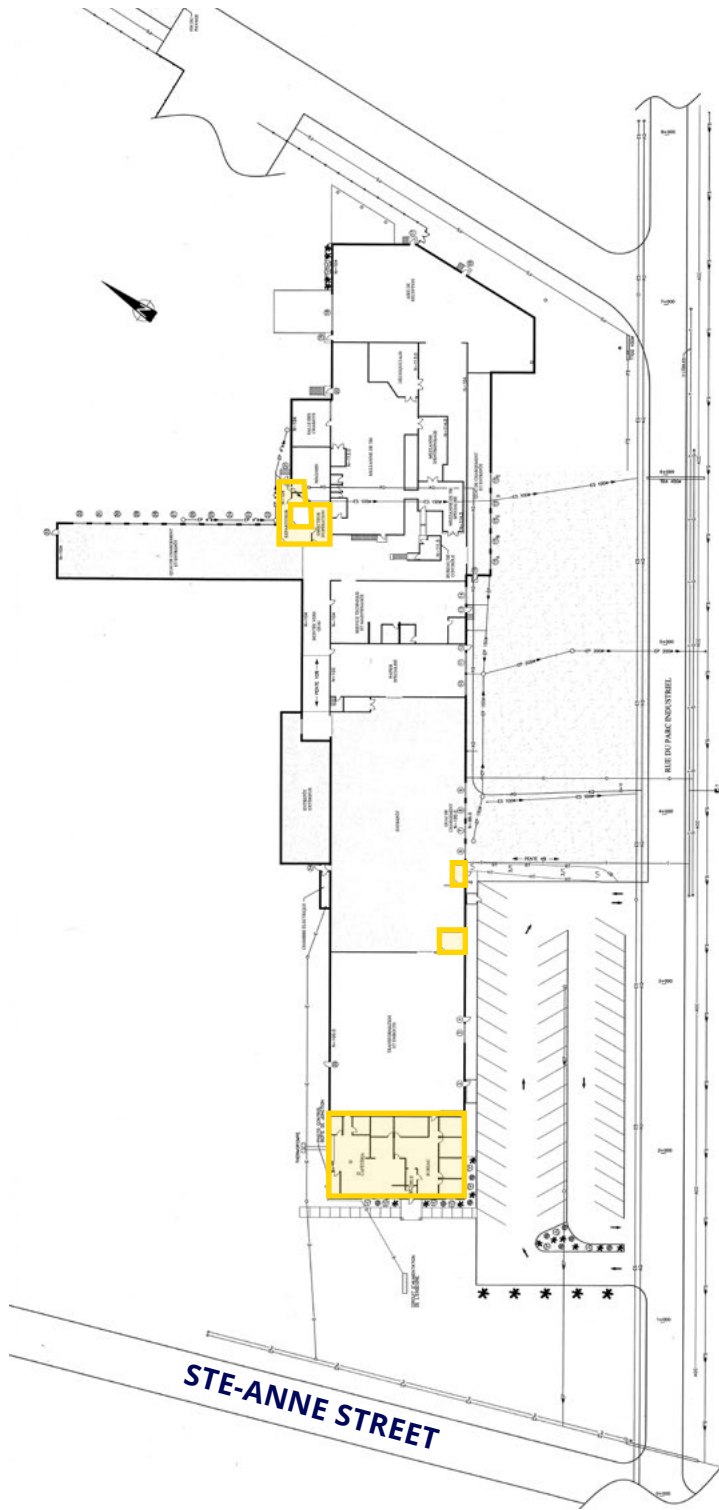
Clear Height:
Up to 30'




Land for
expansion

Asking Price
\$4,750,000

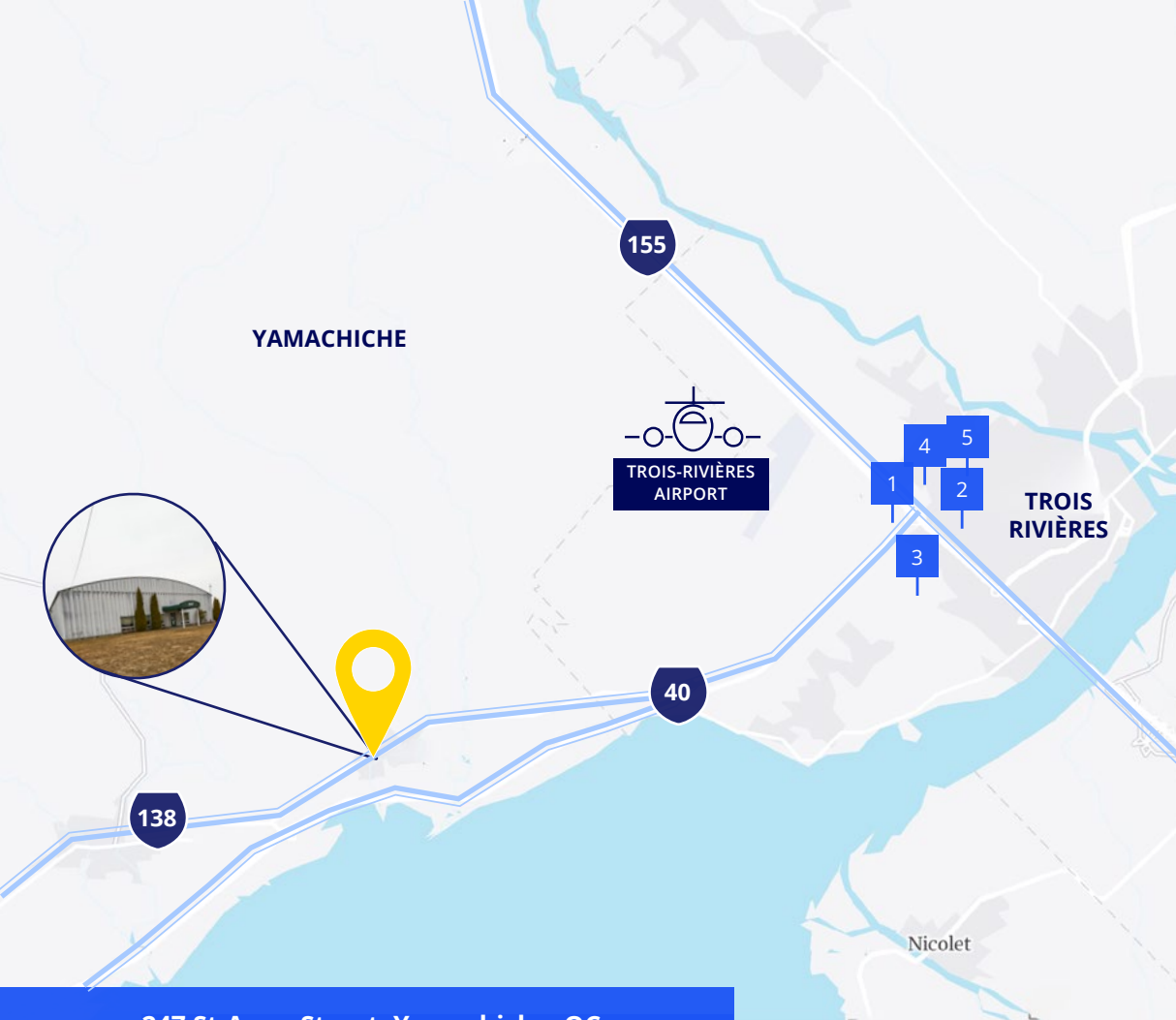
Site Plan



 Office spaces

Property Photos





Nearby Amenities

- 1 Café la Bezotte
- 2 Familiprix
- 3 Desjardins
- 4 Casse-Croute Archie
- 5 Shell

Drive Times

- Highway 138 1 minute
- Highway 40 5 minutes
- Road 155 14 minutes
- Trois-Rivières 24 minutes

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