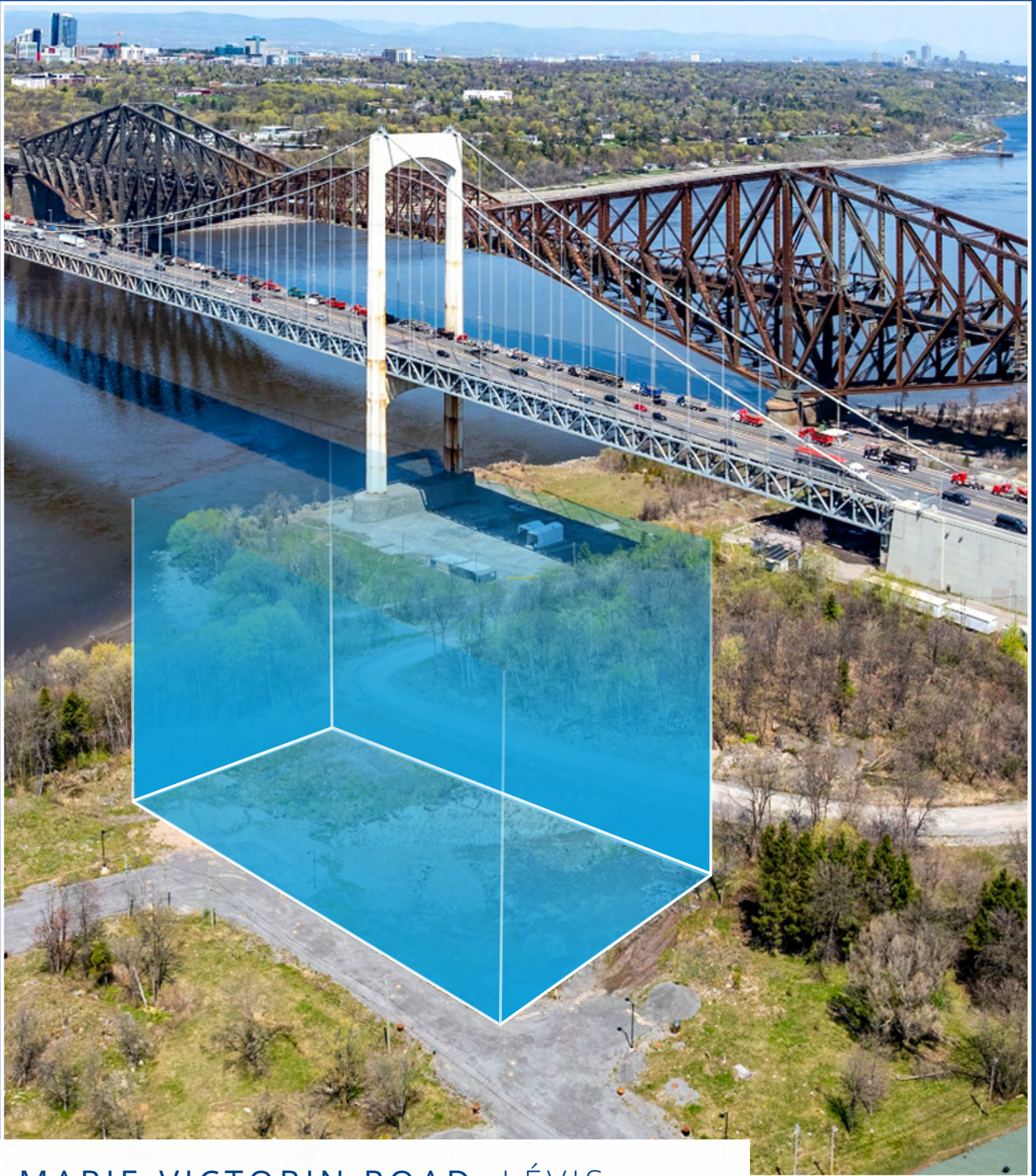


F O R S A L E



MARIE-VICTORIN ROAD, LÉVIS

Prime Development Opportunity with
Over 53,000 SF of Land



Property Overview

Address	Marie-Victorin Road
Location	Lévis, Québec
Current Use	Vacant Land
Land Area	53,829 SF
Proposed Rental Residential	480 Units
Proposed Gross Floor Area	471,698 SF
Proposed Parking Stalls	387

Municipal Evaluation

Total Property Value	\$925,200
Municipal Tax	\$74,968
School Tax	\$1,540.35
Premitted Zoning Usages	<ul style="list-style-type: none">• Residential• Commercial• Community Services



Asking Price
\$11,800,000



53,829 SF
of Land



10-Minute
Ferry Ride to
Quebec City



471,698 SF
of Buildable
Area



Exquisite
Scenery



All-Season
Sports & Outdoor
Activities

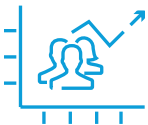
About the Area

Lévis is a vibrant city that combines natural beauty with urban charm, offering something for everyone. Its growing culinary scene includes cozy bistros, riverside terraces, and local favorites serving Quebecois cuisine. Outdoor enthusiasts enjoy access to scenic trails like the Parours des Anses and waterfalls at Parc des Chutes-de-la-Chaudière. The St. Lawrence River provides opportunities for kayaking, cycling along the waterfront, and stunning sunset views. Families appreciate the abundance of green spaces, sports facilities, and community events throughout the year. In winter, cross-country ski trails, snowshoeing, and outdoor skating rinks keep residents active. With a welcoming atmosphere and high quality of life, Lévis is an ideal place to live, explore, and unwind.

Demographics – 3km Radius



Population
26,056



Median Age
44.5



Average Household Income
\$119,570



Walk Score
62



Bike Score
70



Employment Rate
94.6%



Amenity Map

Irreplaceable location minutes from the Québec-Lévis Ferry and at the heart of the South Shore's Expanding Tech Sector

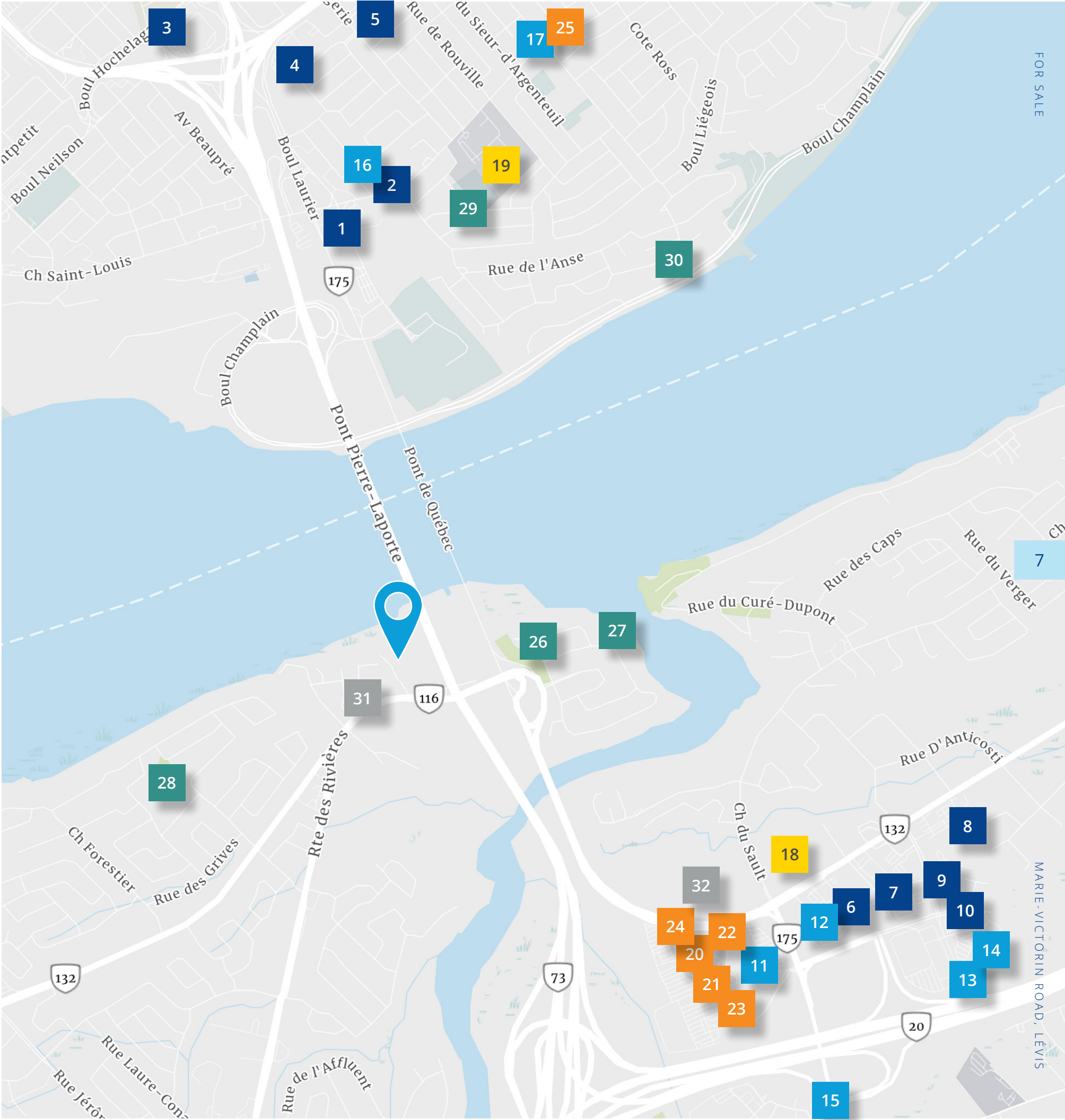
Nestled on the south bank of the St. Lawrence River, Lévis, QC is emerging as the epicenter of the South Shore's burgeoning tech corridor.

Home to cutting-edge research facilities, world-class CEGEP and university partnerships, and an ever-growing cluster of innovation-driven startups, Lévis offers unparalleled access to talent and forward-thinking infrastructure.

Just minutes from the Québec-Lévis ferry terminal and major highway arteries, this community delivers seamless connectivity to downtown Québec City's vibrant economy—and gives your project a front-row seat in one of Canada's fastest-expanding technology markets.

Marie-Victorin Road

 RESTAURANTS & PUBS	 SCHOOLS
1 Le Galopin	18 Ecole Secondaire De L' Aubier
2 La Piazzetta	19 Ecole Cours D'eau
3 Le Soba	 SHOPPING
4 10 Vagues	20 La Vie en Rose
5 Barbies	21 Thyme maternité
6 Le Subtil St-Romuald	22 Suzy
7 Cochon Dingue	23 Claire France
8 Chez Victor	24 Stitches
9 Le Bistro Évolution	25 Boutique Madeleine Labrecque inc
10 Panda Gourmet	 PARKS
 SUPERMARKETS	26 Du Carrefour
11 Maxi Saint-Romuald	27 Du Pont-Garneau
12 IGA	28 De la Pruchière
13 Avril Supermarché Santé	29 Sainte-Isabelle
14 Bulk Barn	30 De la promenade
15 Metro Alimentation Maxime Faucher	 GAS STATIONS
16 Metro Nourcy	31 Couche Tard
17 Provigo Distribution Inc	32 Canadian Tire Gas+



Bird's Eye View

An irreplaceable location on the waterfront in Lévis, QC, literally **steps from both the Quebec and Pierre-Laporte bridges**, offering **direct access to Quebec City in just 18 minutes** by car. This strategic site combines the tranquility of riverside living with unparalleled connectivity to one of **Canada's most historic and dynamic urban centres**.



Transportation Map




Highway 132
2 min | 400 m





Airport
10 min | 11.3 km




Hospital
8 min | 5.5 km

 Marie-Victorin Road


 Bus Service Types




Bus Stops




30-min frequency | Lines L1, L2, L3, 22, 24, 65



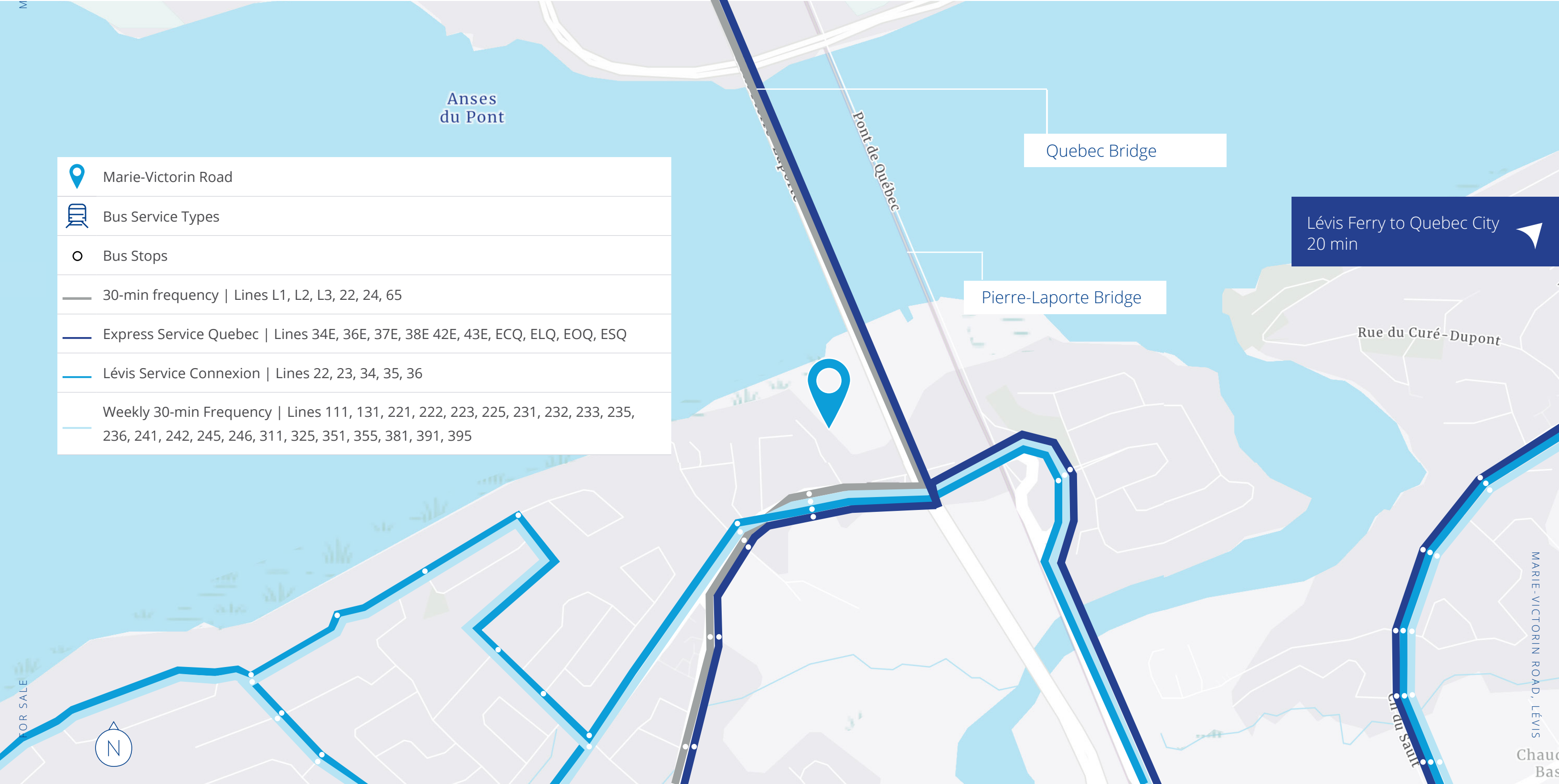
Express Service Quebec | Lines 34E, 36E, 37E, 38E 42E, 43E, ECQ, ELQ, EOQ, ESQ



Lévis Service Connexion | Lines 22, 23, 34, 35, 36



Weekly 30-min Frequency | Lines 111, 131, 221, 222, 223, 225, 231, 232, 233, 235, 236, 241, 242, 245, 246, 311, 325, 351, 355, 381, 391, 395

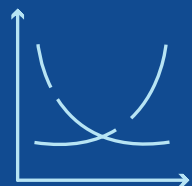


Lévis Ferry to Quebec City
20 min



Market Overview

Province-wide fundamentals in the multifamily and development space remain in place for the sectors of Québec City and Lévis. Multifamily continues to lead the way in terms of performance throughout the first half of the year. Persistently low vacancy rates and recent average rent growth are the main drivers for the sectors performance throughout the Québec City region. Tight cap rates, high rental demand, and an aging population are also important factors influencing the housing market in this sector.



Rental Demand to Outweigh Rental Supply for Next 5-10 Years

Demand for rental housing is on the rise in the Lévis area with recent figures emphasizing the fact that renters make up over 34% of the housing market. This proportion is slightly greater than the national average, suggesting a strong rental market and demand for new supply.

Vacancy rates in the Québec region remain below 1% which further fuels the need for more unit starts in the market. Another important aspect contributing to a strong outlook for multifamily is increasing year-over-year population gains which have been tracked throughout the region.



Outlook Remains Positive

Trends are suggesting a stabilizing housing market in the short term. Cooling rents along with the (TAL) Tribunal administratif du logement's recommended 5.9% average rent increase, look to add pressure to the current supply in the multifamily sector.



Deals Concluded

Significant transactions have continued to take place as recent interest rate cuts have influenced investment decisions. Amongst these deals have been multiple portfolio sales as well as new build high-rise developments. The single largest multifamily transaction concluded year-to-date in the province took place in Lévis and the surrounding area, further demonstrating a strong appetite for assets in this sector and the Québec region.

For more information about this offering please contact:

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Or click and sign one of the following confidentiality agreements:

[Confidentiality Agreement with collaborating broker](#)

[Confidentiality Agreement without collaborating broker](#)



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