

Property For Sale

30 Angus Street North, East Angus, Quebec



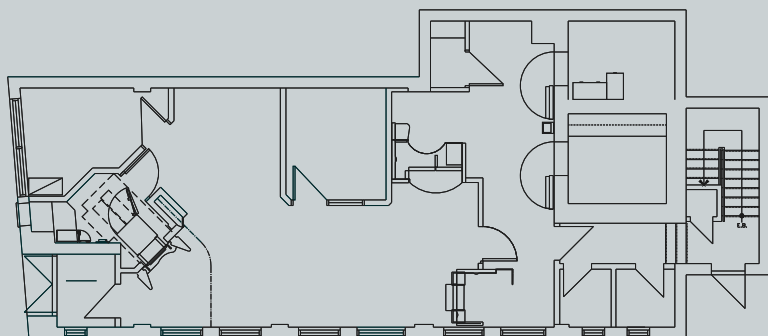
Property Details

Ground Floor	1,661 sq. ft.
Lot Size	3,839 sq. ft.
Zoning	C2 / Commercial
Frontage	45.5'
Asking Price	\$225,000

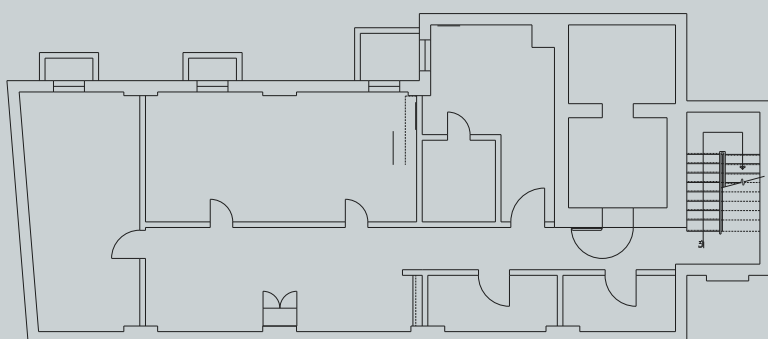
The Offering

- + The subject property is a one story commercial building located on the Southeast side of Saint Hilaire and Angus Streets.
- + Positioned on the main thoroughfare of East Angus just off of route 214 and the Taschereau Bridge gives the subject property great visibility and makes it easily accessible.
- + The property is currently zone C2 commercial, which permits a wide range of uses, including financial institutions, community services, specialized services, general retail, and restaurants to name a few.

Ground floor plan

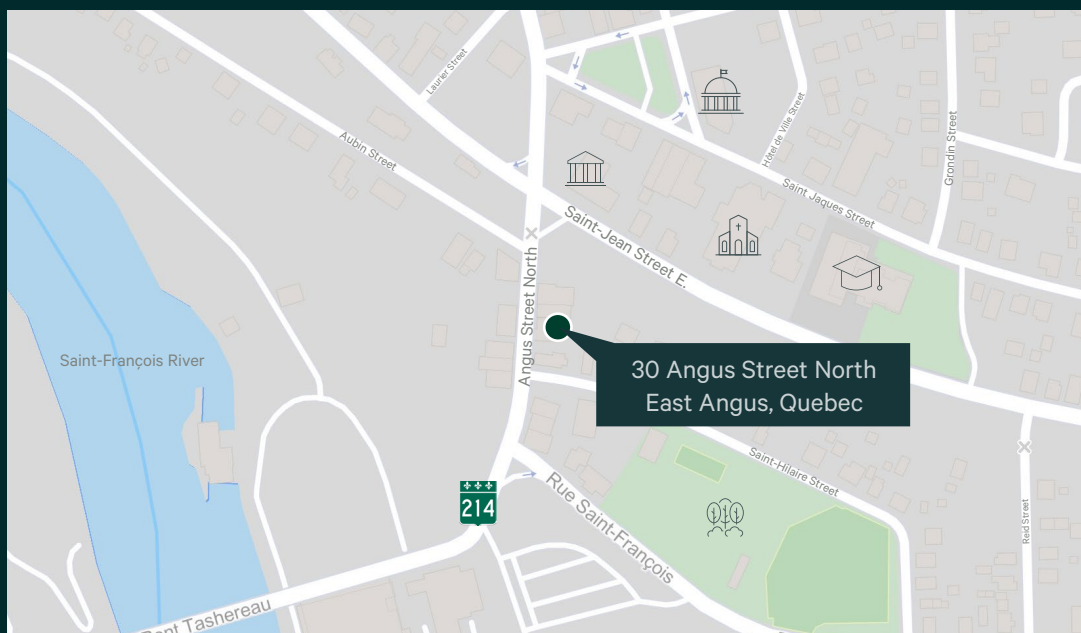


Basement floor plan



East Angus, Québec

- + Situated 15 minutes from the city limits of Sherbrooke, East Angus enjoys an enviable geographic location thanks to its proximity to routes 108, 112, 214 and 253, as well as Highway 10, which provide direct links to the entire province.
- + The population of East Angus is approx. 4,000
- + Five minutes from Sherbrooke airport, 30 minutes from the U.S. border and 150 km from Montreal, East Angus offers excellent export opportunities.



Contact Us

Christopher Rundle
 Vice President
 Real Estate Broker
 +1 514 375 0818
 christopher.rundle@cbre.com

Bryan Greenberg
 Associate Vice President
 Commercial Real Estate Broker
 +1 514 375 2507
 bryan.greenberg@cbre.com

Amanda Angela Herbu
 Associate
 Commercial Real Estate Broker
 +1 514 375 0456
 amanda.herbu@cbre.com

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CBRE Limited, Real Estate Agency | 1250 René-Lévesque Blvd West, Suite 2800 | Montréal, Québec H3B 4W8 | +1 514 849 6000 | www.cbre.ca

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