

À vendre | For Sale
Terrain adjacent optionnel
Adjacent lot optional
398 928 pi² | ft²

Sherbrooke
19 km

Idéal pour entreprise de transport ou entreposage extérieur
Ideal for transportation companies or outdoor storage

Terrain, Route 112, chemin de l'Aéroport, Canton de Westbury (Québec)

Terrain de 1 800 000 pi² zoné industriel lourd, le zonage permet un taux d'implantation minimum de 10%, prêt à être développé dans la grande région de Sherbrooke, en location ou en partenariat. Possibilité d'acquérir le terrain adjacent de 398 928 pi² 1,800,000 ft² lot zoned heavy industrial, zoning allows for a minimum build-out rate of 10%, ready for development in the greater Sherbrooke area, for lease or in partnership. Possibility of acquiring the additional 398,928 ft² lot

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Shawn Machado

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Caractéristiques du terrain | Land Features



Superficie (pi²) | Area (ft²)
Terrain | Land

1 800 000

Dimensions
Terrain | Land

960' x 2 001' (Irr.)

Terrain adjacent | Adjacent Land

Superficie (pi²) | Area (ft²)
Terrain | Land

398 328

Dimensions
Terrain | Land

512' x 844,65' (Irr.)



Prix demandé | Asking price

À discuter | To discuss

Taux de location net (\$ | pi²) | Net rental rate (\$ | ft²)

À discuter | To discuss

Frais d'exploitation estimés 2024 (\$ | pi²)
Estimated operating expenses 2024 (\$ | ft²)

À venir
To follow

Faits saillants | Highlights



- Situé à 20 min de Sherbrooke | Located 20 min from Sherbrooke
- Possibilité d'acquérir aussi le terrain adjacent de 398 328 pi²
Possibility of acquiring the additional 398,328 ft² lot
- Secteur en développement industriel | Sector in industrial development

Désignation et zonage | Designation and Zoning



Zonage | Zoning
Numéros de lot | Lot number
(Cadastré du Québec)

Industriel lourd | Heavy industrial
6 073 947, 6 073 946, 5 533 451 & 4 182 116

Évaluation et taxes | Assessment and Taxes



Évaluation municipale | Municipal Assessment (2023-2025)
Terrain | Land
Bâtiment | Building
Total

À venir
À venir
À venir

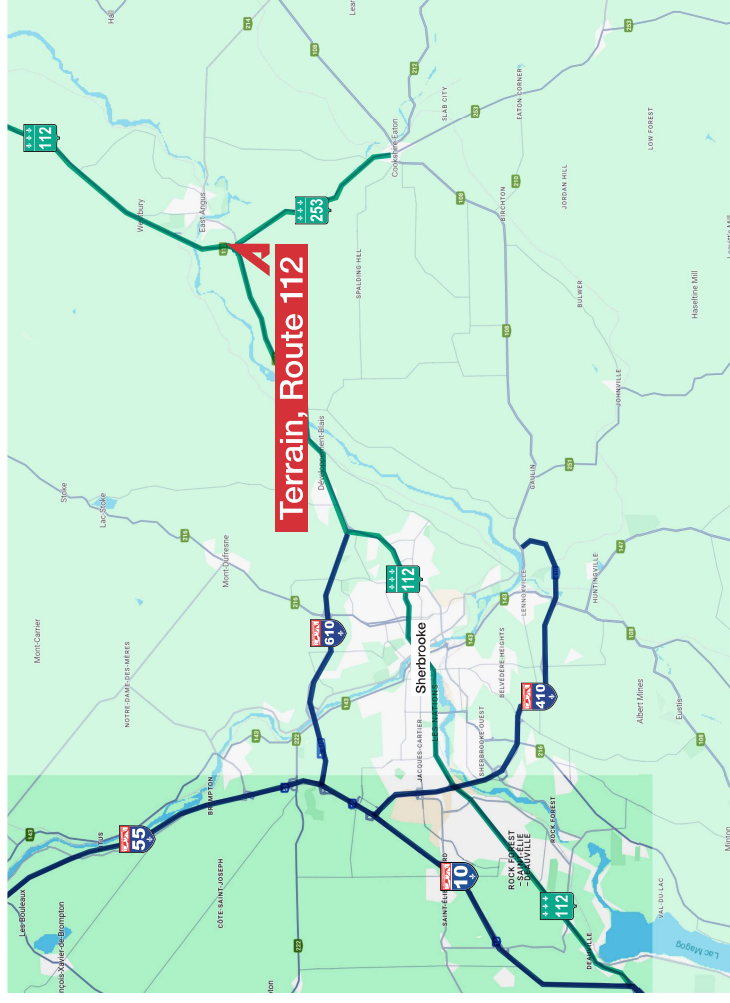
Taxes
Municipales | Municipal (2023)
Scolaire | School (2023-2024)
Total

À venir
À venir
À venir
900\$

À vendre ou à louer

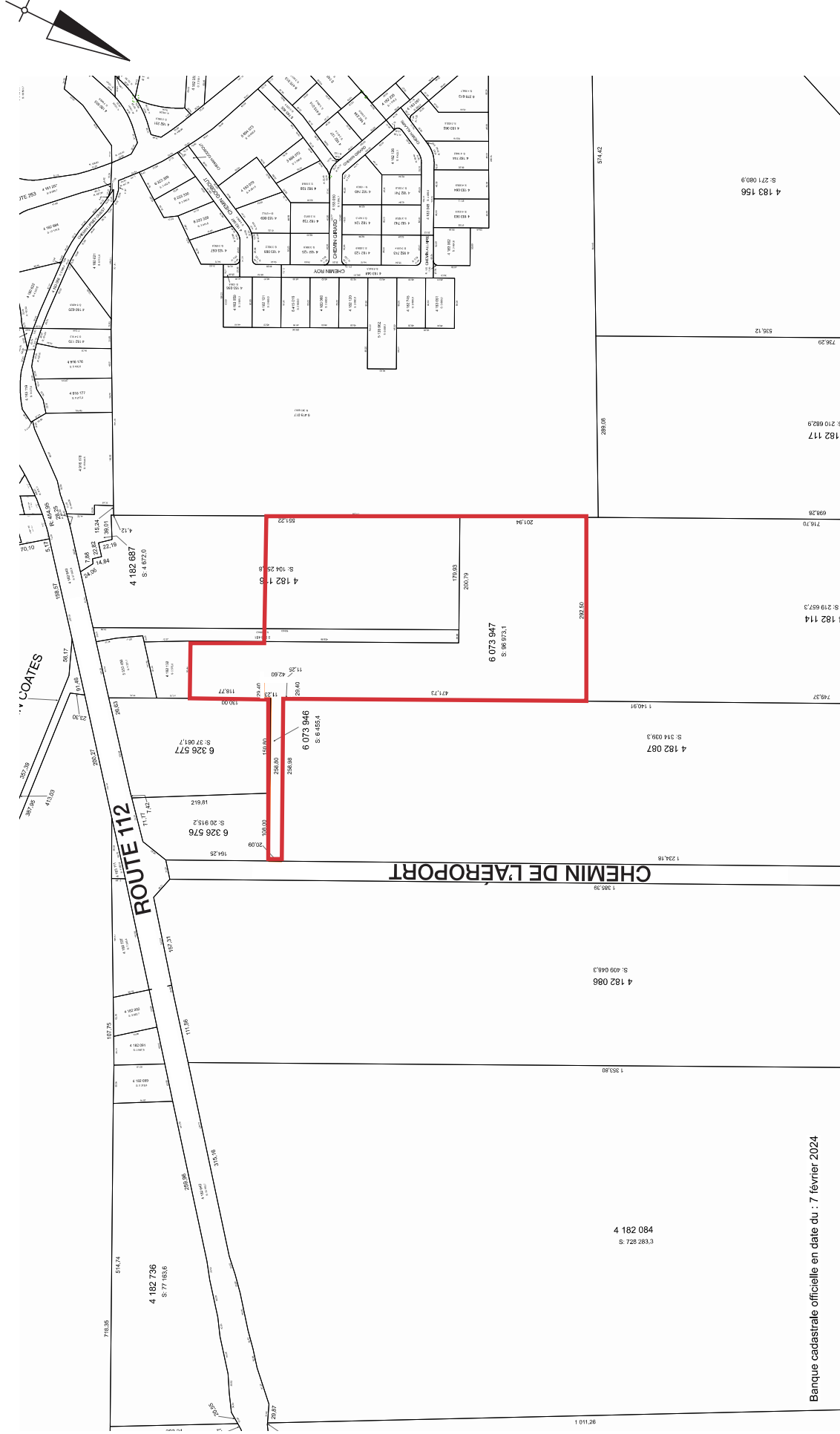
For sale or for lease

Terrain, Route 112, chemin de l'Aéroport
Canton de Westbury



Grille des spécifications

ZONAGE	CONSTRUCTIONS & USAGES		WESTBURY																				ZONES					NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	COULÉE	CONSTRUCTIONS & USAGES	A1	A2	A3	A4	A5	A6	A7	A8	A9	B1P	B1Q	B1R	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12	B13	B14		B15	B16	B17	B18	B19	B20	B21	B22	B23	B24	B25	B26	B27	B28	B29	B30	B31	B32	B33	B34	B35	B36	B37	B38	B39	B40	B41	B42	B43	B44	B45	B46	B47	B48	B49	B50	B51	B52	B53	B54	B55	B56	B57	B58	B59	B60	B61	B62	B63	B64	B65	B66	B67	B68	B69	B70	B71	B72	B73	B74	B75	B76	B77	B78	B79	B80	B81	B82	B83	B84	B85	B86	B87	B88	B89	B90	B91	B92	B93	B94	B95	B96	B97	B98	B99	B100	B101	B102	B103	B104	B105	B106	B107	B108	B109	B110	B111	B112	B113	B114	B115	B116	B117	B118	B119	B120	B121	B122	B123	B124	B125	B126	B127	B128	B129	B130	B131	B132	B133	B134	B135	B136	B137	B138	B139	B140	B141	B142	B143	B144	B145	B146	B147	B148	B149	B150	B151	B152	B153	B154	B155	B156	B157	B158	B159	B160	B161	B162	B163	B164	B165	B166	B167	B168	B169	B170	B171	B172	B173	B174	B175	B176	B177	B178	B179	B180	B181	B182	B183	B184	B185	B186	B187	B188	B189	B190	B191	B192	B193	B194	B195	B196	B197	B198	B199	B200	B201	B202	B203	B204	B205	B206	B207	B208	B209	B210	B211	B212	B213	B214	B215	B216	B217	B218	B219	B220	B221	B222	B223	B224	B225	B226	B227	B228	B229	B230	B231	B232	B233	B234	B235	B236	B237	B238	B239	B240	B241	B242	B243	B244	B245	B246	B247	B248	B249	B250	B251	B252	B253	B254	B255	B256	B257	B258	B259	B260	B261	B262	B263	B264	B265	B266	B267	B268	B269	B270	B271	B272	B273	B274	B275	B276	B277	B278	B279	B280	B281	B282	B283	B284	B285	B286	B287	B288	B289	B290	B291	B292	B293	B294	B295	B296	B297	B298	B299	B300	B301	B302	B303	B304	B305	B306	B307	B308	B309	B310	B311	B312	B313	B314	B315	B316	B317	B318	B319	B320	B321	B322	B323	B324	B325	B326	B327	B328	B329	B330	B331	B332	B333	B334	B335	B336	B337	B338	B339	B340	B341	B342	B343	B344	B345	B346	B347	B348	B349	B350	B351	B352	B353	B354	B355	B356	B357	B358	B359	B360	B361	B362	B363	B364	B365	B366	B367	B368	B369	B370	B371	B372	B373	B374	B375	B376	B377	B378	B379	B380	B381	B382	B383	B384	B385	B386	B387	B388	B389	B390	B391	B392	B393	B394	B395	B396	B397	B398	B399	B400	B401	B402	B403	B404	B405	B406	B407	B408	B409	B410	B411	B412	B413	B414	B415	B416	B417	B418	B419	B420	B421	B422	B423	B424	B425	B426	B427	B428	B429	B430	B431	B432	B433	B434	B435	B436	B437	B438	B439	B440	B441	B442	B443	B444	B445	B446	B447	B448	B449	B450	B451	B452	B453	B454	B455	B456	B457	B458	B459	B460	B461	B462	B463	B464	B465	B466	B467	B468	B469	B470	B471	B472	B473	B474	B475	B476	B477	B478	B479	B480	B481	B482	B483	B484	B485	B486	B487	B488	B489	B490	B491	B492	B493	B494	B495	B496	B497	B498	B499	B500	B501	B502	B503	B504	B505	B506	B507	B508	B509	B510	B511	B512	B513	B514	B515	B516	B517	B518	B519	B520	B521	B522	B523	B524	B525	B526	B527	B528	B529	B530	B531	B532	B533	B534	B535	B536	B537	B538	B539	B540	B541	B542	B543	B544	B545	B546	B547	B548	B549	B550	B551	B552	B553	B554	B555	B556	B557	B558	B559	B560	B561	B562	B563	B564	B565	B566	B567	B568	B569	B570	B571	B572	B573	B574	B575	B576	B577	B578	B579	B580	B581	B582	B583	B584	B585	B586	B587	B588	B589	B590	B591	B592	B593	B594	B595	B596	B597	B598	B599	B600	B601	B602	B603	B604	B605	B606	B607	B608	B609	B610	B611	B612	B613	B614	B615	B616	B617	B618	B619	B620	B621	B622	B623	B624	B625	B626	B627	B628	B629	B630	B631	B632	B633	B634	B635	B636	B637	B638	B639	B640	B641	B642	B643	B644	B645	B646	B647	B648	B649	B650	B651	B652	B653	B654	B655	B656	B657	B658	B659	B660	B661	B662	B663	B664	B665	B666	B667	B668	B669	B670	B671	B672	B673	B674	B675	B676	B677	B678	B679	B680	B681	B682	B683	B684	B685	B686	B687	B688	B689	B690	B691	B692	B693	B694	B695	B696	B697	B698	B699	B700	B701	B702	B703	B704	B705	B706	B707	B708	B709	B710	B711	B712	B713	B714	B715	B716	B717	B718	B719	B720	B721	B722	B723	B724	B725	B726	B727	B728	B729	B730	B731	B732	B733	B734	B735	B736	B737	B738	B739	B740	B741	B742	B743	B744	B745	B746	B747	B748	B749	B750	B751	B752	B753	B754	B755	B756	B757	B758	B759	B760	B761	B762	B763	B764	B765	B766	B767	B768	B769	B770	B771	B772	B773	B774	B775	B776	B777	B778	B779	B780	B781	B782	B783	B784	B785	B786	B787	B788	B789	B790	B791	B792	B793	B794	B795	B796	B797	B798	B799	B800	B801	B802	B803	B804	B805	B806	B807	B808	B809	B810	B811	B812	B813	B814	B815	B816	B817	B818	B819	B820	B821	B822	B823	B824	B825	B826	B827	B828	B829	B830	B831	B832	B833	B834	B835	B836	B837	B838	B839	B840	B841	B842	B843	B844	B845	B846	B847	B848	B849	B850	B851	B852	B853	B854	B855	B856	B857	B858	B859	B860	B861	B862	B863	B864	B865	B866	B867	B868	B869	B870	B871	B872	B873	B874	B875	B876	B877	B878	B879	B880	B881	B882	B883	B884	B885	B886	B887	B888	B889	B890	B891	B892	B893	B894	B895	B896	B897	B898	B899	B900	B901	B902	B903	B904	B905	B906	B907	B908	B909	B910	B911	B912	B913	B914	B915	B916	B917	B918	B919	B920	B921	B922	B923	B924	B925	B926	B927	B928	B929	B930	B931	B932	B933	B934	B935	B936	B937	B938	B939	B940	B941	B942	B943	B944	B945	B946	B947	B948	B949	B950	B951	B952	B953	B954	B955	B956	B957	B958	B959	B960	B961	B962	B963	B964	B965	B966	B967	B968	B969	B970	B971	B972	B973	B974	B975	B976	B977	B978	B979	B980	B981	B982	B983	B984	B985	B986	B987	B988	B989	B990	B991	B992	B993	B994	B995	B996	B997	B998	B999	B1000	B1001	B1002	B1003	B1004	B1005	B1006	B1007	B1008	B1009	B1010	B1011	B1012	B1013	B1014	B1015	B1016	B1017	B1018	B1019	B1020	B1021	B1022	B1023	B1024	B1025	B1026	B1027	B1028	B1029	B1030	B1031	B1032	B1033	B1034	B1035	B1036	B1037	B1038	B1039	B1040	B1041	B1042	B1043	B1044	B1045	B1046	B1047	B1048	B1049	B1050	B1051	B1052	B1053	B1054	B1055	B1056	B1057	B1058	B1059	B1060	B1061	B1062	B1063	B1064	B1065	B1066	B1067	B1068	B1069	B1070	B1071	B1072	B1073	B1074	B1075	B1076	B1077	B1078	B1079	B1080	B1081	B1082	B1083	B1084	B1085	B1086	B1087	B1088	B1089	B1090	B1091	B1092	B1093	B1094	B1095	B1096	B1097	B1098	B1099	B1100	B1101	B1102	B1103	B1104	B1105	B1106	B1107	B1108	B1109	B1110	B1111	B1112	B1113	B1114	B1115	B1116	B1117	B1118	B1119	B1120	B1121	B1122	B1123	B1124	B1125	B1126	B1127	B1128	B1129	B1130	B1131	B1132	B1133	B1134	B1135	B1136	B1137	B1138	B1139	B1140	B1141	B1142	B1143	B1144	B1145	B1146	B1147	B1148	B1149	B1150	B1151	B1152	B1153	B1154	B1155	B1156	B1157	B1158	B1159	B1160	B1161	B1162	B1163	B1164	B1165	B1166	B1167	B1168	B1169	B1170	B1171	B1172	B1173	B1174	B1175	B1176	B1177	B1178	B1179	B1180	B1181	B1182	B1183	B1184	B1185	B1186	B1187	B1188	B1189	B1190	B1191	B1192	B1193	B1194	B1195	B1196	B1197	B1198	B1199	B1200	B1201	B1202	B1203	B1204	B1205	B1206	B1207	B1208	B1209	B1210	B1211	B1212	B1213	B1214	B1215	B1216	B1217	B1218	B1219	B1220	B1221	B1222	B1223	B1224	B1225	B1226	B1227	B1228	B1229	B1230	B1231	B1232	B1233	B1234	B1235	B1236	B1237	B1238	B1239	B1240	B1241	B1242	B1243	B1244	B1245	B1246	B1247	B1248	B1249	B1250	B1251	B1252	B1253	B1254	B1255	B1256	B1257	B1258	B1259	B1260	B1261	B1262	B1263	B1264	B1265	B1266	B1267	B1268	B1269	B1270	B1271	B1272	B1273	B1274	B1275	B1276	B1277	B1278	B1279	B1280	B1281	B1282	B1283	B1284	B1285	B1286	B1287	B1288	B1289	B1290	B1291	B1292	B1293	B1294	B1295	B1296	B1297	B1298	B1299	B1300	B1301	B1302	B1303	B1304	B1305	B1306	B1307	B1308	B1309	B1310	B1311	B1312	B1313	B1314	B1315	B1316	B1317	B1318	B1319	B1320	B1321	B1322	B1323	B1324	B1325	B1326	B1327	B1328	B1329	B1330	B1331	B1332	B1333	B1334	B1335	B1336	B1337	B1338	B1339	B1340	B1341	B1342	B1343	B1344	B1345	B1346	B1347	B1348	B1349	B1350	B1351	B1352	B1353	B1354	B1355	B1356	B1357	B1358	B1359	B1360	B1361	B1362	B1363	B1364	B1365	B1366	B1367	B1368	B1369	B1370	B1371	B1372	B1373	B1374	B1375	B1376	B1377	B1378	B1379	B1380	B1381	B1382	B1383	B1384	B1385	B1386	B1387	B1388	B1389	B1390	B1391	B1392	B1393	B1394	B1395	B1396	B1397	B1398	B1399	B1400	B1401	B1402	B1403	B1404	B1405	B1406	B1407	B1408	B1409	B1410	B1411	B1412	B1413	B1414	B1415	B1416	B1417	B1418	B1419	B1420	B1421	B1422	B1423	B1424	B1425	B1426	B1427	B1428	B1429	B1430	B1431	B1432	B1433	B1434	B1435	B1436	B1437	B1438	B1439	B1440	B1441	B1442	B1443	B1444	B1445	B1446	B1447	B1448	B1449	B1450



Banque cadastrale officielle en date du : 7 février 2024