



**FOR SALE**

**333, Chemin Brosseau,  
Cowansville**

**→ \$2,655,000**

**Commercial / Industrial Building of Approximately 10,000 sq. ft.  
Located on a 75,466 sq. ft. Lot**

**Sylvain Dupré**

Commercial and Industrial Real Estate Brokerage  
514.910.9376 | [vendu@sylvaindupre.com](mailto:vendu@sylvaindupre.com) | [sylvaindupre.com](http://sylvaindupre.com)

 ROYAL LEPAGE<sup>MD</sup>  
**COMMERCIAL<sup>MC</sup>**

**MAYDAY**  
Strategies

**INFORMATION**

<b>Lot Numbers</b>	6 103 192 - 3 520 292
<b>Zoning</b>	Commercial
<b>Year Built</b>	2020
<b>Gross Floor Area</b>	± 10 059 sq. ft.
<b>Land Area</b>	75 466 sq. ft.
<b>Building Footprint</b>	± 8 233 sq. ft.
<b>Electricity</b>	600 volts
<b>Shipping</b>	1 loading dock 1 ground-level door
<b>Number of Floors</b>	2
<b>Current Occupancy</b>	Histoire d'agneau
<b>Deed of Sale Signature</b>	30 days



**2022 ASSESSMENT ROLL**

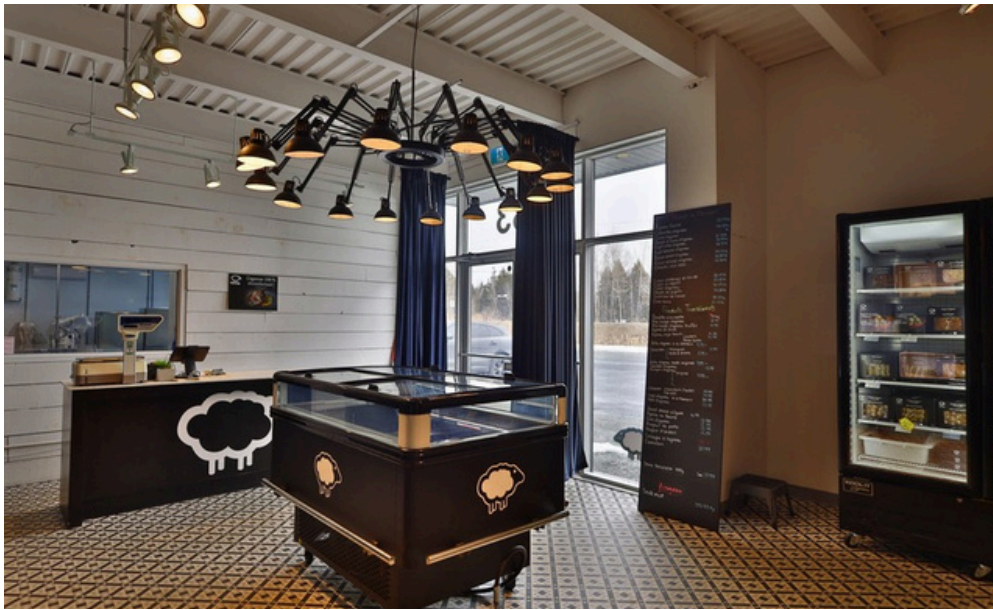
• Land	\$ 84 100
• Building	\$ 1 733 300
<b>TOTAL</b>	<b>\$ 1 817 400</b>

**2025 PROPERTY TAXES**

• Municipal Taxes	\$ 39 506,22
• School Taxes	\$ 1 383,34
<b>TOTAL</b>	<b>\$ 40 889,56</b>

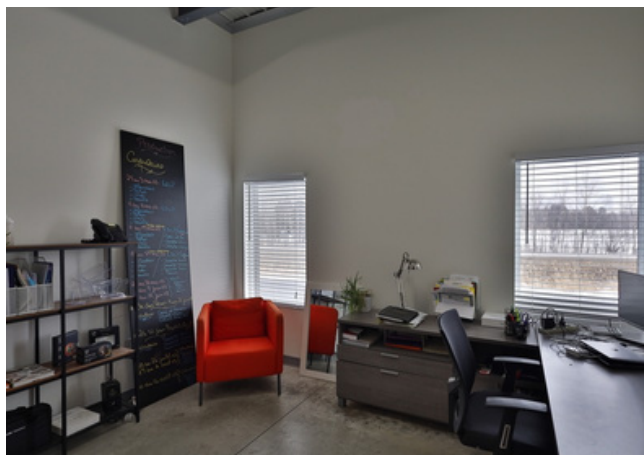
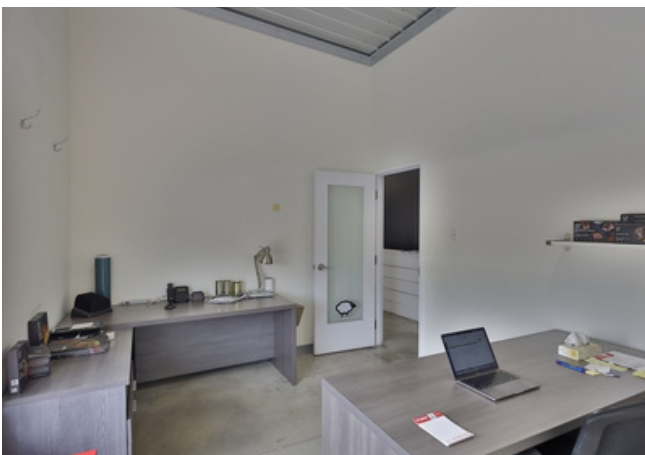
HIGHLIGHTS

- Built in 2020 according to recent standards and MAPAQ requirements, making it ideal for food processing operations.
- The building benefits from a C1 permit.
- Layout designed for food processing activities.
- Retail sales are permitted on site.

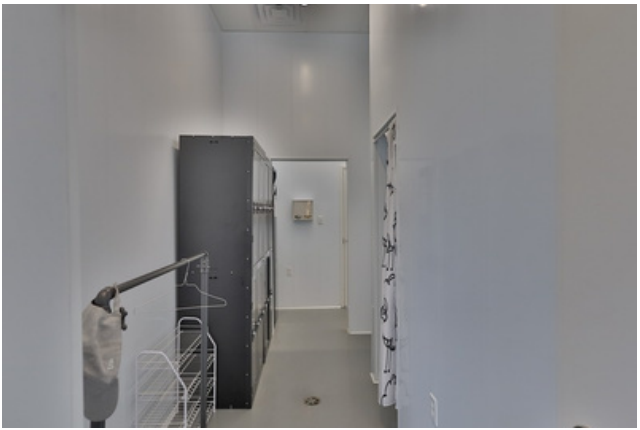


IDEAL FOR PRODUCERS, PROCESSORS OR AGRI-FOOD COMPANIES  
POSSIBILITY TO COMBINE PRODUCTION AND DIRECT SALES



















**SYLVAIN DUPRÉ**

REAL ESTATE BROKER  
RESIDENTIAL | COMMERCIAL | INDUSTRIAL

**514 910-9376**

[vendu@sylvaindupre.com](mailto:vendu@sylvaindupre.com)



**Stanislas Didier**  
**Director of Sales, Mergers & Business Acquisitions**

**+1-514-618-9165**  
**France: 07-66-37-69-66**  
**s.didier@bluuglass.com**  
**bluuglass.com**

A man of action, ideas, creativity and solutions, Stanislas Didier has been leading his own companies for more than 25 years in Europe and especially in Canada. In recent years, he has dedicated himself exclusively to entrepreneurs or future entrepreneurs in Quebec, Canada, or from abroad, sharing his experience as a founder and executive in various sectors including distribution, manufacturing, services, and the hospitality and restaurant industries.

His perseverance and strategic mindset enable him to successfully complete the sale, merger, and acquisition mandates he carefully selects.

As purchasing a business is often one of the most important decisions in a lifetime, we guide you through this process to make the transaction simpler and more achievable. We assist you throughout every step: the selection, evaluation and analysis of businesses according to your needs and financial capacity, the preparation of the purchase offer, the due diligence process, lease negotiations, the preparation of the business plan, financing and grant applications, as well as immigration procedures for foreign buyers.



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ROYAL LEPAGE REALTY INC. 1000 BOULEVARD DE LA MERISIERE SUITE 1000 MONTREAL, QUEBEC H3A 2K4 CANADA