



Colliers

Chemin de la Grande-Ligne



For Sale

# Investment Opportunity with Development Potential

433 Chemin de la Grande-Ligne, Rigaud

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# Opportunity Overview

Colliers International is pleased to present an investment and land development opportunity in Rigaud, Quebec. Spanning approximately 200,000 square feet, with a 4,050-square-foot building, this property offers stable income and flexible development possibilities.

Located within an *îlot déstructuré*—a commercial zone within protected agricultural land—the property benefits from zoning that allows for a variety of uses. This includes tourist commercial activities, as well as agricultural operations, ensuring versatility in development options.

With its strategic location providing easy access to the Greater Montreal Area and other major markets, this property is well-suited

## Property Details

<b>Lot number</b>	3 608 974
<b>Lot Area</b>	± 190,000 SF
<b>Total Building Area</b>	± 4,050 SF
<b>Additional development potential</b>	± 150,000 SF of land
<b>Sprinklers</b>	Yes
<b>Heating / electricity</b>	Electric furnace

## Financial Parameters

<b>Municipal Taxes (2023)</b>	\$ 9,301.94
<b>School Taxes (2024-2025)</b>	\$ 125.46
<b>Lease (NNN)</b>	April 30 2026 + renewal options
<b>Net Operating Income</b>	\$ 53,988
<b>Asking Price</b>	\$ 1,100,000



# Area Overview

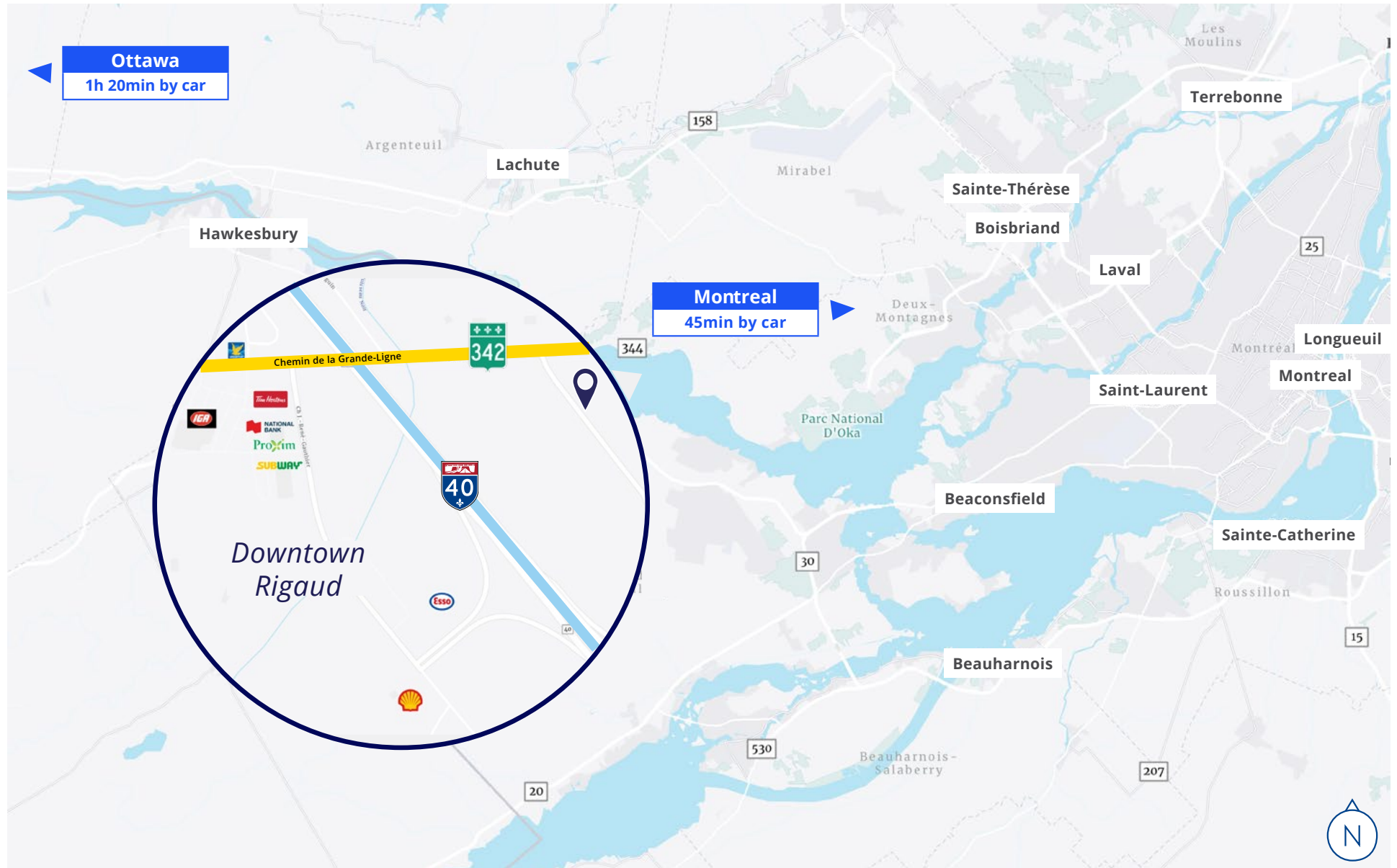
The commercial and agricultural sector of Rigaud is an economic strength. Located in a region prized for its fertile lands and heritage, Rigaud stands out with a diverse range of thriving agricultural businesses, from family farms to organic producers and local artisans. The city's infrastructure supports

sustainable development and entrepreneurship, strengthening the economic vitality of this sector. Rigaud is the ideal place for visionary entrepreneurs, offering an exceptional environment for investment and growth.



# In Proximity

📍 433 Chemin de la Grande-Ligne, Rigaud



# Zoning

The property is located on an *îlot déstructuré*, allowing for a variety of commercial tourism and agricultural uses.

## Commercial uses

### C8: Tourist trade

- Hostel;
- Youth hostel;
- Tourist information and promotion center;
- Health center;
- Hotel;
- Tourist residence;
- Establishment of principal residence (only if the use is specifically authorized in the specifications grid);
- Motel;
- Restaurant;

## Agricultural use

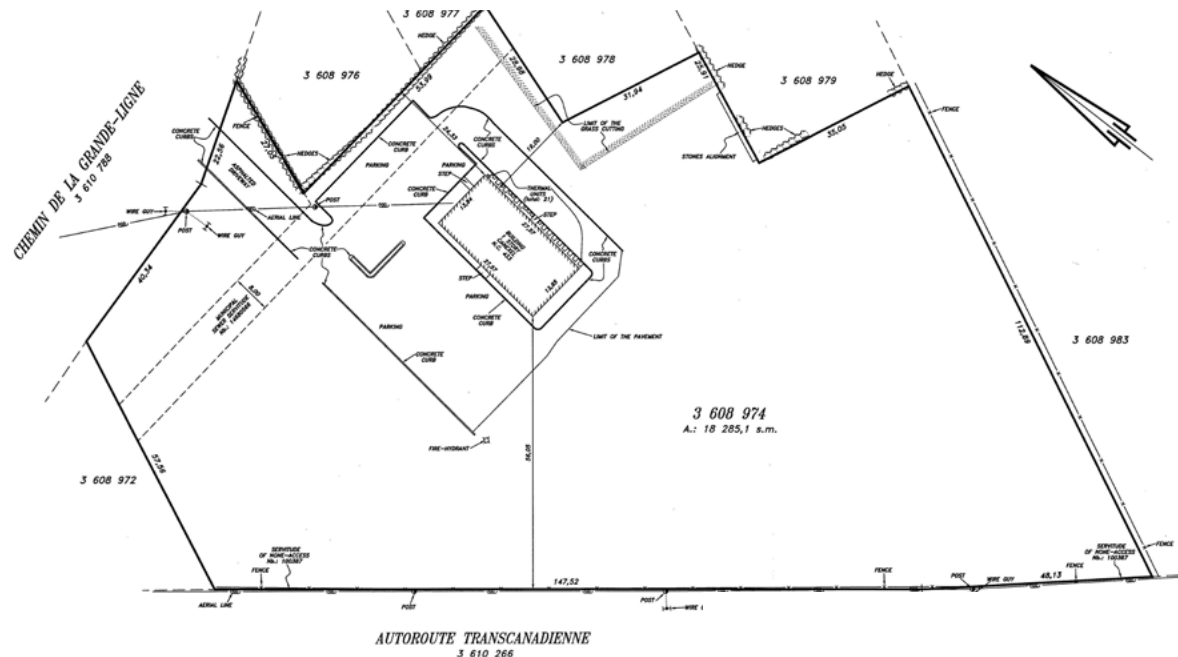
### A1: Culture

- Maple syrup production;
- Arboriculture (nursery);
- Sod cultivation;
- Greenhouse cultivation;
- Forestry (firewood);
- Experimental and institutional farms;
- Specialized and mixed field crop farms;
- Fruit and vegetable farms;
- Floriculture;
- Horticulture;
- Crop services;

### A2: Breeding

- Henhouse;
- Pigsty;
- Stables;
- Specialized and mixed breeding farm;
- Beekeeping;
- Mink and fur farming; Kennels;
- Fish farming;
- Frog farming;
- Animal shelters;
- Livestock services;
- Veterinary services

## Certificate of location





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