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Centris No. 10215730 (Active)

[See all pictures](#)



\$6,995,000 + GST/QST

Rue Ernest-Harnois
Joliette
J6E 0L7
Region Lanauidière
Neighbourhood
Near

Body of Water

Type	Lot	Repossess./Judicial auth.	No
Cadastre	6 452 305 CDQ	Trade possible	
Lot Size	353 X 1190.9 ft irr	Certificate of Location	No
Lot Area	391,758.81 sqft	File Number	
Technical Description		Deed of Sale Signature	15 days PP/PR Accepted
Staking Certificate			
Boundary-Marking Minutes			
Zoning	Commercial, Industrial		

Municipal Assessment		Taxes (annual)		Expenses (annual)	
Year	2026	Municipal	\$48,652 (2026)	Common Exp.	
Lot	\$2,356,700	School	\$1,985 (2026)	Insurance	
Building		Infrastructure		Maintenance	
		Water		Equipment (rental)	
				Management/Administration	
Total	\$2,356,700 (296.81%)	Total	\$50,637	Total	

Zoning		
	Density	Height
Commercial		
Commercial		49.3 ft
Industrial		
Light		36.1 ft
Heavy		49.3 ft

Features		
Sewage System	Municipality	Water (access)
Water Supply	Municipality	View
Lot		Environmental Study
Topography	Flat	Proximity Highway
Distinctive Features		

Inclusions

Recent environmental site assessments (Phase I and, if required, Phase II) as well as a geotechnical study, all at the exclusive expense of the SELLER.

Exclusions

Construction plans and permits, professional fees and costs related to utility service connections at the property line, which shall be at the BUYER'S expense.

Remarks

Strategic location in Joliette offering visibility and direct access to the highway network . Land located at the intersection of Routes 158 and 131 and Highway A-31, 10 minutes from Highway A-40, ideal for industrial, manufacturing or warehousing operations seeking accessibility, logistical efficiency and competitive cost. The SELLERS are general contractors, electrical contractors and ventilation contractors and intend to construct the building for the buyer on a «cost-plus» basis, according to terms to be agreed upon between the parties. As neighboring owners, they offer rapid execution and close project supervision.

Addendum

LOCATION

Strategic location in the industrial sector of Joliette offering visibility and direct access to the highway network . Land located at the intersection of Routes 158 and 131 and Highway A-31, 10 minutes from Highway A-40, ideal for industrial, manufacturing or warehousing operations seeking accessibility, logistical efficiency and competitively priced below \$18/sqft.

CONSTRUCTION

The sellers are general contractors, electrical contractors and ventilation contractors and intend to carry out the construction of the building for the buyer on a «cost-plus» basis, according to terms to be agreed upon between the parties prior to the deed of sale. As neighboring property owners, they offer rapid execution and close project oversight.

ZONING

Use grids 05-007 and 05-013 (primary industrial designation I) permitting various light and heavy industrial uses. The property is subject to the PIIA for Highway 31 and Routes 131 / 158, ensuring architectural quality and harmonious development along the highway corridor (see documents added to Centris).

PERMITTED USES

Light industry (i2), heavy industry (i3), prestige industry (i1) and certain arterial commercial uses.

EASEMENT (servitude)

Hydro-Québec easement affecting a portion of the land (electric transmission line), limiting construction within its area without compromising the overall development potential.

Sale with exclusion(s) of legal warranty : La présente vente est faite sans garantie légale de qualité, aux risques et périls de l'acheteur.

Seller's Declaration

No

Source

RE/MAX PERFORMANCE INC., Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.

