

**FOR SALE**

312 to 330  
St-Jacques Street  
L'Assomption

**\$1,500,000**



**Semi-commercial building on a 10,458 sq. ft. lot  
Above-ground area of ±17,138 sq. ft.**

**Sylvain Dupré**

Commercial | Industrial Real Estate Broker  
514.910.9376 | [vendu@sylvaindupre.com](mailto:vendu@sylvaindupre.com)



**Valérie Mastrocola**

Residential | Commercial Real Estate Broker  
514.714.7078 [vmastrocola@royallepage.ca](mailto:vmastrocola@royallepage.ca)



- Semi-commercial building located in the heart of downtown L'Assomption
- Quick access to Highway 40 and major roadways
- Two-storey building offering numerous layout possibilities
- Electric and natural gas heating systems
- Strong value-add potential for investors or owner-occupants

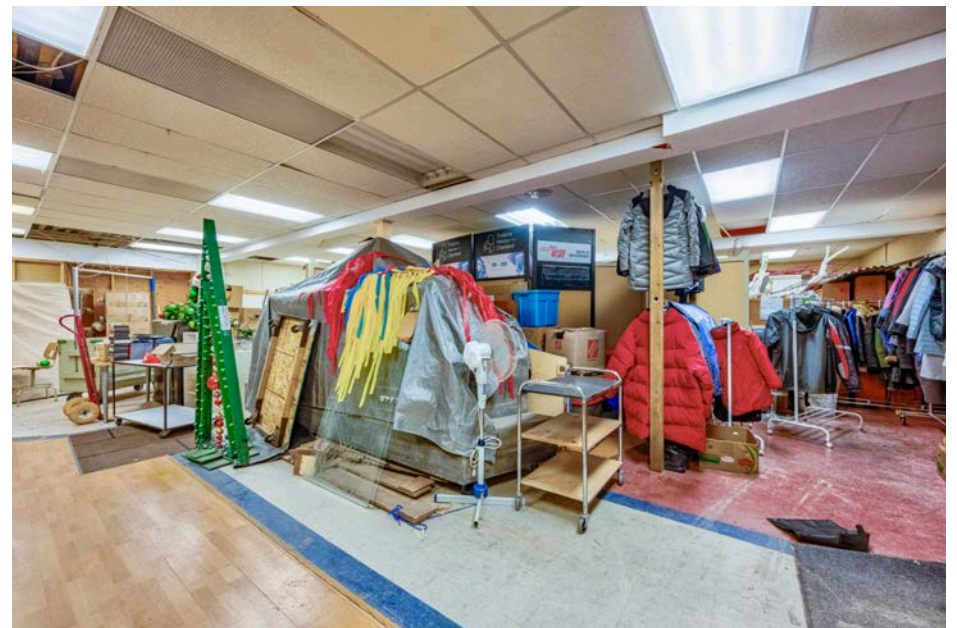


**C1-04 ZONE:**

- Duplex and triplex residential use
- Retail, services, and office use
- Hospitality, restaurant, and convention use
- Commercial entertainment
- Vehicle-related services
- Public institutions

- 312 St-Jacques Street: Occupied by the Sinfonia de Lanaudière and Collège de L'Assomption
- 316 St-Jacques Street: Occupied by Société Saint-Vincent-de-Paul
- 330 St-Jacques Street: Commercial space available
- 162 Saint-Joseph Street: Residential 6½ apartment currently rented

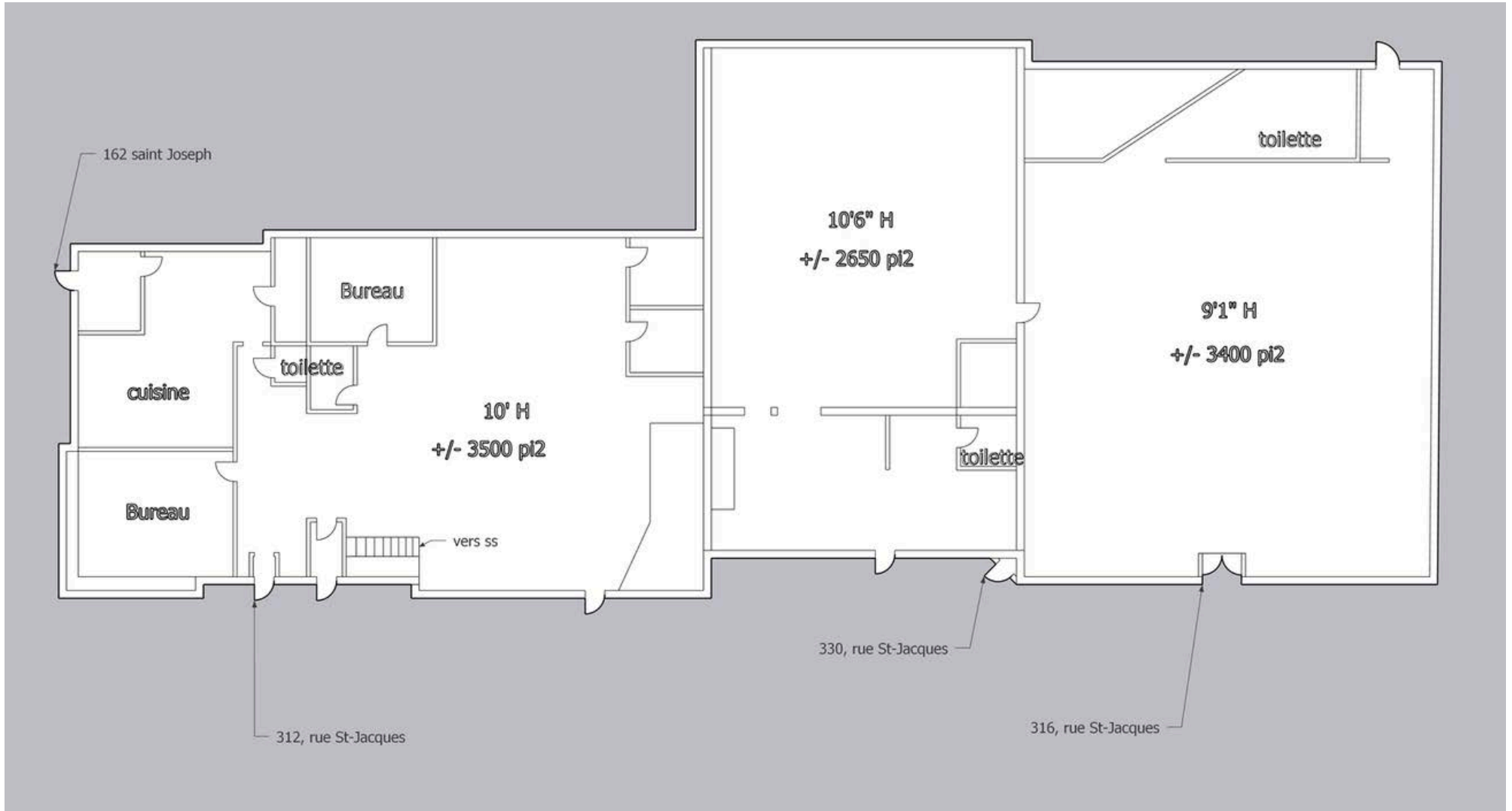




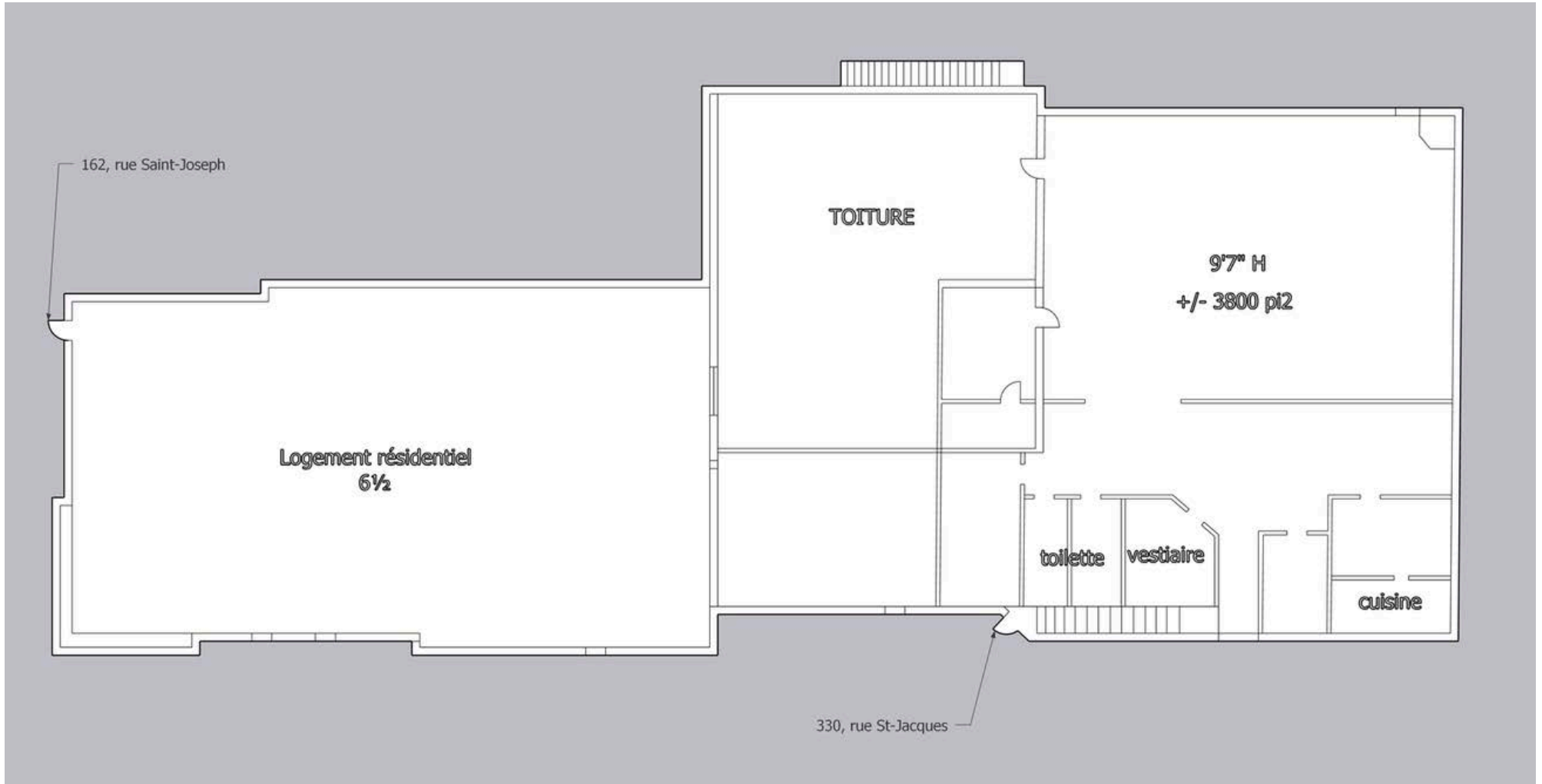




**GROUND FLOOR PLAN**



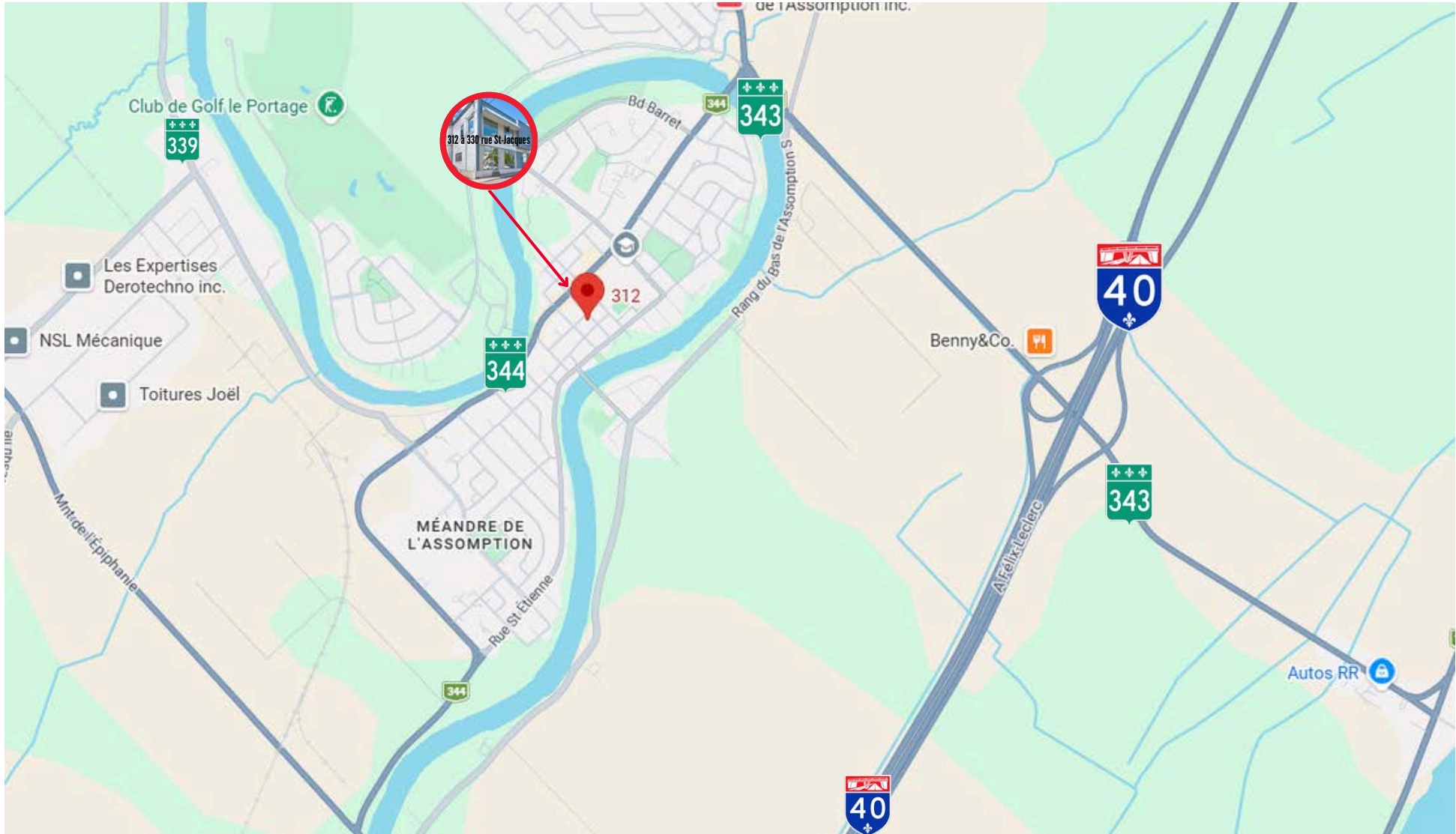
**FLOOR PLAN  
SECOND FLOOR**





# SURROUNDING AREA

312 TO 330 ST-JACQUES





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



**VALÉRIE MASTROCOLA**  
**514.714.7078**

Residential | Commercial Real Estate Broker

**SYLVAIN DUPRÉ**  
**514.910.9376**

Commercial | Industrial Real Estate Broker



