



FOR SALE

Commercial Building in the Heart of Downtown

299 Victoria Street, Salaberry-de-Valleyfield

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Accelerating success.

Property Overview

Specifications and Areas

Property Address	299 Victoria Street, Salaberry-de-Valleyfield (QC), J6T 1A9	
Year Constructed	2023	
Parking	Municipal parking at the rear	
Zoning	C-541	
Available Areas	1 st Floor	3,322 SF
	2 nd Floor	1,424 SF
	Rooftop Terrace	1,353 SF
Total Area	6,099 SF	

Taxes

Municipal Taxes (2026)	\$40,826
School Tax (2026)	\$1,835
Total	\$14,462



Description

Exceptional acquisition opportunity in the heart of Salaberry-de-Valleyfield, strategically located on Victoria Street, just steps from the Delpha-Sauvé Park. The property benefits from flexible C-541 zoning, allowing for a wide range of commercial, hospitality, and mixed-use developments.

With municipal parking areas nearby, the site is ideally suited for a modern urban project, including a restaurant, destination retail, or recreational tourism development. The property also enjoys a prime location during the Valleyfield Regatta, providing outstanding visibility throughout the event.



Brewery



Rear municipal parking

Uses and Improvements

The building is fully improved and operational, including:

- Microbrewery
- Restaurant
- Commercial Kitchen
- Production Area
- Cold Storage Rooms (2)
- Storage Areas
- Rooftop Terrace

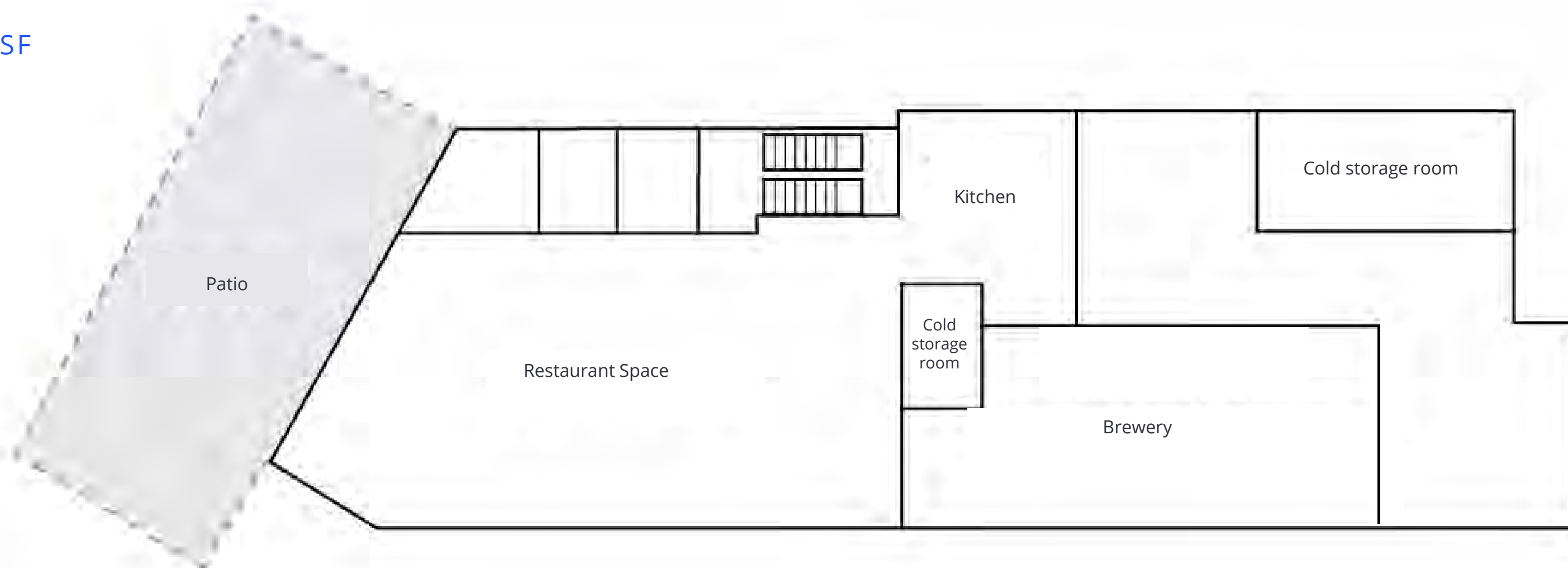


Restaurant Space



1ST FLOOR

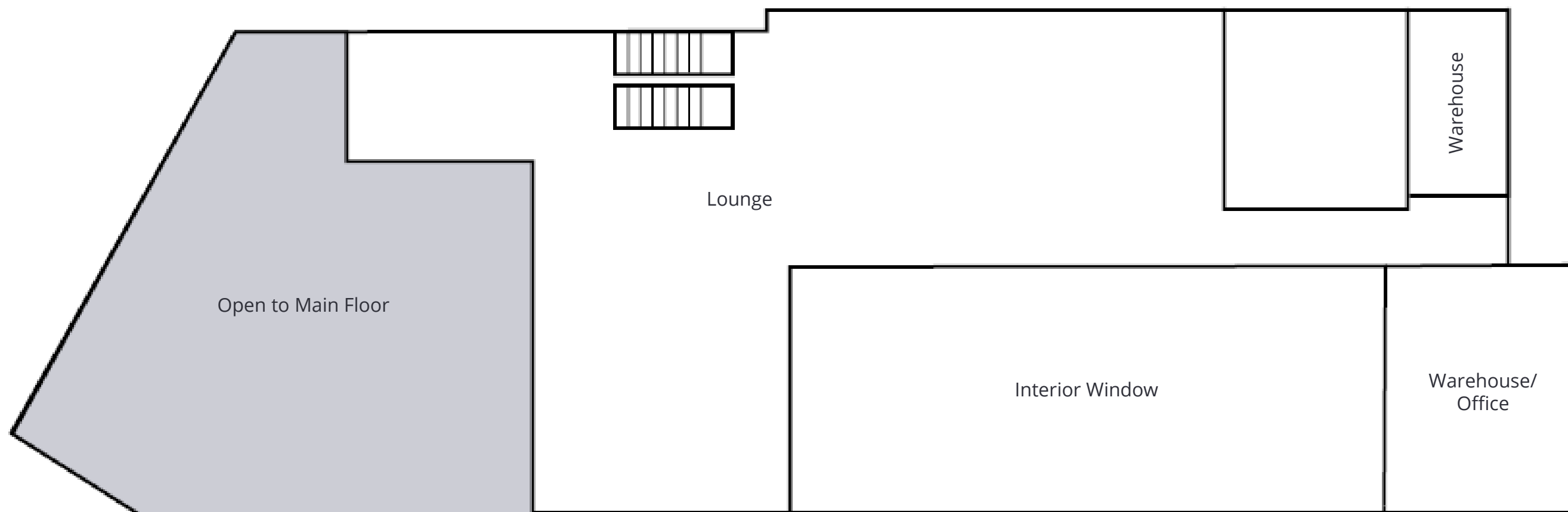
3,322 SF





2ND FLOOR

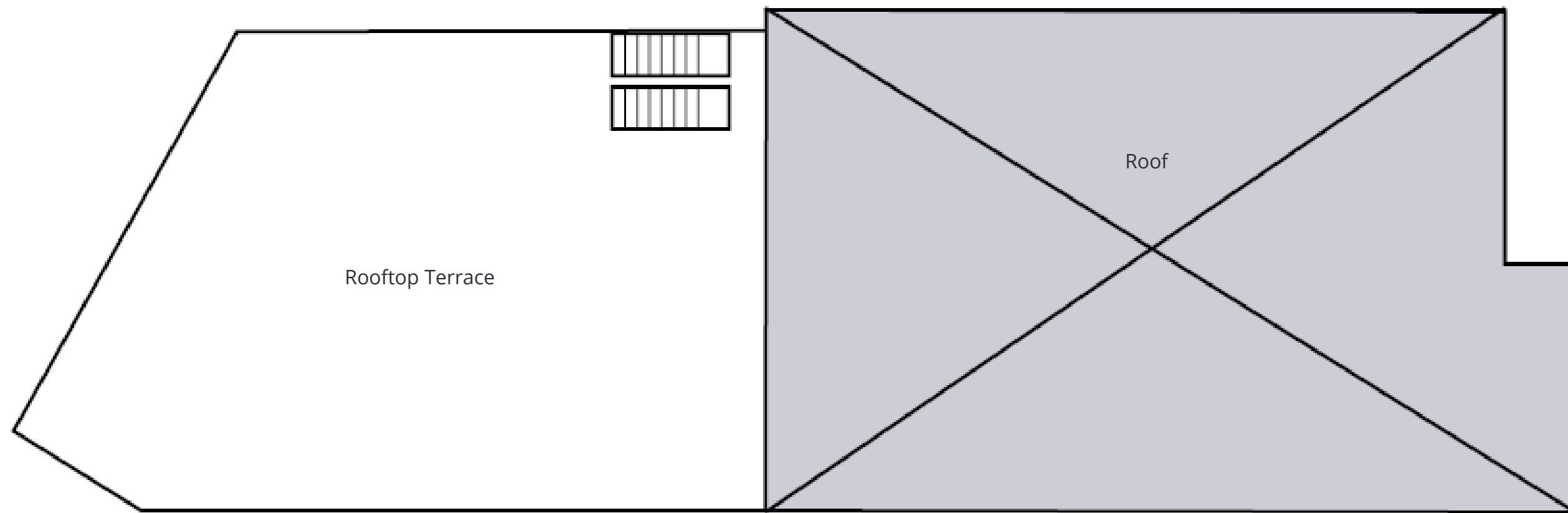
1,424 SF

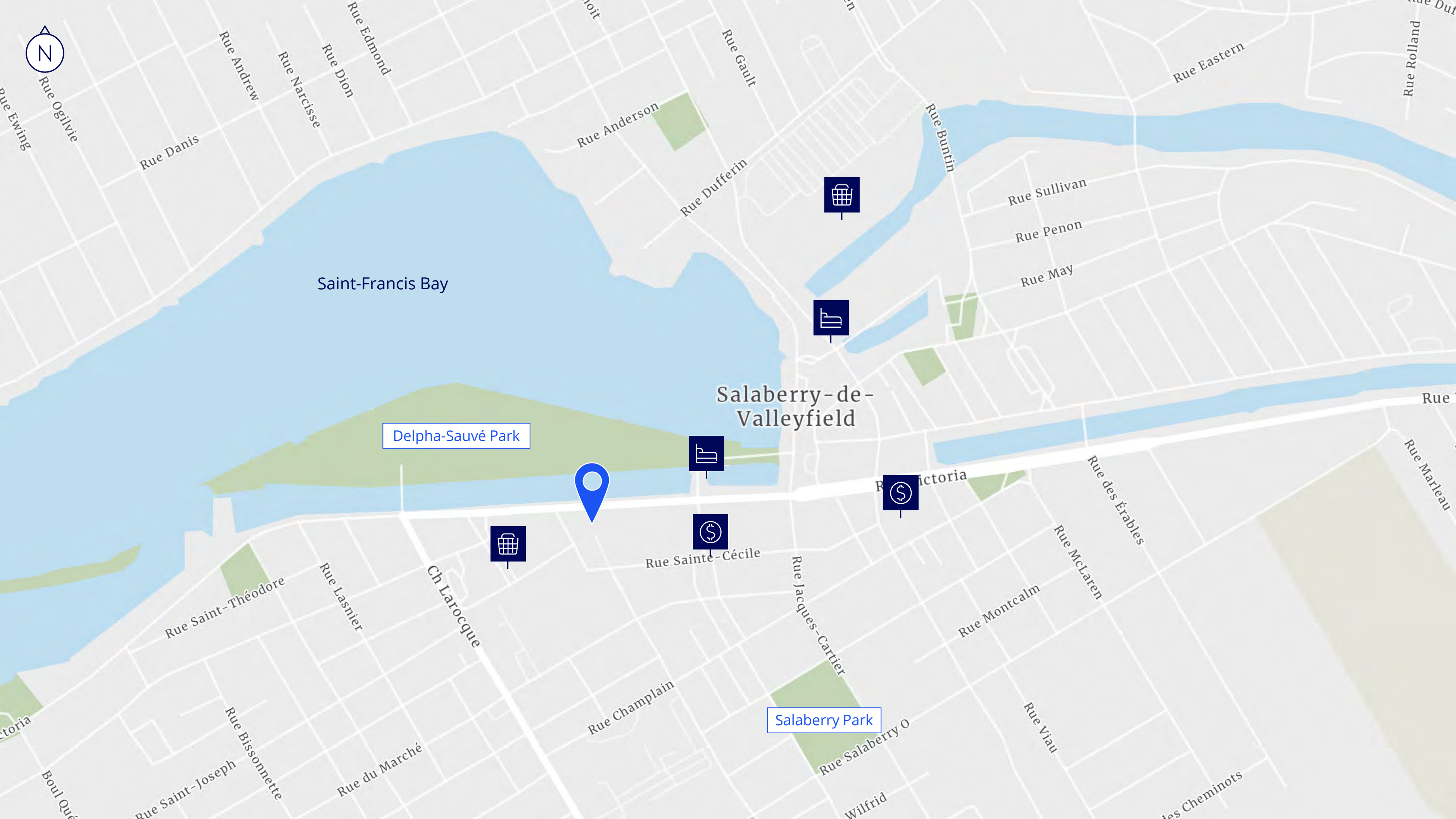




ROOFTOP TERRACE

1,353 SF





Contact Us

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