



**FOR SALE
FOR LEASE**

333, Chemin Brosseau,
Cowansville

→ **\$2,599,000**

Lease: \$18 / sq. ft.

**Commercial / Industrial Building of Approximately 10,059 sq. ft.
Located on a 75,466 sq. ft. Lot**

Sylvain Dupré

Commercial and Industrial Real Estate Brokerage

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ROYAL LEPAGE^{MD}
COMMERCIAL^{MC}

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INFORMATION

Lot Numbers	6 103 192 - 3 520 292
Zoning	Commercial / Industrial
Year Built	2020 2022
Gross Floor Area	± 10 059 sq. ft.
Land Area	75 466 sq. ft.
Building Footprint	± 8 233 sq. ft.
Electricity	600 volts
Shipping	1 loading dock 1 ground-level door
Number of Floors	2
Deed of Sale Signature	30 days



2022 ASSESSMENT ROLL

• Land	\$ 84 100
• Building	\$ 1 733 300
TOTAL	\$ 1 817 400

2025 PROPERTY TAXES

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

Exclusions from Sale:

Appliances and equipment used for the operation of the business, inventory, and personal belongings.

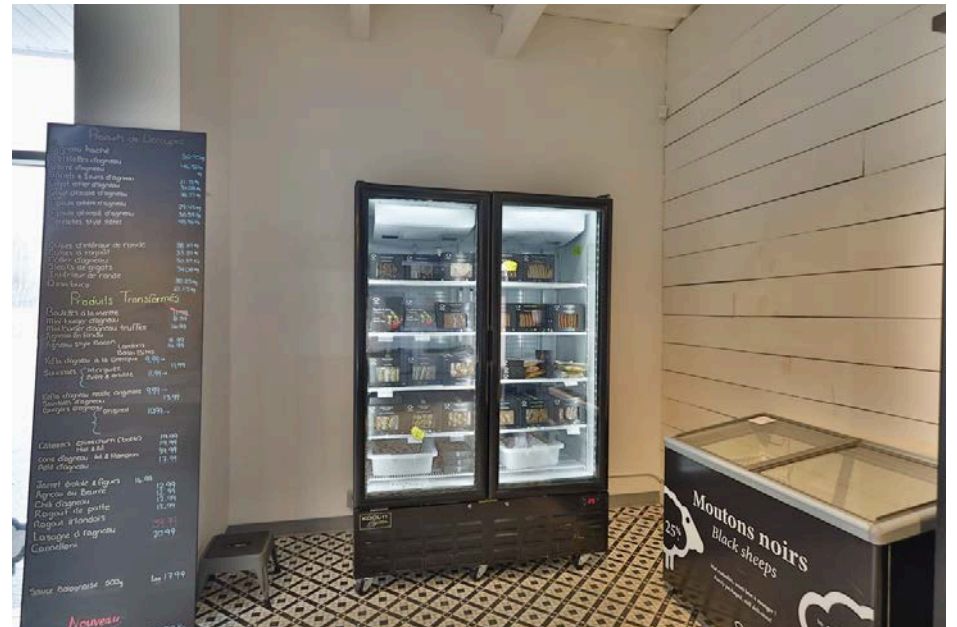
HIGHLIGHTS

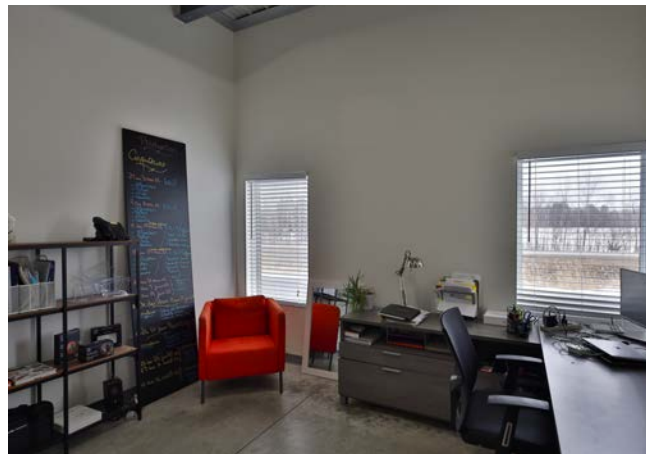
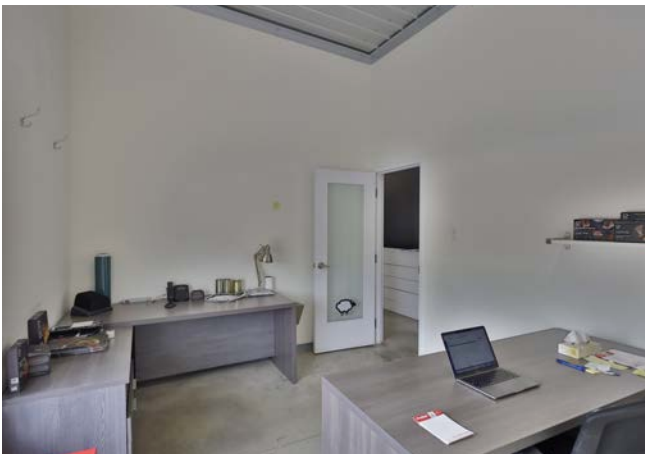
- Built in 2020 according to recent standards and MAPAQ requirements, making it ideal for food processing operations.
- The building holds an HACCP certification.
- Layout designed for food processing activities.
- Retail sales are permitted on site.



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

333 CH. BROSSEAU COWANSVILLE









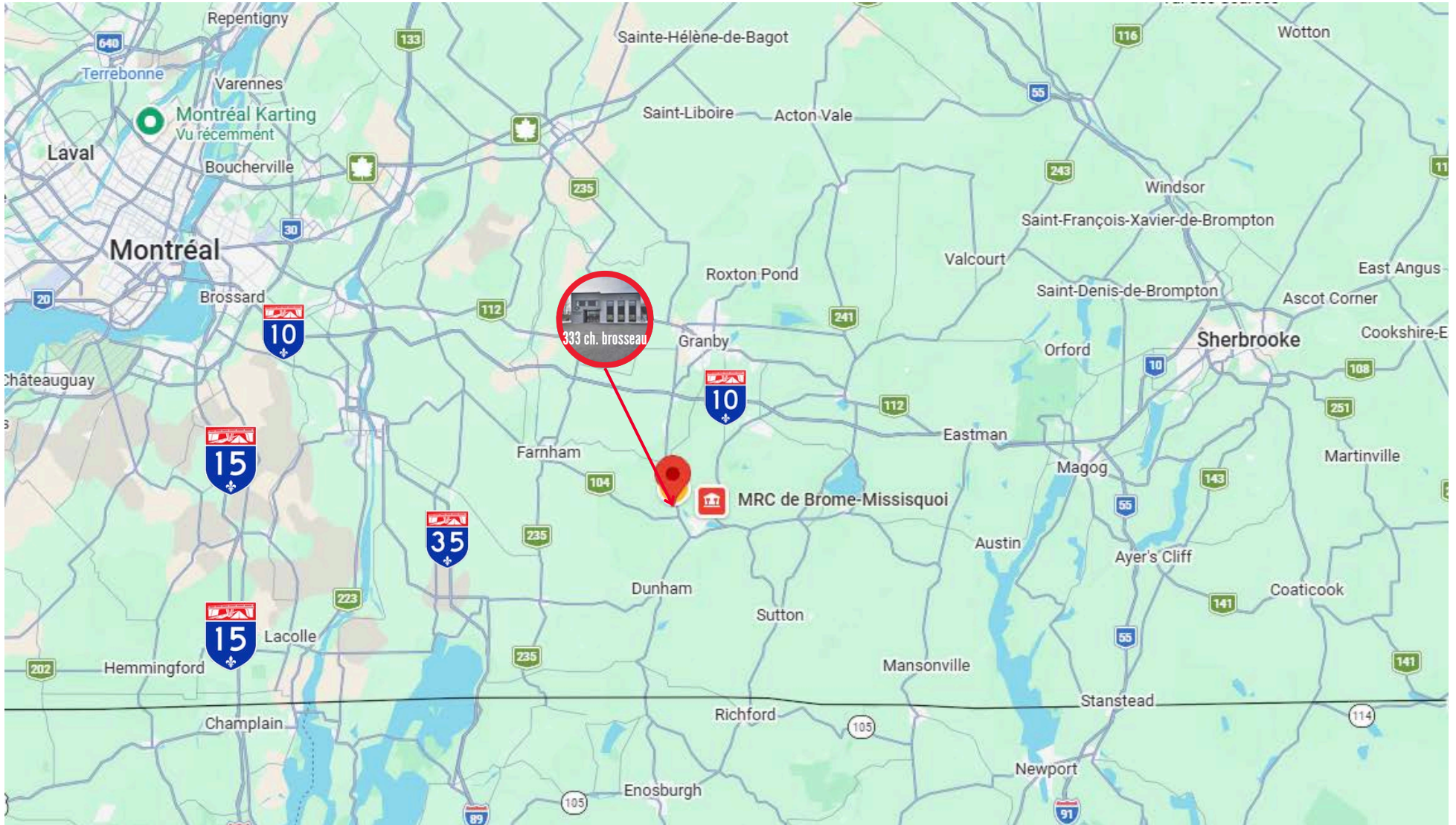






SURROUNDING AREA

333 CH. BROUSSEAU COWANSVILLE





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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