



Development opportunity

3216-3360 Sainte-Anne Boulevard
Beauport (Québec)





The opportunity

Executive summary

Avison Young is proud to present this rare opportunity to acquire a 266,692 square foot site zoned for multi-residential or mixed-use redevelopment along the St. Lawrence River.

The property is located on Saint-Anne Boulevard in Beauport, Québec, only eight minutes away from downtown Québec City while still offering all the perks of family-oriented suburban living. With multiple services and amenities in close proximity, as well as fast and easy access to major highways, the site benefits from great accessibility. The adjacent neighbourhood is mainly residential with multiple services nearby including restaurants, retail stores, pharmacies, schools, parks, libraries, daycares and much more.

**Prime waterfront location,
a stone's throw from the
St. Lawrence River in
Beauport, Québec**



Property summary

Addresses	3216-3360 Sainte-Anne Boulevard & 1861 Yves-Montreuil Avenue, Beauport
Legal designation	Lots 1217593, 1217596, 1217599 & 4285108, Cadastre of Québec
Zoning, permitted uses	Lots 1217593, 1217596 & 4285108: Zone 55165Mb Lot 1217599: Zone 55161Mb Permitted uses for both zones: H1, C1, C2, C10, C20, P3, P5, I1, R1
Total site area	266,692 square feet

Investment highlights



Prime waterfront location on the St. Lawrence River offering breathtaking views



Direct access to a major boulevard connecting the property to Québec City



8-minute drive to Downtown Québec via Highway 440



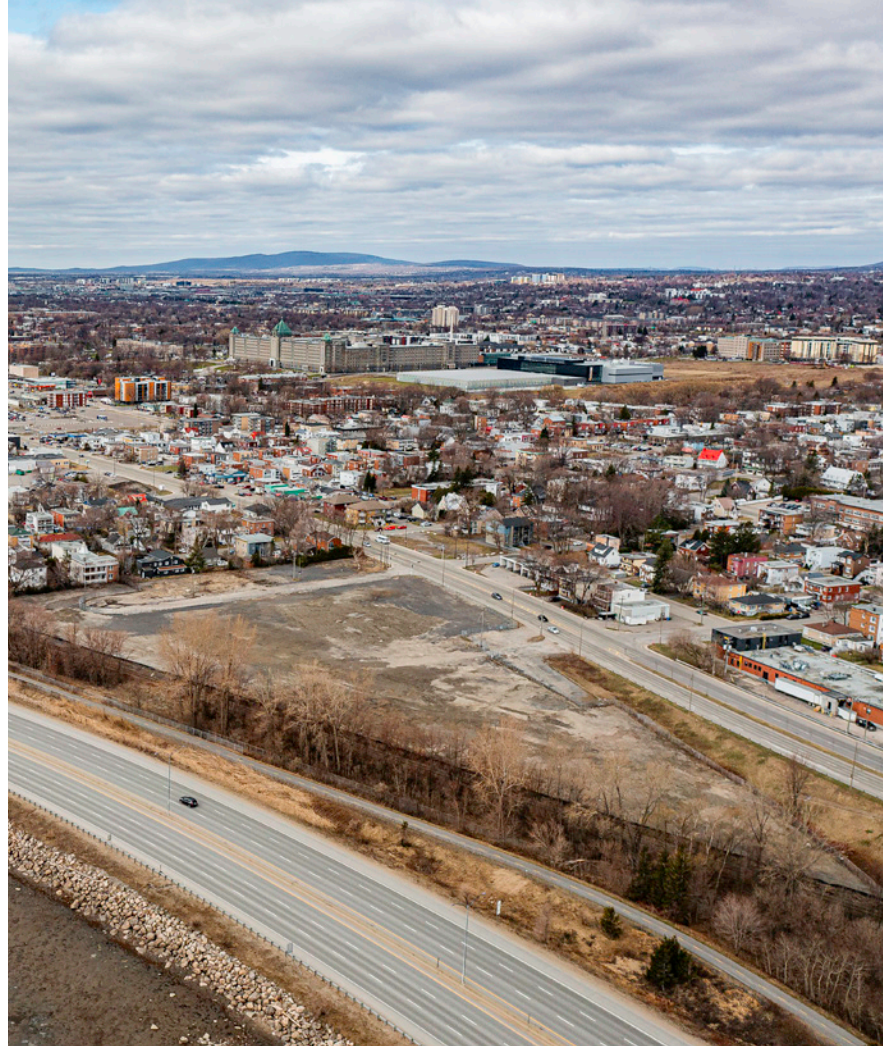
2 kilometers to Promenades Beauport and Mega Centre Beauport which offer numerous amenities

Municipal assessments and property taxes

3280 Sainte-Anne Boulevard	Lot 1217593
Total municipal assessment	\$1,115,000
Municipal taxes (2024)	\$20,230.56
School tax (2023-2024)	\$1,004.74
Total taxes	\$21,235.30

3360 Sainte-Anne Boulevard	Lot 1217596
Total municipal assessment	\$910,000
Municipal taxes (2024)	\$16,511.04
School tax (2023-2024)	\$830.65
Total taxes	\$17,341.69

3216 Sainte-Anne Boulevard	Lot 1217599
Total municipal assessment	\$142,000
Municipal taxes (2024)	\$2,576.45
School tax (2023-2024)	\$113.84
Total taxes	\$2,690.29



1861 Yves-Montreuil Avenue	Lot 4285108
Total municipal assessment	\$168,000
Municipal taxes (2024)	\$3,048.19
School tax (2023-2024)	\$138.17
Total taxes	\$3,186.36

Zoning



Zone 55161Mb

Lot 1217599

Permitted uses

R.V.Q. 2916, zone 55161Mb

Residential

H1 - Housing (minimum of 2 housing units authorized per isolated building)

Commerce

C1 - Administrative services

C2 - Retail and services

C10 - General tourist accommodation establishment

C20 - Restaurant

Public

P3 - Education and training establishment

P5 - Health establishment without accommodation

Industry

I1 - High-tech industry

Outdoor recreation

R1 - Park

Special provisions

No minimum number of dwellings applies to a building whose ground floor is occupied by a business¹

Main building

Main building dimensions

Maximum height 13 metres

Minimum number of floors 2

Implementation standards

Front / rear setbacks 6 metres / 7.5 metres

Side setback 1.2 metres

Combined width of side setbacks 5 metres

Percentage of minimum green area 25%

Amenity zone area 4 m² / dwelling

Covering materials

Prohibited materials Wood fiber, Vinyl

Density standards

Maximum floor area, retail 4,400 m² per establishment

Maximum floor area, retail 5 500 m² per building

Maximum floor area, administration 5 500 m² par building

Minimum number of dwellings per hectare 30 dwellings / ha

Special provisions

A minimum of 15% of the surface area of a facade must be glazed²

The maximum distance between the front setback and the facade of a main building is set at 1.5 meters³

A facade of a main building located on the side of the front lot line that runs along Sainte-Anne

Boulevard must include at least one access to the building⁴



Other

Off-street parking, loading or unloading vehicles

Type - Structuring axis A

Special provisions - The development of a parking area in front of a facade of a main building is prohibited⁵

Management of acquired rights

Non-conforming construction - Repair or reconstruction authorized despite the non-conforming installation⁶

Authorized extension of a building which does not respect the maximum prescribed distance between the front setback and a facade of a main building⁷

Signage

Type 4 Mixed

Other special provisions

Protection of trees in urban areas⁸

Further information

Hydroconnected zone

Notes:

1. Article 20
2. Article 692
3. Article 352
4. Article 692

5. Article 633
6. Article 1138.0.15
7. Article 900.0.2
8. Article 702

Zone 55165Mb

Lot 1217593, 1217596 & 4285108

Permitted uses

R.V.Q. 2916, zone 55161Mb

Residential

H1 - Housing (minimum of 2 housing units authorized per isolated building)

Commerce

C1 - Administrative services

C2 - Retail and services

C10 - General tourist accommodation establishment

C20 - Restaurant

Public

P3 - Education and training establishment

P5 - Health establishment without accommodation

Industry

I1 - High-tech industry

Outdoor recreation

R1 - Park

Special uses

An industrial establishment whose main activity is the manufacturing of pharmaceutical products and medicines

An industrial establishment linked to biotechnology

A center for scientific research and development in the field of health

A medical and diagnostic analysis laboratory

A biomedical clinical testing laboratory

A research center or laboratory

Main building

Main building dimensions

Maximum height 13 mètres

Minimum / minimum number of floors 2 / 4

Implementation standards

Front / rear setbacks 6 mètres / 7,5 mètres

Side setback 3,5 mètres

Percentage of minimum green area 25 %

Density standards

Maximum floor area, retail 4,400 m² per establishment

Maximum floor area, retail 5 500 m² per building

Maximum floor area, administration 5 500 m² par building

Minimum number of dwellings per hectare 30 dwellings / ha

Special provisions

A minimum of 15% of the surface area of a facade must be glazed¹

The maximum distance between the front setback and the facade of a main building is set at 1.5 meters²



Other

Off-street parking, loading or unloading vehicles

Type - Structuring axis A

Management of acquired rights

Construction dérogatoire - Réparation ou reconstruction autorisée malgré l'implantation dérogatoire³

Signage

Type 4 Mixed

Other special provisions

Protection of trees in urban areas⁴

Further information

Hydroconnected zone

City jurisdiction zoning

Notes:

1. Article 692

2. Article 352

3. Article 1138.0.15

4. Article 702





The area

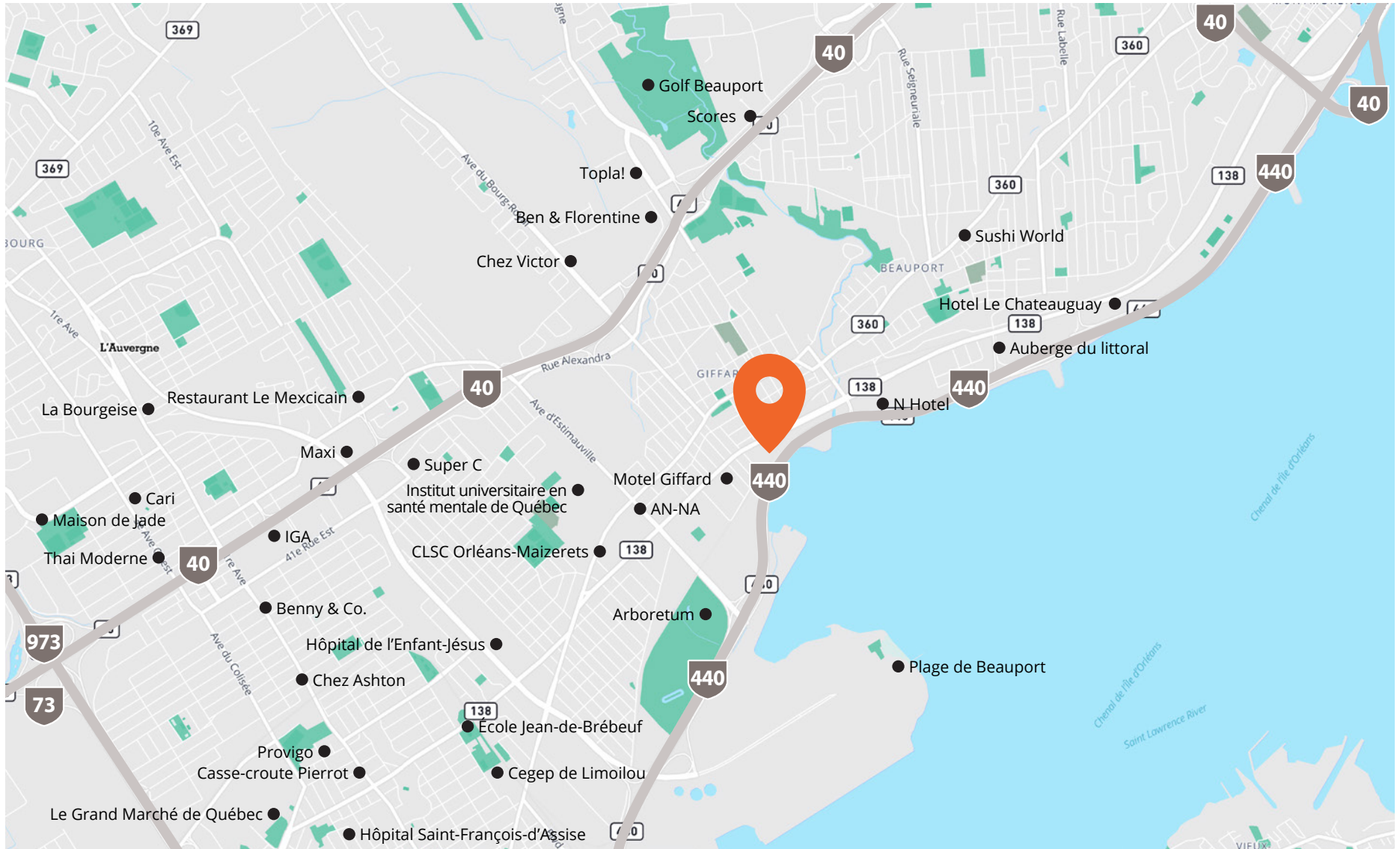
The property is located in Beauport, one of the six boroughs of Québec City, in the province of Québec. Beauport borders the St. Lawrence River east of the city centre, allowing for breathtaking views. 3216-3360 Sainte-Anne Boulevard is only eight minutes away from downtown Québec City via Highway 440, allowing for great accessibility to the fast-paced beat of the city, while still offering all the perks of family-oriented suburban living in a well-established residential neighbourhood.

The area benefits from multiple services and amenities in close proximity, such as convenience stores, fast food restaurants, cafés and bars, as well as from fast and easy access to major highways (40 and 440). The adjacent neighbourhood is mainly residential with multiple services nearby including shopping centres, a movie theatre, grocery stores, pharmacies, schools, parks, libraries and daycares.

Demographic data

Covered area	1 km radius	2 km radius	3 km radius
Total population	7,827 persons	26,257 persons	55,629 persons
Annual growth rate ²⁰²²⁻²⁰²⁷	0.54%	0.45%	0.48%
Median age	46.4 years	44.9 years	45.0 years
Number of households	4,012	14,662	30,599
Average household size	1.7 persons	1.7 persons	1.8 persons
Number of children per household	0.8	0.8	0.8
Average household income	\$71,142	\$69,805	\$75,186

Location map and amenities





Terms & conditions of the sale process

PPG Revêtements architecturaux Canada inc. (the "Owner" or the "Vendor") has retained the services of **Avison Young Commercial Real Estate Services, LP** (the "Agency") as the exclusive real estate agency for the sale of the lots located at **3216, 3280, 3360 Sainte-Anne Boulevard & 1861 Yves-Montreuil Avenue**, in the borough of Beauport of the City of Québec (Québec) described herein (the "Property").

Presentation of confidential information

This marketing flyer and the additional information contained within the on-line data room (the "Documentation") have been prepared by the Agency for the benefit of prospective purchasers to assist them in conducting their analysis. The Documentation does not guarantee its completeness, nor that it contains all the information required by a prospective purchaser. The Documentation is provided for informational purposes and for discussion purposes only. It does not constitute an offer to sell or purchase of the Property. The Documentation presents a summary of certain information relating to the physical and other characteristics of the Property.

The information used to design this document comes from various sources believed to be reliable. However, neither the Owner nor the Agency makes any affirmations, declarations, or warranty, express or implied, as to the accuracy or completeness of any information or statements contained herein or otherwise provided. The Vendor and the Agency expressly disclaim all liability for any error or omission in the Documentation or in any other written and verbal communication sent to potential buyers or made available to them.

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request and without delay without keeping any copy. By giving access to this Documentation, the Owner and the Agency do not undertake any obligation to provide any additional information before submitting a formal offer.

If any information in connection with the Property, other than the information contained in this flyer, were provided at any time whatsoever orally or otherwise by the Vendor or the Agency, such information would be given as a service only without obligation nor guarantee as to their accuracy or completeness. A prospective purchaser should not rely solely on this information without conducting independent research or verification.

Offering process

After studying this Documentation made available to them, potential purchasers are invited to submit a proposal through the Agency. Proposals will be evaluated first on the offered price, method of payment, the potential acquirer's ability to complete the transaction, timing and closing conditions.

The Vendor reserves the right to choose, at its sole discretion, the proposal deemed to be the best. According to its own criteria, the Vendor reserves the right not to select the proposal for which the amount offered is the highest as well as the right to reject all proposals if it determines that none are satisfactory.

It is agreed that the prospective purchaser will assume the costs related to the transaction including in particular: notary fees, cadastral operation fees (if necessary), costs of any additional environmental studies or soil or environmental remediation (if necessary), sales taxes (GST and QST), as well as transfer duties and registration fees at the Registry Office with a certified copy for the attention of the Vendor.

Interlocutors

All proposals should be addressed to Mr. Thomas (Tom) Godber.

Sale conditions

The Property, as well as all fixtures and fittings, will be sold on an "as-is, where-is" basis and without asking price. No commitment or warranty, express or implied, is made as to the titles, description, condition, costs, dimensions, resale value, compliance with the intended use, or their quantity or quality. In addition, without limiting the generality of the foregoing, any condition or guarantee, express or implied, provided for under the Québec Act respecting the sale of goods and services will not be applicable and must be subject to a waiver on the part of the purchaser.

Property visits

Potential buyers can make an appointment to visit the Property by contacting the Agency's contacts at the telephone numbers indicated below. No visit or inspection of the Property will take place without prior arrangement with the Agency's contacts.

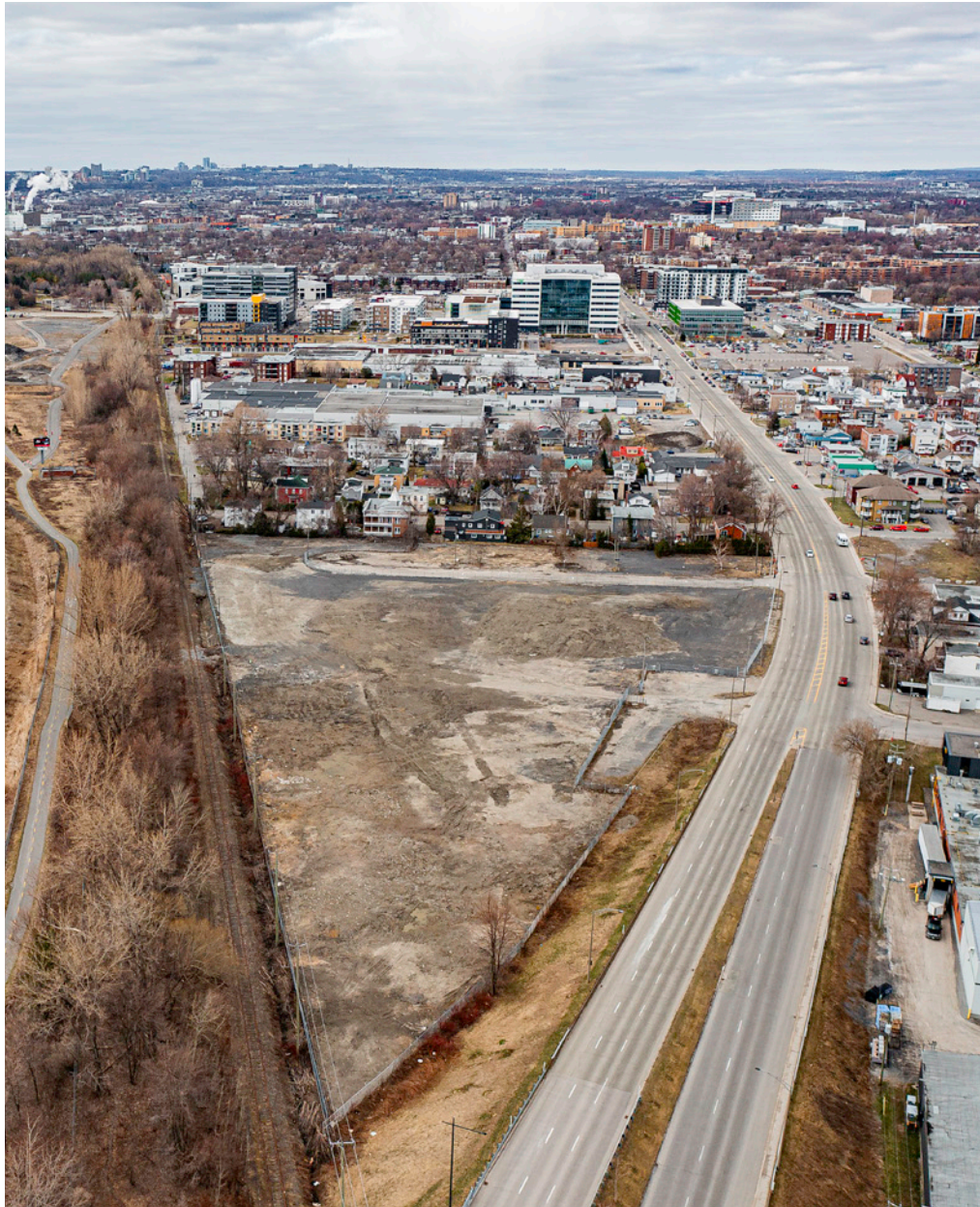
Exclusive real estate agency

Any request for information, concerning the Property or relating to the content of this document, should be addressed as follows:

Avison Young Commercial Real Estate Services
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Montréal, Québec H3A 2N4
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tom.godber@avisonyoung.com

Girard (Jake) Vaughan
Vice President
Chartered Real Estate Broker
514.702.0054
jake.vaughan@avisonyoung.com



Contact us

For more information about this opportunity, please contact:

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