

240-270, Charest Blvd. East

Quebec City, QC

ZONED REDEVELOPMENT SITE FOR SALE IN SAINT-ROCH

UP TO 10 STOREYS PERMITTED



Property Overview

Cushman & Wakefield is pleased to exclusively present 240-270 Charest Blvd. E. in Quebec City, a rare and highly sought-after 30,000 SF redevelopment site in the heart of the Saint-Roch neighbourhood. The area surrounding the site has experienced exceptional growth, making it one of the most important live-work-play hubs in the city.

The site benefits from outstanding amenities including shopping, hotels, entertainment, restaurants and bars. Furthermore, the site is steps away from the future Jean-Paul l'Allier tram station on Charest Blvd and De La Couronne St.

The project will capitalize on a steady stream of tourists, video game and tech workers, and students.

- Authorized uses**
- Residential
 - Community services with housing
 - Office
 - Retail, Restaurants, Bars
 - Hotel, youth hostel
 - Health facility with or without accomodation
 - School and training center
 - High Tech Industrial



Site and Building Details

ADDRESS	240 - 270 Charest Boulevard East
LOT NUMBERS	1478593, 1478596, 1478597
TOTAL LAND AREA	30,281 SF
MAXIMUM ALLOWANCE DENSITY	±302 800 SF
FRONTAGES	±375 feet on Charest Blvd; ±298 feet on Notre-Dame-des-Anges St.
YEAR OF CONSTRUCTION	1960
NUMBER OF STORIES	3
EXISTING BUILT FORM	<ul style="list-style-type: none"> • 240 Charest: Owner-occupied building containing office and a trade school. Gross building area ±28,500 SF • 240 Charest: Parking lot • 255 Notre-Dame-des-Anges: ±3,600 SF warehouse building • 259 Notre-Dame-des-Anges: Vacant apartment building (3 units): ±3,285 SF
MUNICIPAL EVALUATION	Land: \$ 915,000 Building: \$ 505,000 Total: \$ 1,420,000
TOTAL REALTY TAXES (2023)	\$128,567
CONSTRUCTION ALLOWED	Max. Height: 33m (108 ft.) Site Coverage: min 35%
PARKING	Includes parking from 240 Charest, 255 & 259 Notre-Dame-des-Anges

Location

Nestled between the historic walls of Old Quebec and the trendy neighborhood of Limoilou, this prime location offers an unparalleled blend of history, culture, and contemporary allure. With its bustling streets, charming boutiques and inviting cafes, the area creates a lively atmosphere that draws in both locals and visitors alike. The site's proximity to diverse dining options, from trendy bistros to international cuisines, ensures a culinary adventure for all. Additionally, the district's thriving arts scene, featuring galleries, theaters, and performance spaces, adds an artistic flair to the area. This site presents a unique opportunity to be a part of the dynamic spirit of Saint-Roch.

IN PROXIMITY

Location	Distance	Travel time (Vehicle)
Plaines d'Abraham	2.7 km	7 min
Vieux Québec Historic District	3.1 km	8 min
Hopital Saint-Francois d'Assise	4.5 km	9 min
Centre Vidéotron	5.2 km	10 min
Laval University Campus	7.0 km	10 min
Pont de Québec & Pont Pierre-Laporte	11.6 km	12 min
Hopital Hotel-Dieu	30.8 km	25 min

LOCAL TRAVEL SCORES

Walk Score	Bike Score	Transit Score
98	72	73

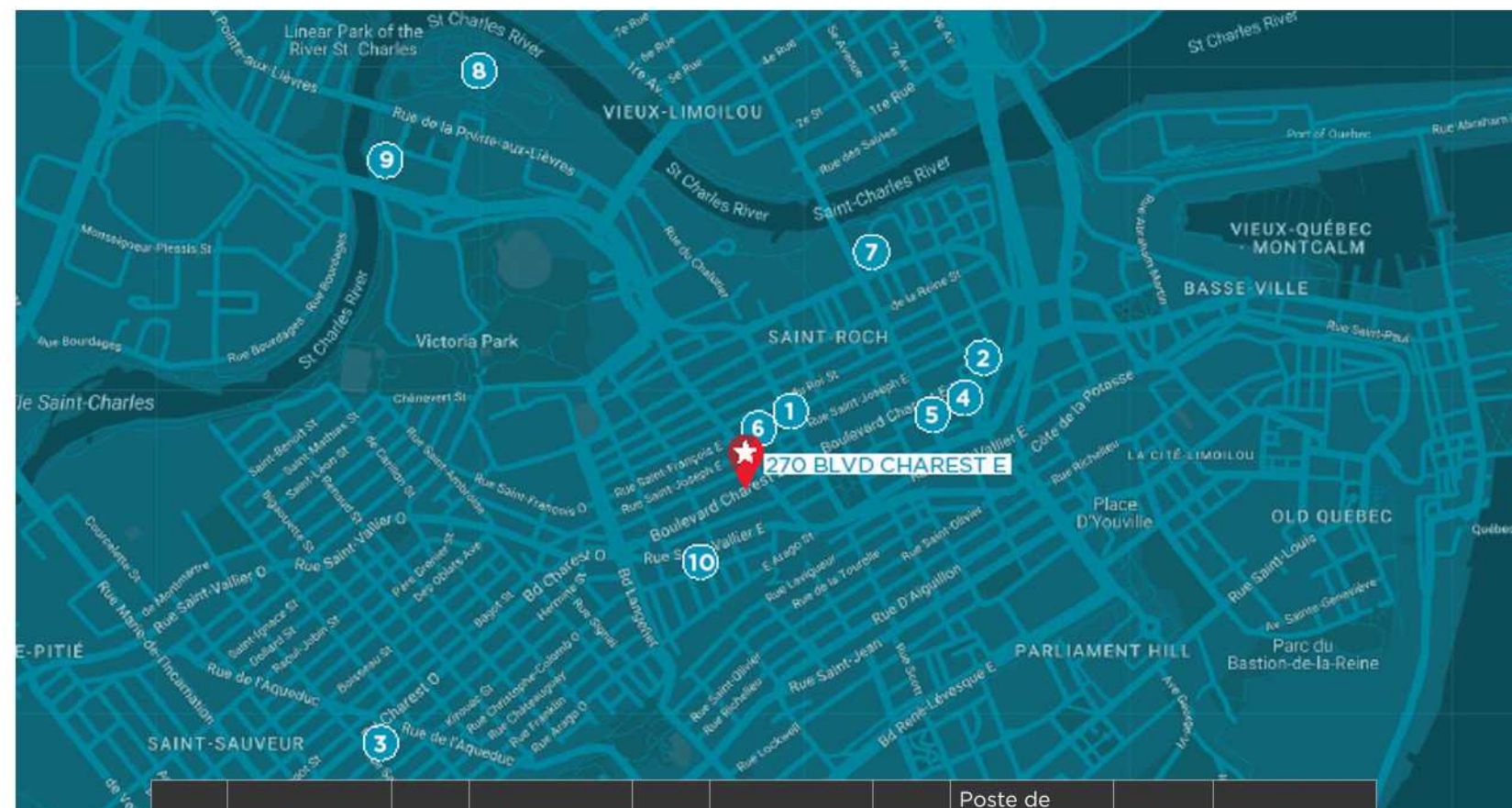
Additional

300 meters away (4 min. walk) from Jean-Paul L'Allier future tram station

Developments in the Area

Several significant real estate development projects have been completed or announced recently, showcasing the growth and dynamism of the area. Among these projects, we can mention the renovation and transformation of the former Saint-Roch church into a multifunctional space, housing businesses, offices, and entertainment venues. Another major project is the construction of new residential complexes that are expanding the neighborhood and offering modern, high-end housing options to residents. Furthermore, urban revitalization initiatives are underway to enhance accessibility, public spaces, and architectural features in Saint-Roch. These projects reflect the commitment of developers and local authorities to make Saint-Roch an attractive and vibrant neighborhood for living, working, and leisure activities.

RECENT DEVELOPMENTS MAP



1	Tour Fresk	3	Le Kali	5	Le Boxtel	7	Poste de police de l'immeuble F-X Drolet	9	Projet Axcès Saint-Charles
2	800 Charest E.	4	Le Caiman	6	Nouvelle bibliothèque Gabrielle-Roy	8	Ecoquartier Pointe-aux-Lièvres	10	Le Gecko



7
Poste de police de l'immeuble
F-X Drolet

2
800 Blvd., Charest E.

5
Le Boxotel

4
Le Caiman (Synchro Immobilier)

1
Tour Fresk

6
New library «Gabrielle-Roy»

8
Ecoquartier Pointe-aux-Lièvres

9
Projet Axcès Saint-Charles

10
Le Gecko

3
Le Kali

Boulevard Charest E

Amenities

ATTRACTIONS

1. Jean-Paul L'Alier Garden
2. Planes d'Abraham
3. Vieux Québec Historic District
4. Centre Vidéotron
5. Place Fleur de Lys
6. Museum of Civilization
7. Victoria Park
8. Place Jean-Pelletier
9. John Munn Park
10. American Latin Park

AMENITIES AND FOOD

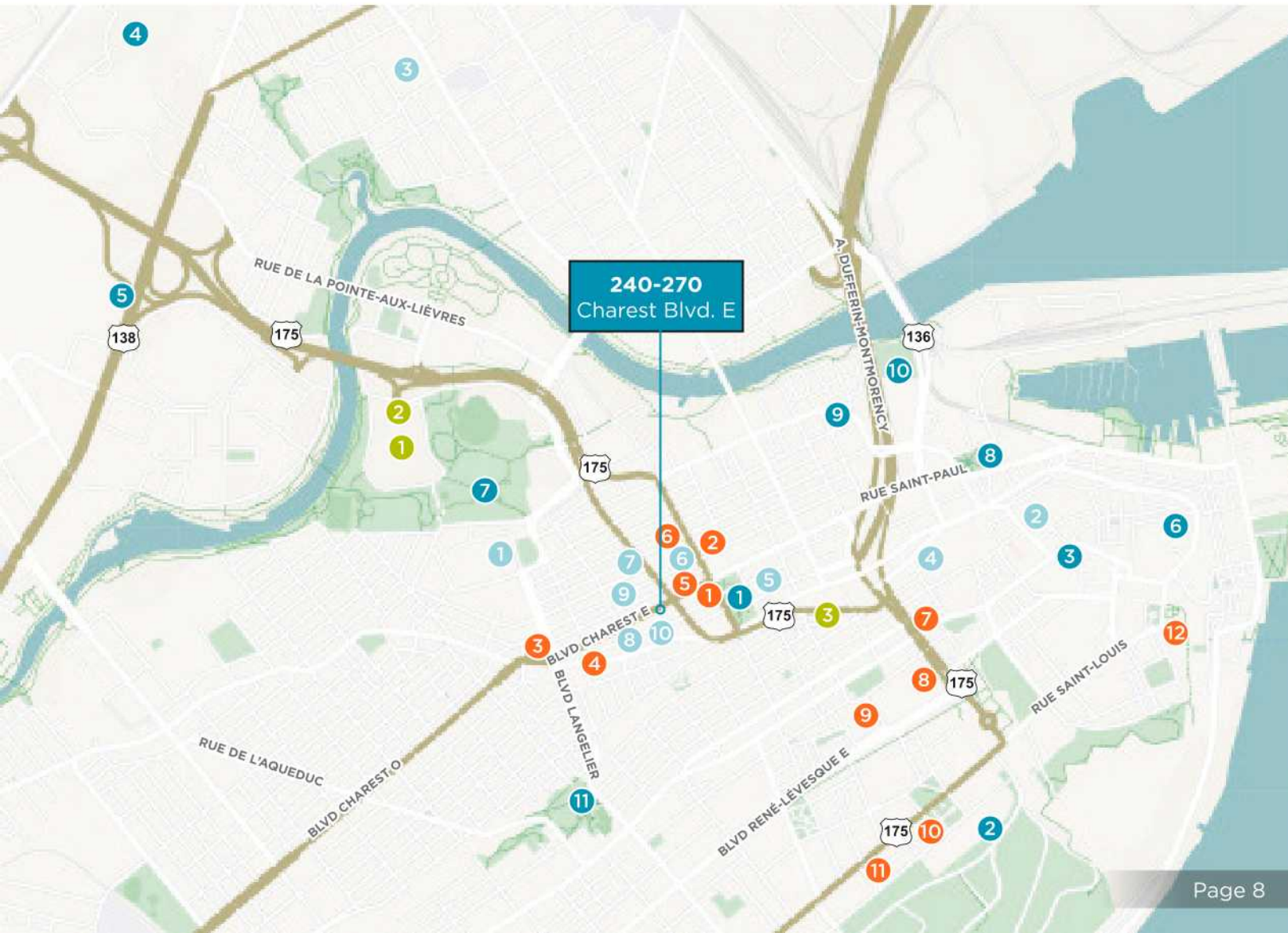
1. Hôpital-Général de Québec
2. Hôtel-Dieu de Québec
3. Hôpital Saint-François d'Assise
4. Centre D'Accueil Nazareth
5. Les Délices du Parvis
6. Brûlerie Saint-Roch
7. Restaurant Shahi tandoori
8. Rôtisseries Fusée
9. Nektar Caféologue
10. Dorchester Parking

HOTELS

1. Les lofts
2. Hotel PUR
3. Kaméleon
4. 77 St-Vallier
5. Royal William Hotel
6. Best Western Plus City Centre
7. Hôtel Palace Royal
8. Hilton Quebec
9. Delta Hotels by Marriott Quebec
10. Hôtel Château Laurier
11. Hôtel Le Concorde Québec
12. Fairmont Le Château Frontenac

SCHOOLS

11. École Hôtelière de la Capitale
12. Cardinal-Roy Secondary School
13. Bart College



Saint-Roch

MARKET RENTAL RATES

Number of bedrooms	Average Price
1	\$1,080.00
2	\$1,540.00
3	\$1,675.00

Demographics



549,000
QUEBEC CITY
POPULATION



7,942
SAINT-ROCH
POPULATION



284,000
STUDENT
POPULATION



89,200
SENIOR
POPULATION



\$70,500
AVERAGE
HOUSEHOLD
INCOME

The Offering Process

MARKETING PERIOD

The Property is being offered, through the Vendor's exclusive broker, on an unpriced basis. Offers shall be conveyed to the agency no later than September 22, 2023.

DATA ROOM

Qualified purchasers, following execution of the Vendors Non-Disclosure Agreement, will be provided with access to the Listing Broker's data room containing available documentation, including but not limited to:

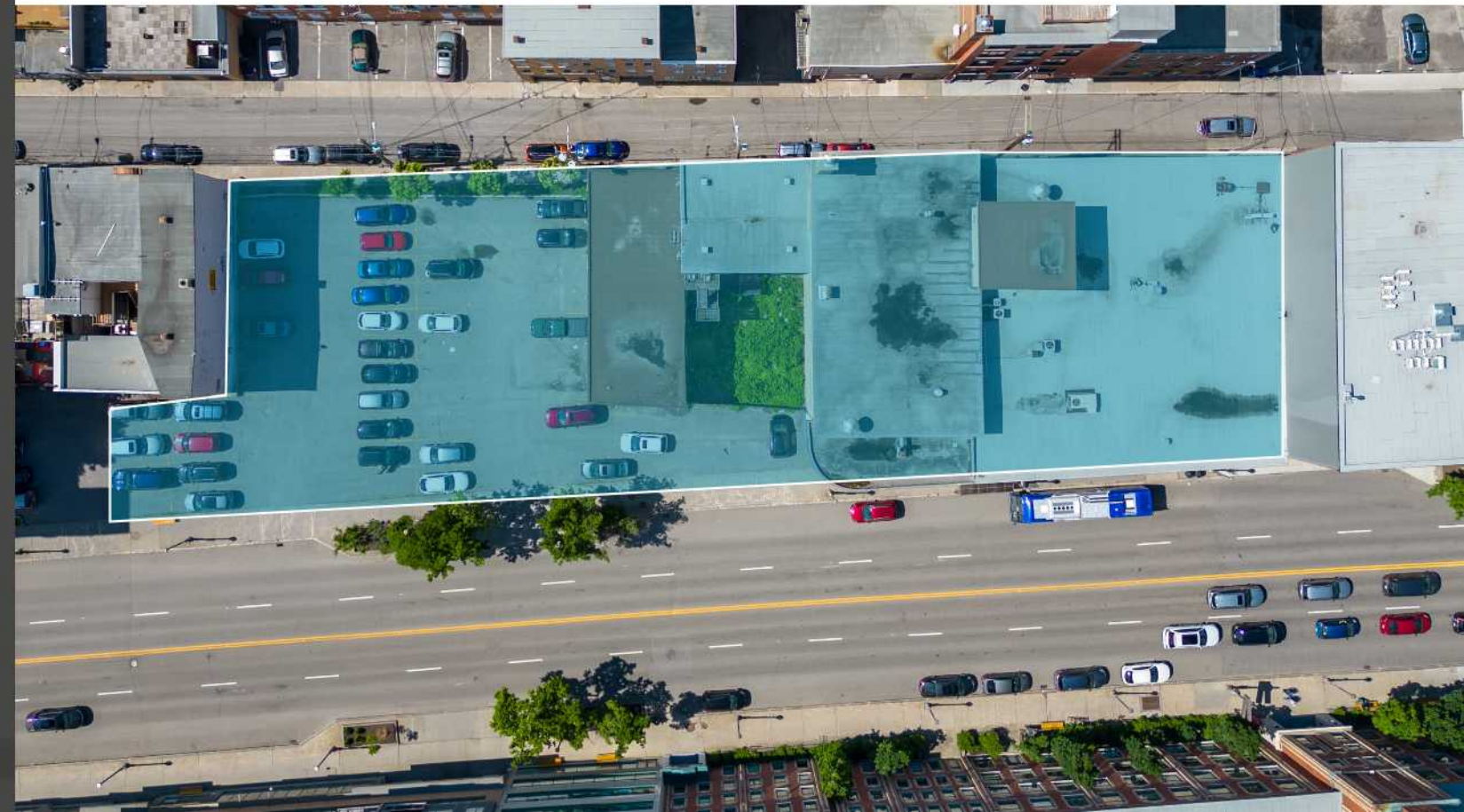
- *Plan of survey (2023)*
- *Aerial Photography*
- *Existing building plans*
- *Tax Bill (2023)*
- *Standard Letter of Intent*

OFFERING GUIDELINES

100% Acquisition: Interested buyers have the opportunity to submit an offer for the outright purchase of the property. Prospective buyers are invited to submit a Letter of Intent (the "LOI") on the standard form as provided by the Listing Brokerage.

Joint Venture Development: In addition to the option of acquiring the property outright, we also welcome proposals for a joint venture development partnership. Interested parties can propose a beneficial collaboration with the current owner to create a transformative development project. Prospective partners are invited to submit a Letter of Intent outlining their vision, financial contribution, conditions and all relevant information.

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any offer for the Property. The Vendor reserves the right to remove the Property from the market and to alter the process described below and timing thereof, at its sole discretion. The Property described herein is to be purchased on an as-is, where-is basis.





CONTACT

LLOYD COOPER, SIOR

B.C.L., L.L.B., M.B.A., MCR, ICD.D
Chartered Real Estate Broker AEO
Executive Vice Chairman
Direct: +1 514 841 3821
Mobile: +1 514 594 6747
lloyd.cooper@cushwake.com

JEAN-SÉBASTIEN ROUSSY

Director
Commercial Real Estate Broker
Debertin immobilier
Direct: +1 418 626 4141
js@debertin.ca

CUSHMAN & WAKEFIELD ULC.

999 de Maisonneuve Blvd., W Suite 1500
Montreal, QC H3A 3L4
+1 514 841 5011
cushmanwakefield.com