

FILE # 5018_15 A

Exceptional Land at the foot of Mont-Sainte-Anne!

Discover an opportunity not to be missed for investors and developers: 4 plots strategically located in Beaupré, Qc offering more than 2 million square feet. This unique location is an ideal opportunity to realize your most ambitious projects. With its vast potential, this site is a prime investment in a growing industry.



These lands together make a total area of 2,438,563.9 square feet of which 1,885,618.6 square feet are forestry. These lots have 2 sugar shacks (200 notches). Provided with a plantation of red mature pine, noble wood (maple & beech) having possibility up to 500 notches!



This land bordered in part by the Ste-Anne-du-Nord River with access to water allows the most adventurous to venture for a fishing trip or even a kayak hike. It has a view of the mountain and the forest nature that surrounds itself. In addition to the sugar shack, you will also find an extraordinary hunting ground (deer, moose...). In short, it is the perfect place for all nature lovers.

Beaupré is in the heart of the Côte-de-Beaupré regional county municipality, this young and dynamic city in full expansion attracts several thousand visitors each year. Located a few steps from Mont-Sainte-Anne, this city is a must-see tourist destination, known for its four-season activities (skiing, mountain biking, hiking). This territory stands out thanks to the quick access of many services nearby such as: Library, aquatic center, bicycle and pedestrian network, parks and green areas, tourist attractions (the Basilica of Ste-Anne-de-Beaupré, Cap-Tourmente National Wildlife Reserve, Waterfalls: Ste-Anne, Jean Larose, Sept chutes). Even enjoy all the urban benefits of visiting Quebec City, just 30 minutes away by car.

This offer will allow you to thrive in a dynamic environment, surrounded by recent real estate projects and a growing community. These lands offer a unique opportunity to invest in a popular area that attracts residents and tourists alike. Make your dreams come true. **Submit your offer today!**



Please contact us to receive all the information and explore the infinite possibilities offered by this project.

COURTIERS D'ENTREPRISES CANADEST INC. / CANADEST Business Brokers Inc.
 Tél : +1 (506) 395-2550 ou Courriel : info@canadest.com

INCLUS DANS LA VENTE: 4 terrains agricoles.

LOT 1	48,299.82 p.c.
LOT 2	2,305,411.1 p.c.
LOT 3	75,868.35 p.c.
LOT 4	8,984.64 p.c.
TOTAL	2,438,563.9 p.c.

