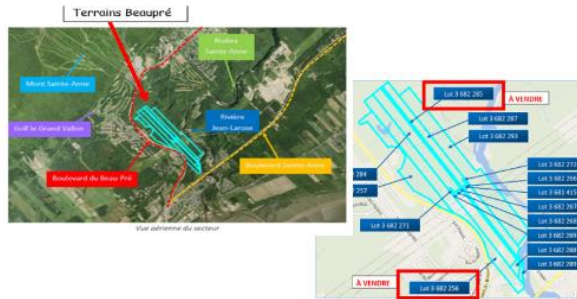


FILE #5018-14 A

Exceptional Land right at the bottom of Mont-Saint-Anne!

Discover an opportunity not to be missed for investors and developers: two exceptional plots of land running along the road, ideally located in Beaupré, QC. Its impressive area of more than 2 million square feet will allow you to accomplish your most ambitious projects.



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 every year.

This forest area is ideal for wildlife, agroforestry, recreational and even wood production projects. There are 32,291 square feet of wetland and an energy line is present on 2.1 ha. Provided with a large proportion stocked with a wide variety of trees ranging from 8 to 20m.

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). 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.
 Tel : +1 (506) 395-2550 or Email : info@canadest.com

INCLUDED IN THE SALE: 2 lots of land

LOT 1	365,972 p.c.
LOT 2	1,862,156 p.c.
TOTAL	2,228,129 p.c.

