



Mario Conte
Delivering the Impossible
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Brownsburg-Chatham-161, Route du Canton

\$2,200,000



161, Route du Canton, Brownsburg-Chatham, J8G1R7

ULS : 18211732

[VISITE DE LA PROPRIÉTÉ](#)

161 Route du Canton, Brownsburg-Chatham, QC J8G 1R7 Facility is shut down. Presenting a versatile 35,000 sq ft facility, previously home to a Health Canada-regulated medical marijuana cultivation operation. This expansive property is ideal for a range of industrial or commercial ventures, offering a strategic location and endless potential for investors or businesses looking to expand. Prime Features: 35,000 sq ft of adaptable space Previously operated under strict Health Canada supervision Ideal for various industrial, commercial, or specialized uses 20% deposit will be required .See Addenda

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Financiers

Évaluation municipale

Évaluation du terrain	\$43,500.00
Évaluation du bâtiment	\$3,160,400.00
Évaluation municipale	\$3,203,900.00

Taxes

Municipale	\$51,510.00
École	\$2,892.00
Total	\$54,402.00

ADDENDA

We are strictly selling a building which has NO OCCUPANT
 We are NOT selling a business
 We are NOT selling a permit
 VENDOR WONT finance .
 All offers MUST be accompanied by a deposit cheque
 representing 20% of the value of the offer in order to be
 considered.
 This property is for sale following a repossession by
 Huissiers Paquette Inc. We have little to no additional
 information available.
 For any inquiries, please contact us exclusively by email
 at mariomarioconte.com.
 If you are not represented and would like us to represent
 you, feel free to let us know.
 Please note that no requests via text message or SMS will
 be processed.
 Thank you for your understanding.
 *** GRILLE D'USAGE - USAGE : See email from CITY : BELOW
 Hello Mr. Conte,
 As agreed in our telephone conversation, the property at
 161, route du Canton was able to be built in 2018 through
 an agricultural use of greenhouse cultivation. Both the
 specifications grid in effect at the time of construction
 and today do not authorize commercial and industrial uses.
 You will find, attached, the specifications grid for zone
 D-918 currently in effect. It is important to emphasize
 that the property is in a permanent agricultural zone.
 If you have any questions, do not hesitate.
 Thank you and have a nice day.
 Logo Brownsburg email
 Thomas Groulx, urban planner
 Director -- Development and land use planning department
 300, rue de l'Hôtel-de-Ville
 Brownsburg-Chatham (Québec) J8G 3B4
 Telephone: 450 533-6687, ext. 2834
 Toll free: 1 866 533-6687
 tgroulx@brownsburgchatham.ca
 All visit requests shall be strictly through ImmoContact
 ONLY
 Thank you for your collaboration .
 MEASUREMENTS are approximate and to be verified by
 promising buyer.
 Ground Floor
 1. Mechanical Room -- 29'-0 x 21'-0
 2. Freezing Chamber #1 -- 52'-2 x 41'-2
 3. Freezing Chamber #2 -- 52'-2 x 41'-2
 4. Conditioning Room -- 62'-4 x 52'-2
 5. Treatment Room -- 17'-9 x 15'-1
 6. Rest Room -- 18'-0 x 13'-0
 7. Tasting Room -- 12'-5 x 11'-6
 8. Toilet Room (multiple) -- various smaller sizes
 9. Electrical Room -- 10'-0 x 9'-9
 10. Computer room -- 9'-9 x 7'-9
 11. Locker room -- 14'-4 x 11'-0
 12. Office (several offices) -- various dimensions
 13. Corridors & Circulation Spaces -- various dimensions
 First Floor
 1. Office (multiple offices) -- various dimensions
 2. Meeting Room -- 18'-0 x 13'-6
 3. Break Room -- 14'-0 x 12'-0
 4. Toilets -- various smaller sizes
 5. Storage Space -- 10'-0 x 9'-0
 6. Corridors & Circulation Spaces -- various dimensions
 **Toute offre devra être accompagnée de la déclaration du
 vendeur signée. Voir certificat de localisation pour infos
 sur les servitudes et empiétements. Si vous n'avez pas de
 CCA, veuillez insérer la clause suivante en 12.1 de la PA:
 Le COURTIER identifié à la clause 2.1 de la PA confirme
 avoir procédé à la vérification d'identité de l'ACHETEUR
 par le formulaire portant le VI-# _____ (Simplement i

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Industriel
Taille	

Caractéristiques du terrain et extérieur

Superficie du terrain	90,105.44 SF
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DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
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Caractéristiques

Approvisionnement en eau	Ground-level well
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Système d'égout	Municipal sewer
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Zonage	Industrial
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Type de commerce	Greenhouse
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Type d'entreprise / industrie	Manufacturing
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INCLUSIONS & EXCLUSIONS

Inclusions	None
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Exclusions	All Items
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