



# PLATEAU SAINT-JOSEPH

COMMERCIAL SPACES – 1 500 UP TO 75 000 SQ. FT.

VACANT COMMERCIAL LAND – 1,9 MILLION SQ. FT.





# INFORMATION

## PLATEAU SAINT-JOSEPH

**THE PLATEAU ST-JOSEPH IS LOCATED IN THE NORTHWEST PART OF SHERBROOKE CLOSE TO THE INTERSECTION OF HIGHWAYS 410 AND 10.**

### CURRENT TENANTS

- This commercial center, a « Power Center », was set up in 2004 and several businesses were established there, notably WalMart, Canadian Tire, Home Depot, Tanguay, Brick, Leon's Furniture, Michael's, Structube, Mark's Work Warehouse, EB Games and Sherbrooke Exhibition Centre.
- Costco arrived in 2020 and since 2022, Princess Auto, McDonald's, Starbucks, Dickey's, Yuzu and Subway have established themselves on the site.

### VACANT LAND

- The vacant parcels of land available for construction are located in the quadrant formed by the Monseigneur Fortier boulevard, the Plateau St. Joseph boulevard, the Josaphat Rancourt boulevard and Achille-Beaucher street behind the Exhibition Centre who join the Monseigneur Fortier boulevard.



# CURRENTS TENANTS

## PLATEAU SAINT-JOSEPH





# PHOTO

## PLATEAU SAINT-JOSEPH





# SITE PLAN

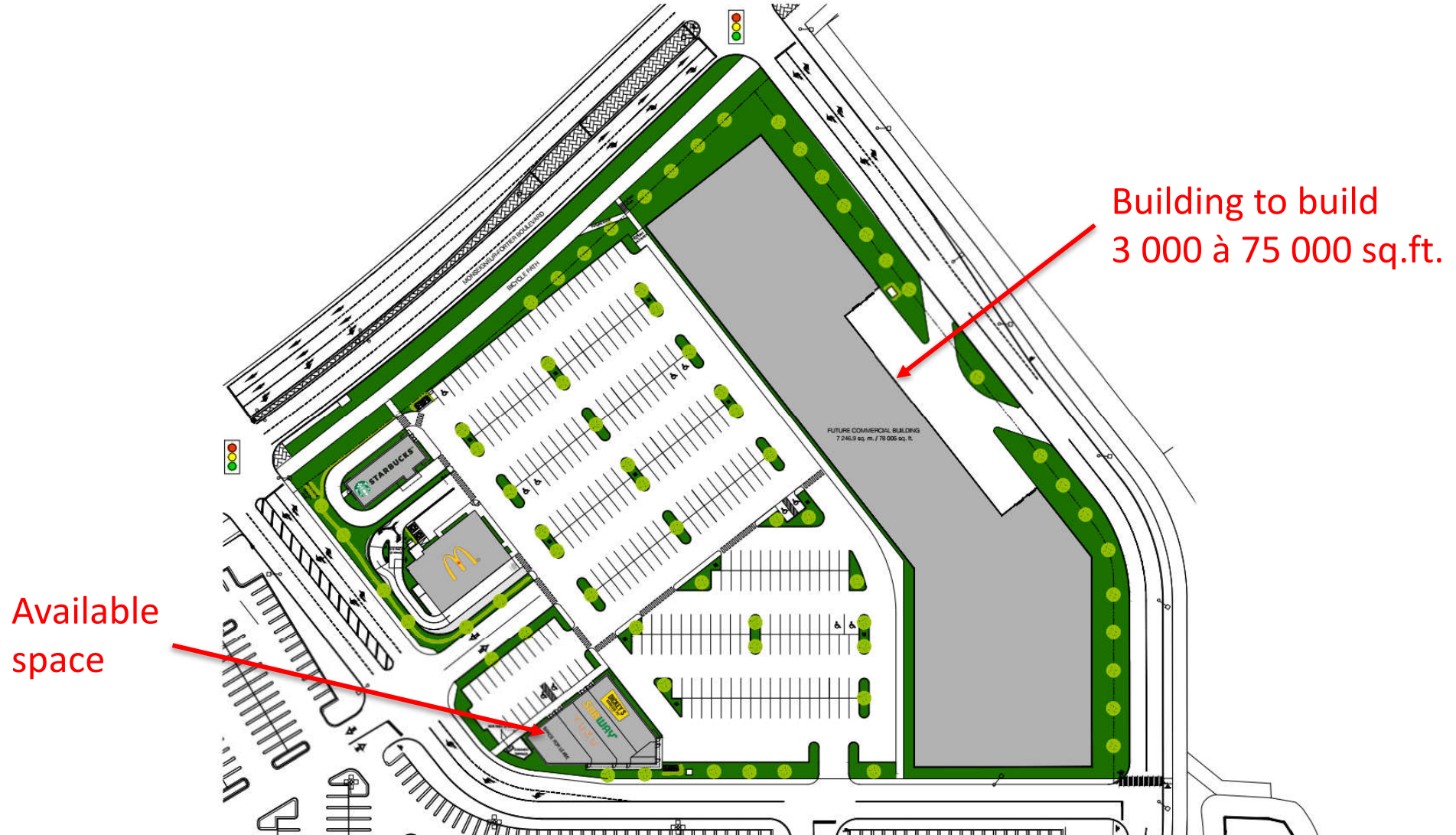
## PLATEAU ST-JOSEPH





# 3600, MGR FORTIER BLVD PLAN

## PLATEAU ST-JOSEPH





# 3600, MGR FORTIER BLVD PLAN

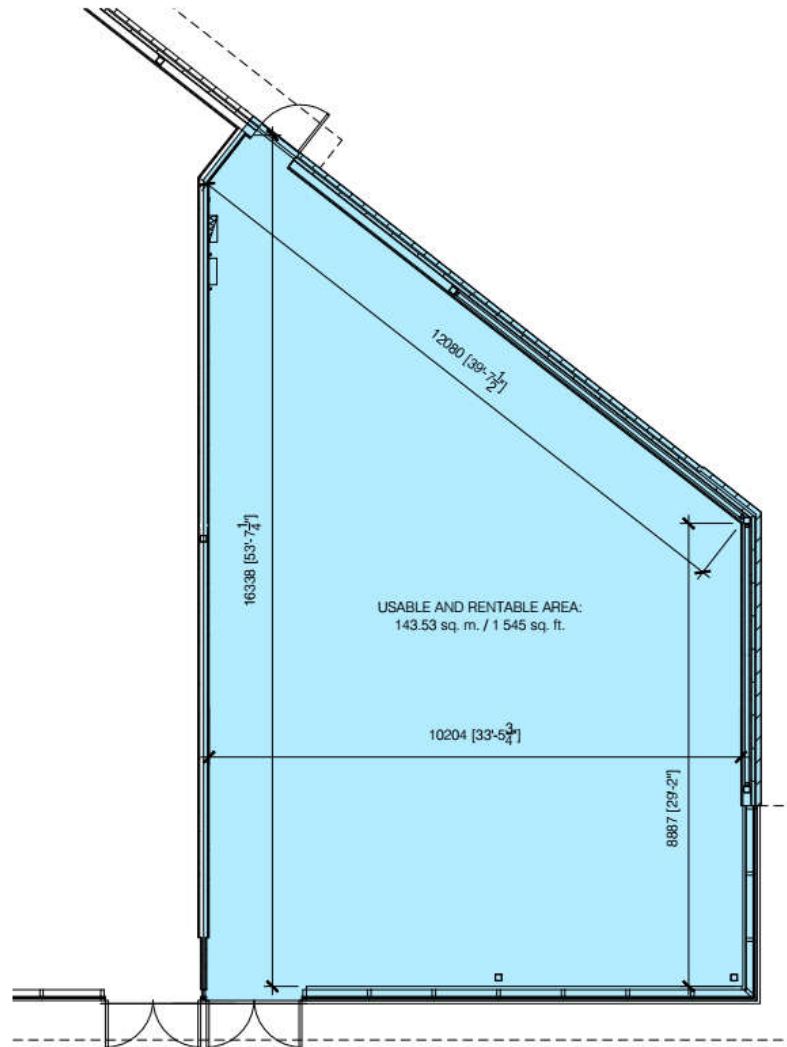
## PLATEAU ST-JOSEPH





# PLAN

## GROUND FLOOR / 3600, MGR FORTIER BLVD – SUITE 300







# IMMEX SOCIÉTÉ IMMOBILIÈRE

## QUALITY, PERSONALIZED AND FAST SERVICES

**MORE THAN 1.9 MILLION SQ. FT.  
OF OFFICE, COMMERCIAL  
AND INDUSTRIAL SPACES**

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**FOUNDED OVER 50 YEARS AGO**

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**IMMEX SOCIÉTÉ IMMOBILIÈRE PROMOTES  
SOCIAL ENGAGEMENT IN THE COMMUNITY  
AND IS COMMITTED  
TO REDISTRIBUTING 1% OF ITS  
ANNUAL REVENUES TO VARIOUS  
CAUSES AND CHARITIES.**

### **A HIGHLY-REGARDED COMPANY**

IMMEX Société Immobilière owns more than 1.9 million square feet of property in approximately thirty office, commercial and industrial buildings, more than 270 apartments located in two residential buildings and more than over 3 million square feet of land for development.

Founded over 50 years ago, IMMEX Société Immobilière has acquired extensive expertise and recognition as a leader in real estate development and management in Sherbrooke.

### **IMMEX SOCIÉTÉ IMMOBILIÈRE TEAM**

The IMMEX Société Immobilière team can rely on more than 30 dedicated employees who are experienced in development, property management and building maintenance. Our qualified team is made up of project managers, builders and entrepreneurs.

### **QUALITY SERVICES FOR OUR TENANTS**

IMMEX Société Immobilière is known as an efficient real estate developer and property manager. We take great care to maintain and modernize our buildings. Our commitment to our tenants is distinguished by our personal service and our quick response time.



[IMMEX.CA](http://IMMEX.CA)