



Business Opportunity Ariela Phase I, S.E.C. et Développement Ariela S.E.C.

**Call for tenders
September 6th, 2024**

Executive Summary

- Raymond Chabot Inc (RCI), as Receiver of the assets of Ariela Phase I, S.E.C. and Développement Ariela S.E.C., has initiated and is coordinating a call for tender's process for the purchase of two (2) properties.

SUMMARY OF ASSETS FOR SALE

➡ Lot 1 : Multi-residential building representing Phase 1 of the Ariela Projet located at 8501, rue de la Comtoise at Québec (register 6 427 852)

- Built in 2022
- Approximately 104,948 square feet, distributed over 6 floors
- 134 indoor parking spaces on two levels
- Foundations: Reinforced concrete footings
- Structure: Reinforced concrete structure
- 69 residential apartment units on 6 floors
- 18 apartment units already leased
- Sold as is, without legal warranty, in its current condition

➡ Lot 2 : Land with building under construction adjacent to lot 1 located at 8555, rue de la Comtoise at Québec (register 6 427 853)

- This building is incomplete and in a very early stage of construction, with only part of the foundation in place
- Approximately 119,302.76 square feet of land to be used for phases 2 to 4 of the Ariela Project
- Sold as is and without legal warranty, in its current condition

ADDITIONAL INFORMATION AND TIMETABLE

- ➡ The 2 lots can be purchased together by the same buyer.
- Assets will be free of any liens.
- Assets may be viewed by appointment only by contacting Mr. Ludovic Labonté at the coordinates below.
- All bids must be received by e-mail at AppelOffres@rcgt.com or Labonte.Ludovic@rcgt.com before **October 31st, 2024, at 3 p.m.**, and bids will be opened **without** the presence of the bidders.

CONDITIONS OF SALE

- ➡ The terms and conditions of sale apply to all bids submitted. They form an integral part of this solicitation, and it is the bidder's responsibility to obtain a copy.
- RCI reserves the right to cancel the call for tender's process at any time without cause and the bidder acknowledges that it shall not be entitled to claim any compensation as a result of such decision.
- RCI is under no obligation to accept the highest or any bid whatsoever, reserving the right to dispose of the property in any other manner provided by law.

For all inquiries,
please contact :

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