

EXCLUSIVE
OFFERING

LE CIRCUIT
MONT-TREMBLANT

*Live your
Passion*

CBRE

± 13 MILLIONS SQ. FT.
± 304 ACRES



A once in a lifetime, **generational opportunity** to acquire a fully operational racetrack with long-term redevelopment potential in the **most coveted touristic area** in Quebec.



CBRE Limitée has been retained on an exclusive basis to arrange the sale of a unique international grade racetrack in one of North America's most exceptional locations.

Le Circuit Mont-Tremblant (the "Property") was built by racing enthusiasts nearly 40 years ago in the shadow of the majestic Mont-Tremblant. From its inaugural race on August 3, 1964, Le Circuit represents 4.27km of world-class racetrack, home to numerous automobile and motorcycle clubs, and the national Canadian Karting Championship, that attract racing fans the world over.

The Opportunity can also include the legendary Jim Russell Racing School,

renowned for providing aspiring racers the chance to learn from pros and enhance their driving skills, using state-of-the-art Formula 2000 race cars.

Situated along the banks of Devil's river, the Site rests on ±13M square feet of land, on Chemin du Village, nestled between Lac Ouimet and Lac Mercier. At a stone's throw from Mont-Tremblant Ski Resort, in the heart of the Laurentians, the Site also boasts a unique opportunity for a residential redevelopment.

The deadline to submit bids will be April 15th, 2021 at 4pm.



Regional Overview

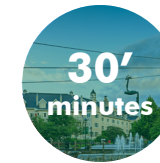
The City of Mont-Tremblant is located about 100 km north of Montreal, in the **HEART** of the picturesque Laurentian Mountains

Renowned for its beauty and scenic landscapes, Tremblant represents your one-stop-shop for best in class nature and outdoor living. Well served by an international airport, the Mont-Tremblant area is privileged to have on its territory the Tremblant Resort, ranked among top 25 ski villages in the world by National Geographic in 2014. Visitors enjoy more than 600 acres of skiable terrain, outstanding

golf courses, the National Park and the Mont-Tremblant Casino. World-class events are held in Tremblant, including one leg of the Ironman race series and the International Blues festival. Four-season activities and events complement European style world class lodging, and the famous pedestrian Village with its enticing shops, restaurants, and festive atmosphere.



Visitors per year



From Mont-Tremblant International Airport



6 Major rivers
400 lakes and streams





MAKE **PASSION** YOUR **A REALITY**

Le Circuit Mont-Tremblant represents a unique automotive racetrack with international level kart facilities, in one of the most scenic environments in North America. Its twisty 15-corner design utilizes the natural topography of the land, to make the circuit a world-class challenge, even to the most experienced drivers. The hillsides around the track provide natural grandstands affording spectators with magnificent elevated vantage points.

Extensive renovations were done while maintaining Le Circuit's original character.

WHAT **ARE** YOU **GETTING**

- A complete resurfacing of the track with its width increased from 28 to 40 feet
- New gravel traps and large runoff areas were added to meet FIA safety regulations
- The pit lane has been completely restructured
- The track has 15 turns and is 4.27 km long
- The new Timing Tower includes a pressroom, capable of accommodating up to 200 people
- New timing and scoring equipment
- Improved medical facility to meet FIA standards

Property Highlights

PROPERTY DETAILS

Land Area (sq. ft.)	± 13,244,302
Lot Number	4 651 111, 3 054 647 2 803 320, 2 803 169, 2 803 170, 2 802 630, 2 802 761
Address	1209-1211, 1281 chemin du Village
Municipal Services	In place
Servitudes	To be verified

* the Property includes offsite staff accommodations located at 158 chemin Seguin and 1209-1211 chemin du Village

FINANCIAL INFORMATION

Municipal Taxes (2021)

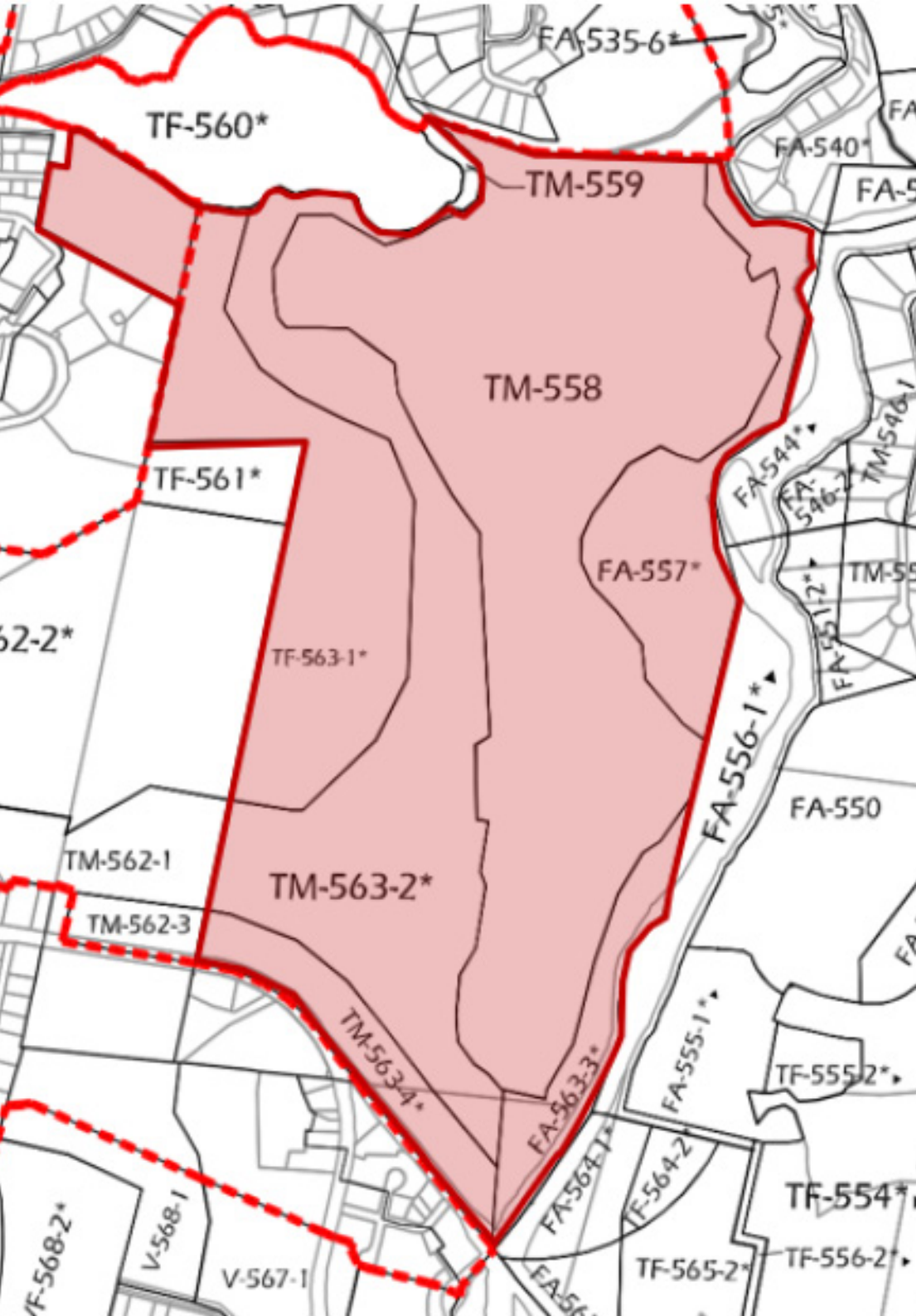
1209-1211, chemin du Village	\$2,637.60
1281, chemin du Village	\$82,301.35
Seguin Road	\$841.81
158 Seguin Road	\$2,263.04

School Tax (2020-2021)

1209-1211, chemin du Village	\$323.09
1281, chemin du Village	\$8,314.02
Seguin Road	\$100.13
158 Seguin Road	\$245.86



Zoning



Municipal by-laws (2008) - 102

Zone	TM-158
Authorized usages	Commercial: C6 (recreational) C8 (lodging)
Height	2 floors (maximum)
Site coverage ratio	15 % (maximum)

Zone	TM-559
Authorized usages	Street for local access

Zone	FA-557 & FA 563-3
Authorized usages	Conservation: C0-1

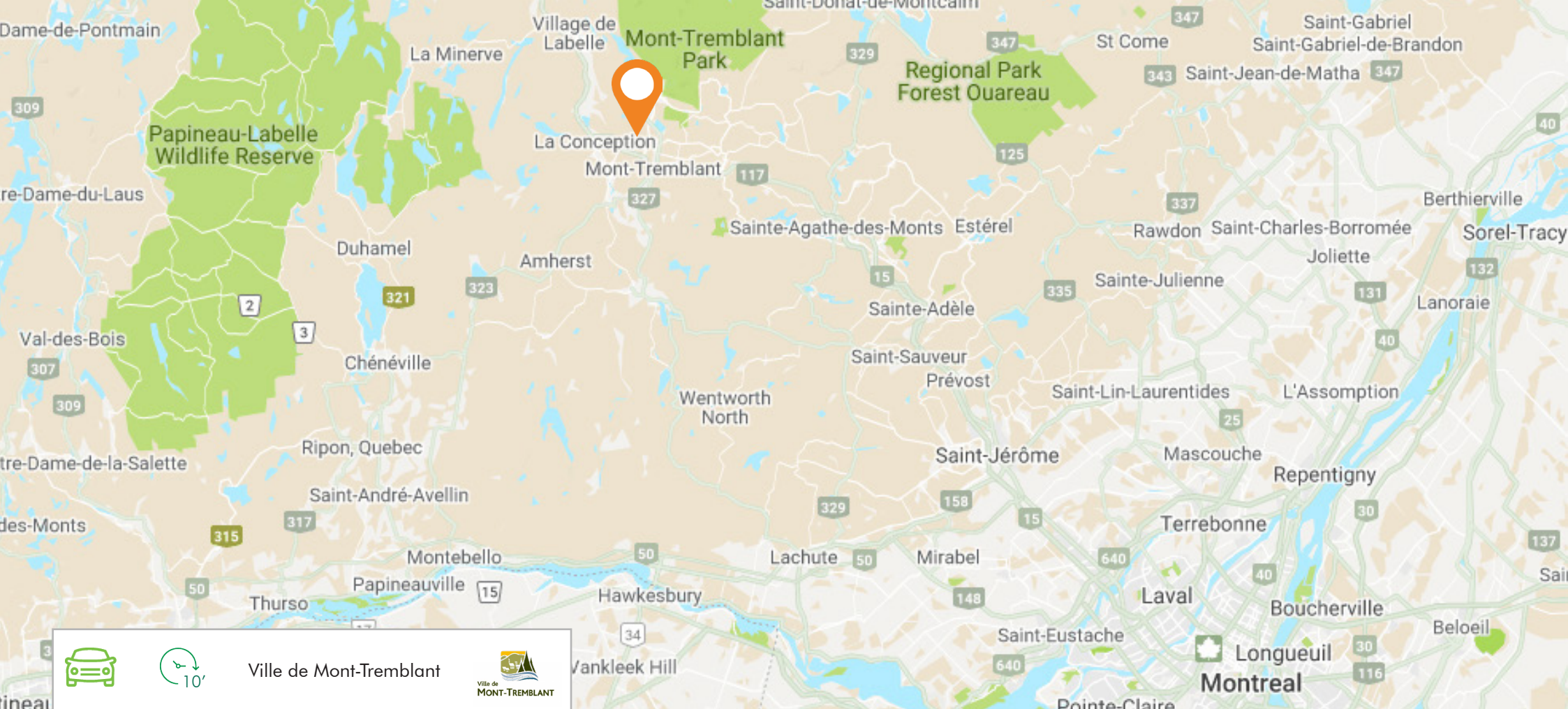
Zone	TM-558* & TF-563-4**
Authorized usages	Commercial: C6*/** (recreational) C8** (lodging)
Height	2 floors (maximum)
Site coverage ratio	30 % (maximum)










Zone	TF-563-1 & TM-563-2
Authorized usages	Commercial: C6 (recreational) C8 (lodging)
Height	2 floors (maximum)
Site coverage ratio	15 % (maximum)

Operating restrictions	Refer to by-laws (2003) - 53
------------------------	------------------------------

Master Plan (2008) - 100

Authorized usages	Mixed Touristic
Compatible usages	Residential
Density	5 dwellings (or units) / hectare



		Ville de Mont-Tremblant	
		Highway	
		Montréal / Downtown	

Contact us

RYAN CYMET, SIOR
 Senior Vice President
 Real Estate Broker
 +1 514 737 2403
 ryan.cymet@cbre.com

JEAN-PHILIPPE DAUNAIS, SIOR
 Senior Vice President
 Chartered Real Estate Broker
 +1 514 737 4798
 jp.daunais@cbre.com

DAVID A. MALKA
 Associate
 Commercial Real Estate Broker
 +1 514 629 6711
 david.malka@cbre.com



CBRE Limited, Real Estate Agency
 1250, boulevard René-Lévesque Ouest, bureau 2800 | Montréal (Québec) H3B 4W8 | www.cbre.ca

www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Agency, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.