



FOR SALE / COMMERCIAL BUILDING/OFFICE

\$799,000 + GST/QST

512 Rue Principale

Cowansville (Montérégie)

14613 sq. ft..

CONTACT REAL ESTATE BROKER



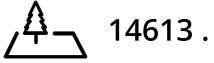
Mark Orsini

Real Estate Broker
groupe sutton - clodem
inc.

514-364-3315



For sale / Commercial building/Office



PROPERTY DETAILS FOR SALE

ADDRESS

512 Rue Principale, Cowansville (Montréal), J2K1J7

TV + INTERNET

INSCRIPTION

17034306

TYPE

Commercial building/Office

CONSTRUCTION

1940

MUNICIPAL EVALUATION

\$381,800 (2023)

OCCUPATION

30 days

[View on the map](#)

DESCRIPTION OF THE PROPERTY FOR SALE

Situated in a fantastic location of the Eastern Townships with an established local landmark restaurant (Il Castello de Sweetsburg). Exceptional and loyal clientele base. The business has been in operation since 1992. The capacity inside is 75 seated people + 44 people on the terrace. The immovable is detached on 14,600 sq.ft. with plenty of parking. The 2nd floor has a separate dining room which can

accomodate small parties. Intimate terrace for wonderful summer nights and a full basement for storage (currently occupied with fridges, stock and inventory, staff bathroom and office. The immovable has always been well maintained over the years.

The building must be sold with the restaurant.

Sale without legal warranty of quality, at the buyer's risk and peril

Dimensions



Lot surface 14613 PC

Building dim. 45x42 P

Building dim. *Irregular*

Characteristics



Water supply Municipality

Heating energy Electricity, Natural gas

Equipment available Central air conditioning, Wall-mounted air conditioning, Alarm system, Wall-mounted heat pump

Foundation Poured concrete

Kind of commerce Restaurant

Type of business/Industry	Service
Basement	6 feet and over
Sewage system	Municipal sewer
Zoning	Commercial

Expenses



Energy cost	\$14,155.00
Water taxes	\$407.00
Municipal Taxes	\$8,699.00
School taxes	\$247.00

Advertising

