

**LES IMMEUBLES PHILIP LEMAY INC.**

Business corporation owned by a Certified Residential and Commercial Real Estate Broker AEO

Royal LePage Vallée de l'Outaouais, Real Estate Agency

210, chemin d'Aylmer #porte 14

Gatineau (QC) J9H 1A2

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groupe@philiplemay.com**\$775,000**

148 Rue Principale, Gatineau (Aylmer), J9H 3M4 (Frank Robinson)

Centris No.**28146871 (Active)****Seller's Declaration****Yes**

Property Type	COM	Occupancy	45 days PP/PR Accepted
Style	Building	Deed of Sale Signature	45 days PP/PR Accepted
Condominium Type		Lot Eval.	\$214,800 (2025)
Property Use	Other	Building Eval.	\$434,800 (2025)
Building Type	Detached	Mun. Taxes	\$17,305 (2025)
Year Built	1950	School Taxes	\$400 (2024)
Building Size	26.8 X 25.1 ft	Type of Business	Restaurant
Lot Size	40 X 128.6 ft		
Lot Area	5,136.11 sqft	Zoning	Commercial
Cert. of Location	Yes (2003)		



Use of space – Available area (Commercial)	1,489 sqft
Annual Sales	
Total expenses before debt service (bulk)	
Total taxes and annual expenses	\$17,705

**Inclusions**

Make a request to the listing broker.

Exclusions

Sewage System	Municipality	Property Amenity	Wall-mounted air conditioning, Alarm system
Water Supply	Municipality		
Foundation	Poured concrete		
Dividing Floor		Parkg (total)	Driveway (6)
Loading Platform		Environmental Study	

This exceptional property comes fully equipped for a restaurant and is ideally located in the vibrant and sought-after heart of old Aylmer. The location provides a wealth of opportunities to take full advantage of its prime position, whether for culinary ventures or other business pursuits. The second floor offers a generous and flexible space, providing ample room for a range of possibilities. Whether you're looking to establish professional offices or explore alternative uses, this floor is ready to be customized to meet your specific needs and requirements.

The asking price includes the restaurant.

Source: Royal LePage Vallée de l'Outaouais, Real Estate Agency

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