



## 70 Prom. du Portage, Gatineau (Hull), QC, J8X 2K1

**\$1,650,000**

**MLS® # 11689269**

**\$10,600.00 /month**



### Commercial For Sale Or For Lease In Gatineau (Hull), Quebec

**\$1,650,000**

**\$10,600.00 /month +GST/QST**

#### Property Information:

BUSINESS OPPORTUNITY - Here is your chance to acquire a restaurant including one of the most beautiful terraces in Gatineau with view on Zibi and Ottawa. Commercial building for sale, possibility of restaurant, 200 seats (100 int/100 ext), perfect for owner occupant or investor. Very strategic location with the development of the Plains and the Zibi complex. Centennial building with superb cachet.

**\*\* Sale without legal guarantee of quality, at the buyer's risk.**

#### Building Features:

<b>Style:</b>	Detached
<b>Basement:</b>	6 feet and more, Outdoor entrance
<b>Equipment/Services:</b>	Central air conditioning, Central heat pump
<b>Roofing:</b>	Asphalt and gravel, Elastomeric membrane
<b>Siding:</b>	Aggregate, Brick, Stone
<b>Heating Energy:</b>	Natural gas
<b>Water Supply:</b>	Municipality

**Sewage System:** Municipality

## Taxes:

**Municipal Tax:** \$19,842

**School Tax:** \$681

**Annual Tax Amount:** \$20,523

## Property Assessment:

**Lot Assessment:** \$334,200

**Building** \$374,500

**Assessment:**

**Total Assessment:** \$708,700

## Property Features:

**Built in:** 1908

**Floor Space** 2746.0 Square Feet

**(approx):**

**Lot Depth:** 41.83 Metre

**Lot Frontage:** 10.06 Metre

**Lot Size:** 4626.00 Square Feet

**Zoning:** COMM

Courtesy of: Royal LePage Vallée De L'Outaouais

Data provided by: Centris - 600 Ch Du Golf, Ile -Des -Soeurs, Quebec H3E 1A8

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## Additional Photos

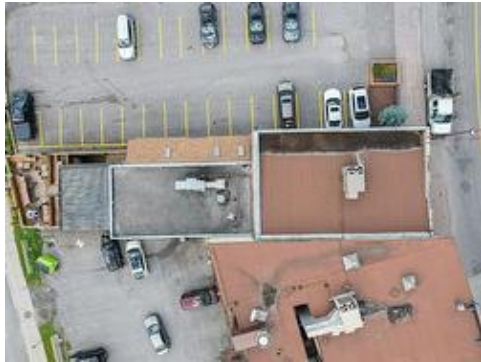












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