

FOR SALE / COMMERCIAL BUILDING/OFFICE \$499,000

138 - 138A Rue St-Louis

Warwick (Centre-du-Québec)

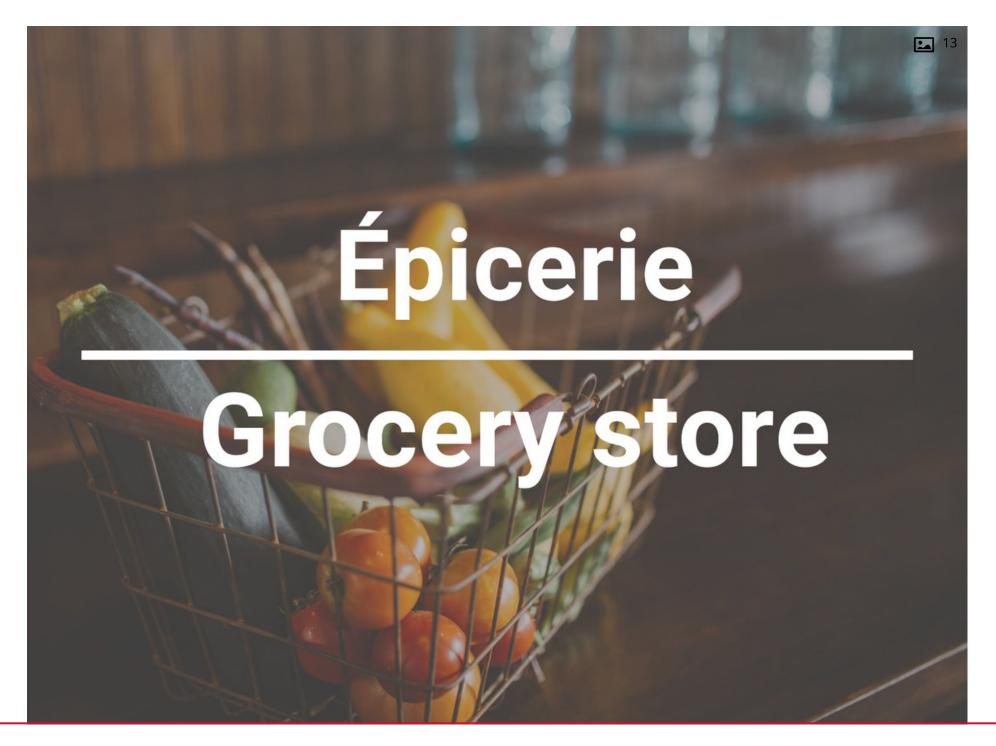
801.1 sq. m.

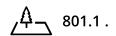
CONTACT REAL ESTATE BROKER



Leo Liangguo GuangReal Estate Broker
groupe sutton - clodem
inc.

5149718628





PROPERTY DETAILS FOR SALE

ADDRESS

138 - 138A Rue St-Louis, Warwick (Centre-du-Québec), J0A1M0

INSCRIPTION TYPE

25525617 Commercial building/Office

MUNICIPAL EVALUATION OCCUPATION

\$280,800 (2022) 60 days

View on the map

DESCRIPTION OF THE PROPERTY FOR SALE

Grocery store, must be sold with building together! Very well located opposite the church with ample parking. With large basement used as storage room. Business in operation for over 50 years, very big potential, same owner for over 17 years. Large 4½ apartment for owner occupant. Reason for sale: Retirement. For detailed information, please call the listing agent.

* Operating expenses:

- Property tax: 5284\$/year

- Utilities: 19842\$/year

Information request

- Insurance: 6533\$/year

- Store Area: 3300 sqft + basement

- Business time: Monday - Sunday: 8:00Am-11:00Pm

Included: Including Depanneur business at the first floor, and all equipment for operating Depanneur business, except those rented with suppliers.

Excluded: The Buyer must pay extra for the inventory of Depanneur.

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

Dimensions	~
Lot surface	801.1 MC (8623 in ²)
Lot dim.	29.36x38.84 M
Lot dim.	Irregular
Building dim.	19.5x18.51 M
Building dim.	Irregular
Characteristics	▼
Driveway	Asphalt
Heating system	Space heating baseboards Information request

Water supply	Municipality
Heating energy	Electricity
Windows	Aluminum
Foundation	Poured concrete
Kind of commerce	Grocery store
Type of business/Industry	Retail
Siding	Aluminum
Basement	6 feet and over, Partially finished
Parking (total)	Outdoor (6 places)
Sewage system	Municipal sewer
Roofing	Asphalt shingles
Zoning	Commercial, Residential
Expenses	✓

Information request

Insurance	\$6,533.00
Energy cost	\$19,842.00
Municipal Taxes	\$5,284.00
School taxes	\$1.00



© 2024 Sutton Québec All rights reserved. Website design by Vortex Solution.