



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 Lianguo Guang

Real Estate Broker
groupe sutton - clodem
inc.

5149718628

Information request



Épicerie

Grocery store

For sale / Commercial building/Office



PROPERTY DETAILS FOR SALE

ADDRESS

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

INSCRIPTION

25525617

MUNICIPAL EVALUATION

\$280,800 (2022)

TYPE

Commercial building/Office

OCCUPATION

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

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- 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 in²)

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