

Commercial building/Office for sale , Mont-Tremblant  
\$1,400,000 +GST/QST



MLS 19482942

### **Address**

435, Rue des Pionniers, Mont-Tremblant

### **Description**

Rooms : 0 | Bedrooms : 0 | Bathroom : 0 | Powder room : 0

A rare opportunity awaits at 435 Rue des Pionniers in Mont-Tremblant, home to the renowned Saint-Arnauld Microbrasserie. This building currently accommodates a fully operational resto-bar, offering prime investment potential with its strategic location just off Route 117 and near the Mont-Tremblant resort, ensuring high visibility. Equipped with a full kitchen, walk-in fridge (all equipment belongs to the tenant), and alcohol license, it generates a net rental income of \$98,000 per year. Ample parking and flexible lease terms make it a turn-key investment with great potential.

## CHARACTERISTICS

<b>Property Type</b>	Commercial building/Office	<b>Year of construction</b>	1996
<b>Type of building</b>	Detached	<b>Trade possible</b>	
<b>Building Dimensions</b>	18.40 m x 24.53 m	<b>Certificate of Location</b>	
<b>Living Area</b>	0.00	<b>Deed of Sale Signature</b>	
<b>Lot Dimensions</b>	64.62 m x 91.45 m	<b>Pool</b>	
<b>Zoning</b>	Commercial	<b>Parking</b>	
<b>Water supply</b>	Municipality	<b>Driveway</b>	
<b>Roofing</b>		<b>Garage</b>	
<b>Siding</b>		<b>Lot</b>	
<b>Windows</b>		<b>Topography</b>	
<b>Window Type</b>		<b>Distinctive Features</b>	
<b>Energy/Heating</b>		<b>View</b>	
<b>Basement</b>		<b>Proximity</b>	Highway
<b>Bathroom</b>		<b>Sewage system</b>	Municipal sewer
<b>Kind of commerce</b>	Restaurant		
<b>Type of business/Industry</b>	Service		

## Dimensions

Width of the building	18.40 m
Depth building	24.53 m
Living area	0.00
Lot frontage	64.62 m
Depth of field	91.45 m
Lot Size (Sq. ft.)	5,748.40 m <sup>2</sup>

## Fees and taxes

Municipal Taxes :	\$7,630 (2024)
School taxes :	\$698 (2024)
<b>Total</b>	<b>\$8,328</b>

## Municipal evaluation

Year	2024
Lot	\$297,600
Building	\$501,300
<b>Total</b>	<b>\$798,900</b>

## ROOM DIMENSIONS

**Rooms : 0 | Bedrooms : 0 | Bathroom : 0 | Powder room : 0**

ROOMS	LEVEL	DIMENSIONS	TYPE OF FLOORING	ADDITIONAL INFORMATION
-------	-------	------------	------------------	------------------------

## EXCLUSIONS

Tenant's inventory

## ADDENDA

A rare opportunity awaits at 435 Rue des Pionniers in Mont-Tremblant, where the renowned Saint-Arnauld Microbrasserie is

located. This building currently accommodates a fully operational resto-bar, a prime investment for those looking

to own a prestigious property in one of Quebec's top destinations. With its strategic location just off Route 117 and a short distance from the iconic Mont-Tremblant resort, this building boasts unmatched visibility and is surrounded by thriving local businesses.

Ample parking ensures convenience for patrons, adding to the property's appeal. The leasing terms of the restaurant can be

discussed with the future owner, providing flexibility to shape the future of this vibrant establishment.

With a net rental income of \$98,000 per year, this is a rare chance to acquire a turn-key investment property with substantial potential. Whether you're looking to maintain the existing operation or explore new ventures, this is an opportunity not to be missed in the heart of Mont-Tremblant.