

835 SAINT-LOUIS GATINEAU

AREA : 2,800 SQ. FT.

PMML

FOR SALE



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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Single Tenant

PROPERTY DESCRIPTION

Discover this versatile commercial property offering 2,800 sq. ft. of building space on an 8,121 sq. ft. lot, located in the heart of a strategic area of Gatineau. This well-maintained building comes with an active municipal business permit for food-related activities, including catering services — an ideal opportunity to relocate your own restaurant, food production, or related service business. Situated on a busy thoroughfare close to services, schools, and public transit, this location ensures exceptional visibility and easy access for clients.

HIGHLIGHTS

- ✓ Operational building ready for use upon acquisition.
- ✓ Strategic location on Saint-Louis Street.
- ✓ Option to include equipment for food production.
- ✓ High-capacity electrical infrastructure suitable for demanding commercial operations.

ASKING PRICE :

\$575,000

+ GST/PST

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

To be verified

ADDITIONAL INFORMATION

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

Active business permit for catering services (grandfathered use), issued by the City of Gatineau for Traiteur L'Indocile, located at 835 Saint-Louis Street. Renewed on March 7, 2025, and valid until December 31, 2025.

The establishment is located in a zone allowing commercial, industrial, community, or recreational use. The permit authorizes the following activities: retail sale of bakery and pastry products 5461 and catering services 5891.

Possibility to include several pieces of equipment with the sale.

Heating and lighting are excluded.



835 Saint-Louis, Gatineau

Main attractions of the sector

- Several rental housing projects in the area are boosting economic activity and local demand.
- Saint-Louis Street is one of the busiest streets in Gatineau, providing excellent visibility.
- Easily accessible public transportation, with several bus stops located along the street.
- A growing area offering outstanding redevelopment potential.



BUILDING DESCRIPTION

General Information

Cadastral number	1 271 623
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Total Municipal Assessment

Cadastre	1 271 623
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Total Municipal Assessment	463 600 \$
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Municipal Land Assessment	137 800 \$
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Municipal Building Assessment	325 800 \$
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Construction

Clearance Height	To be verified
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Number of Storeys	1
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Type of Building	Detached
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Type of Construction	Brick and wood
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Year of Construction	1988
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Features

Plumbing	Good condition
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Condition of Roof	Good condition Roof around 2010, no warranty
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Electrical Panels	Circuit breaker, one 200-amp panel, one 225-amp panel, and one 100-amp panel
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Exterior Siding	Brick
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Condition of Doors/Windows	Between the year of construction (1988) and 2010
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Electromechanical System

Lighting	Fluorescent, incandescent
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Fire System	No
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Security System	Camera installed but not connected
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Existing Facilities	Water meter installed (2024)
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Parking

Type of Parking	Exterior
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Number of Parking Spaces	8 spaces
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Area

Gross Area	2800 sq. ft.
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Leasable Surface Area	2800 sq. ft.
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Land Surface Area	8121 sq. ft.
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Building Area	2800 sq. ft.
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Average Surface Area / Unit	2800 sq. ft.
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FEATURES

Plumbing

Good condition

Heating System

Heat pump, electric baseboards

Exterior Siding

Brick

In-Building Services

Natural gas connection specifically designated to power the catering kitchen ovens. 3 walk-in coolers and 1 freezer.

Condition of Roof

Good condition | Roof around 2010, no warranty

Hot Water System

Independent tanks

Environmental Report

Updates to be done

Service Contract

N/A

Electrical Panels

Circuit breaker, one 200-amp panel, one 225-amp panel, and one 100-amp panel

Condition of Doors/Windows

Between the year of construction (1988) and 2010







