

FOR SALE

75 Promenade du Portage

For sale by the Owner

819-777-9921

marche.omni@videotron.ca

Commercial building for sale (condo subdivided) Features : 3 storey, basement, mezzanine Located : 75 Promenade du Portage, Gatineau (Hull Area) The building is located on Du Portage with a view on the new Zibbi project and downtown Ottawa. There is a possibility to add a fourth storey to the building, an elevator is already in place. The building was completely renovated in 2001. The 2nd and 3rd storey tenants invested 600,000\$ in leasehold improvement in 2001. The furniture of that tenant will stay after the end of his lease. The building is ideal for professional firms by it's location. A municipal parking is available behind the building. The market value of this building (3 condos) is 1,885,000\$ as of last February (see the attached document) Asking price is 1,799,000\$ (without an agent) For more information, Contact Claude Renaud (819) 777-9921 ou (819) 773-9939 Email : marche.omni@videotron.ca



4

