LEXIA REAL ESTATE
REAL ESTATE AGENCY

FOR SALE

615-623 5th de la Pointe Street, Shawinigan, G9N 1E7

Asking Price : 249 000 $ +taxes / **REVISED PRICE : 239 000 $** +taxes

Municipal assessment : 206,500 $ (2018)

- Quadruplex with commercial portion - Municipal and school taxes: $ 7,003
- Built in 1945 with renovations done over the years
- A lot of potential. 4 floors, basement, and commercial space of about 2,243 sq. ft. on the ground floor. Located near a large municipal parking. 3 apartments and a large loft, very bright with beautiful wood floors and high ceilings. Unique and charming ancestral feel.
- May be sold with the adjacent building 627-629 5th de la Pointe Street, Shawinigan. No tenant at the moment. Ready for rapid possession.
- Broker collaboration 2.5% / Co-registration with François Proulx, Sutton Actuel Group, E8384

Your business partner

Lexia Real Estate is able to offer a service that meets your expectations in the field of commercial real estate. Surrounded by a dynamic team, the passion, intergrity and expertisse are three core values that will enable us to complete your rental projects or commercial acquisition. In addition to providing you with outstanding service, our cutting edge technology tools will allow effective strategies in the works of your projects.

Martine Thériault
Real Estate Broker
514.713.9764
martine@lexiaimmobilier.ca

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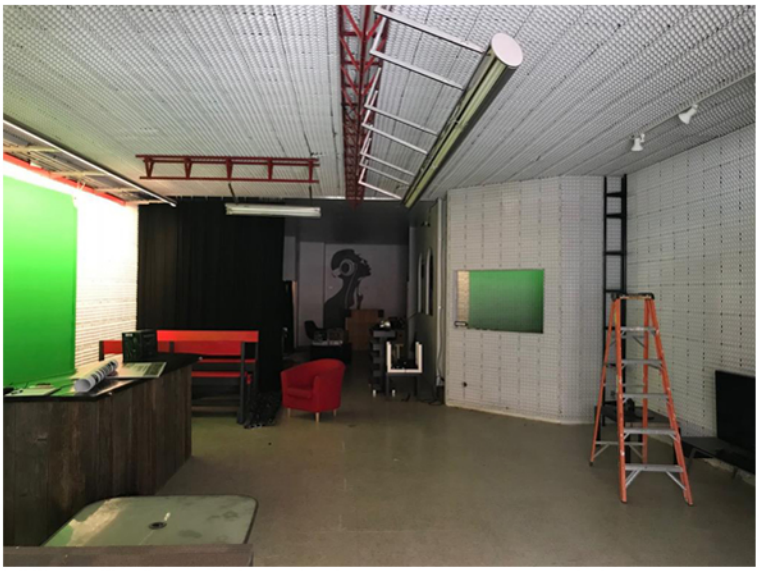

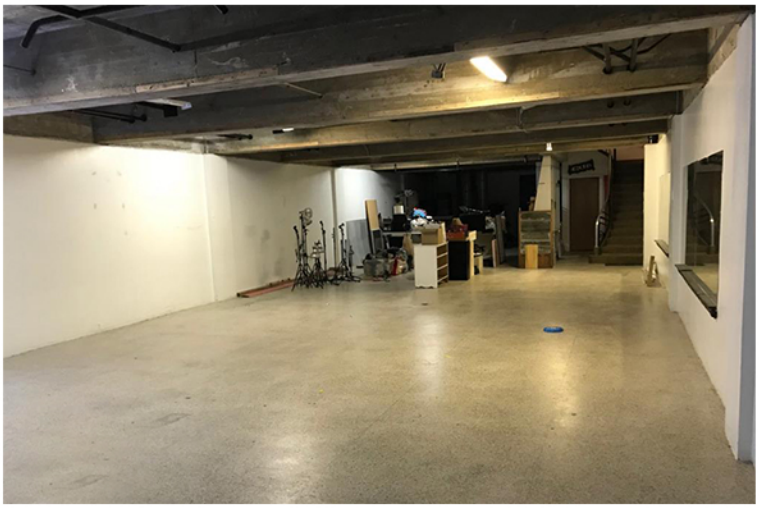

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