



Steve Gaané-Valdes, Residential and Commercial Real Estate Broker, on behalf of:

**Équipe/Team SGV**  
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**Centris No.** 11059796 (Active)

[See all pictures](#)



**\$375,000 + GST/QST**

**809 Route 344**  
**Saint-Placide**  
**J0V 2B0**  
**Region** Laurentides  
**Neighbourhood**  
**Near**  
**Industrial Park**

<b>Property Type</b>	Commercial	<b>Year Built</b>	1980
<b>Style</b>	Building	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Specifications</b>	
<b>Property Use</b>	Commercial only	<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Total Number of Floors</b>		<b>Meeting Minutes</b>	
<b>Building Size</b>		<b>Financial Statements</b>	
<b>Living Area</b>		<b>Building Rules</b>	
<b>Building Area</b>		<b>Building insurance</b>	
<b>Lot Size</b>		<b>Maintenance log</b>	
<b>Lot Area</b>	9,999.67 sqft	<b>Co-ownership insurance</b>	
<b>Cadastre of Immovable</b>	1555085 Cadastre du Quebec	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>		<b>Reposess./Judicial auth.</b>	No
<b>Trade possible</b>		<b>Certificate of Location</b>	No
<b>Zoning</b>	Commercial	<b>File Number</b>	
<b>Type of Operation</b>	Retail, Service	<b>Occupancy</b>	2025-10-21
<b>Type of Business</b>	Restaurant	<b>Deed of Sale Signature</b>	15 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$1,215 (2025)	<b>Electricity</b>	
<b>Lot</b>	\$76,600	<b>School</b>	\$125 (2025)	<b>Oil</b>	
<b>Building</b>	\$100,500	<b>Infrastructure</b>		<b>Gas</b>	
		<b>Business Tax</b>			
		<b>Water</b>			
<b>Total</b>	\$177,100	<b>Total</b>	\$1,340	<b>Total</b>	

<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Property/Unit Amenity</b>
<b>Water Supply</b>	common well	<b>Loading Platform</b>
<b>Foundation</b>	Concrete blocks	<b>Rented Equip. (monthly)</b> Propane tank (\$225)
<b>Roofing</b>	Asphalt shingles	<b>Cadastre - Parkg (incl. pri</b>
<b>Siding</b>	Vinyl	<b>Cadastre - Parkg (excl. pri</b>

<b>Dividing Floor</b>		<b>Parkg (total)</b>	
<b>Windows</b>		<b>Driveway</b>	Unpaved
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Distinctive Features</b>	
<b>Basement</b>	Crawl space	<b>Proximity</b>	
<b>Renovations</b>		<b>Environmental Study</b>	
<b>Water (access)</b>		<b>Garage</b>	
<b>Mobility impaired accessible</b>			

### Inclusions

Griddle: Miraclean model, 60-inch mirror finish with stainless steel base Propane deep fryer: Vulcan model Propane deep fryer: MKE model Fryer draining rack with stainless steel shelf Stove: Vulcan Heavy Duty model (propane) Commercial microwave: SHARP 1000 watts 2 commercial toasters: Hobart and Toastmaster models 4-foot cold prep table: MKE Commercial refrigerator: 2 glass doors, 44 inches, MKE Stainless steel sink with draining board, commercial faucet, and spray hose Commercial sink with com

### Exclusions

Accessories Stainless steel shelves: 3 units Coke refrigerator: 2 units Small portable freezer

### Remarks

Located at 809 Route 344, Saint-Placide, this well-established restaurant offers breathtaking views and a strong reputation within the local community. Fully equipped with professional-grade equipment and a functional kitchen, it is ready to operate from day one. A warm atmosphere, loyal clientele, and strategic roadside location make this business an ideal opportunity for anyone looking to continue a rewarding culinary venture in Saint-Placide. Additionally, it is possible to build up to two residential floors, subject to approval by the City of Saint-Placide.

**Sale with exclusion(s) of legal warranty : The sale is without any legal warranty of quality at the buyer's own risk and peril.**

### Seller's Declaration

No

### Source

GROUPE SUTTON - EXPERT, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.