



PMML

205 ALLAIRE

PONT-VIAU, LAVAL

MULTI-RESIDENTIAL PROPERTY | 86 units | Built in 2019

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Asking price:
\$32,500,000

EXECUTIVE SUMMARY

DESCRIPTION

This **86-unit** multi-residential building, constructed in **2019**, is located in the sought-after Pont-Viau area **of Laval**. This recent property offers high-quality concrete construction, modern units, and a stable rental environment close to major services and transportation hubs.

ASSET STRENGTHS

- Construction 2019
- Concrete structure
- Two elevators
- 106 parking spaces
- View of the Rivière des Prairies

OPPORTUNITY

Institutional asset offering rental stability, quality construction and strategic location in the heart of Laval.



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ASSET HIGHLIGHTS

86 UNITS
MULTIRESIDENTIAL ASSET

CONSTRUCTION

Construction **2019**
Concrete structure

MIXED HOUSING

- 51 x 3½
- 33 x 4½
- 2 x 5½

PARKING

106 parking spaces
87 interiors
19 exteriors

LOCATION

- Sector sought
- Close to services and amenities
- View of the Rivière des Prairies

AMENITIES

- 2 elevators
- Private balconies
- Storage locker
- Gym / mezzanine



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AMENITIES THAT MAKE A DIFFERENCE



ROOFTOP TERRACE

Exceptional view of the
Rivière des Prairies.

TRAINING ROOM

A space dedicated to the
well-being of residents.

PRIVATE BALCONIES

Covered balconies for the
majority of units.

STORAGE SPACES

Additional storage for tenants.



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TECHNICAL CHARACTERISTICS OF THE ASSET



GENERAL INFORMATION

- Property type: Multi-residential building
- Number of floors: 7
- Year of construction: 2019
- Construction type: Concrete
- Detached building

PARKING AND STORAGE

- 106 parking spaces
- 87 indoor parking spaces
- 19 outdoor parking spaces
- Storage spaces available for tenants

EQUIPMENT AND SERVICES

- 2 elevators
- Intercom
- Sprinkler system
- Central hot water
- High energy efficiency gas tanks

SURFACE

31 230 pi²

Total rentable area



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RENTAL PERFORMANCE AND POSITIONING

TARGET CLIENTELE

Active and diverse clientele composed of professionals, retirees and households seeking a quality environment in an established sector of Laval.

RENTAL APPLICATION

The Pont-Viau area benefits from sustained rental demand thanks to its proximity to services, transport and the main employment hubs of the region.

LONG-TERM POTENTIAL

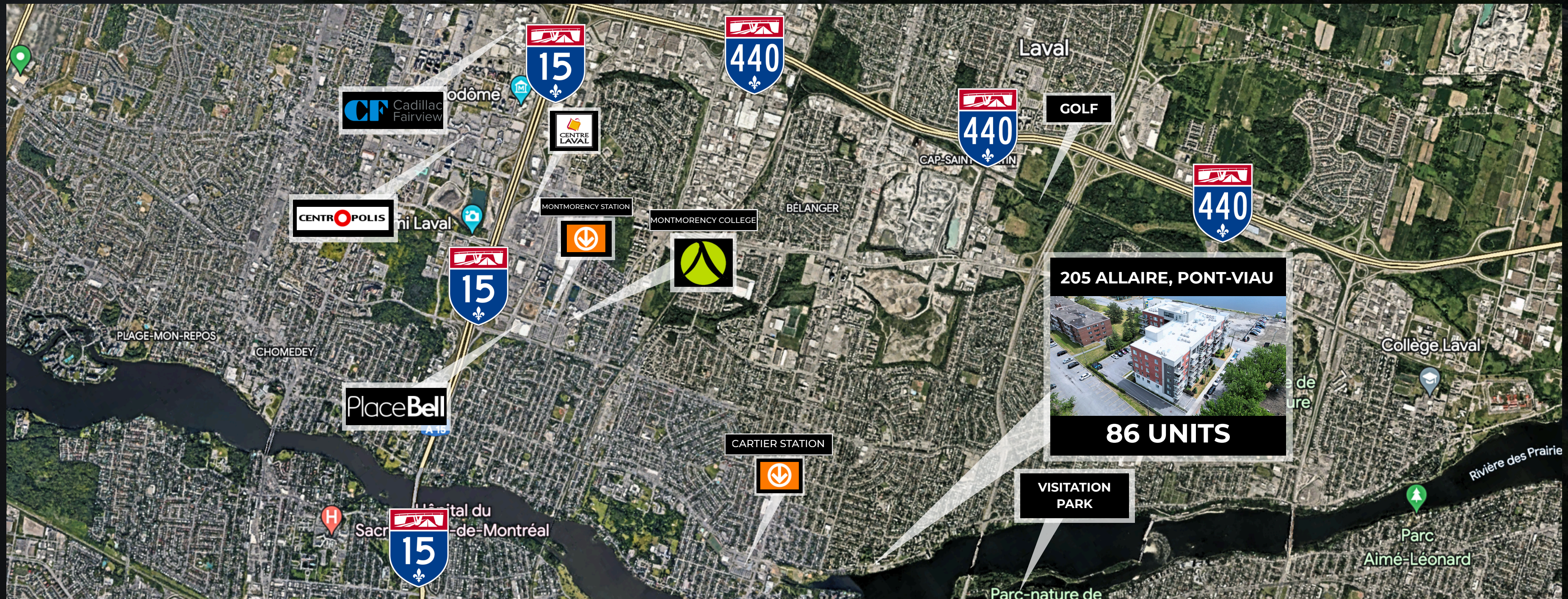
Asset well positioned in a growing sector offering strong potential for appreciation and maintenance of rental demand.



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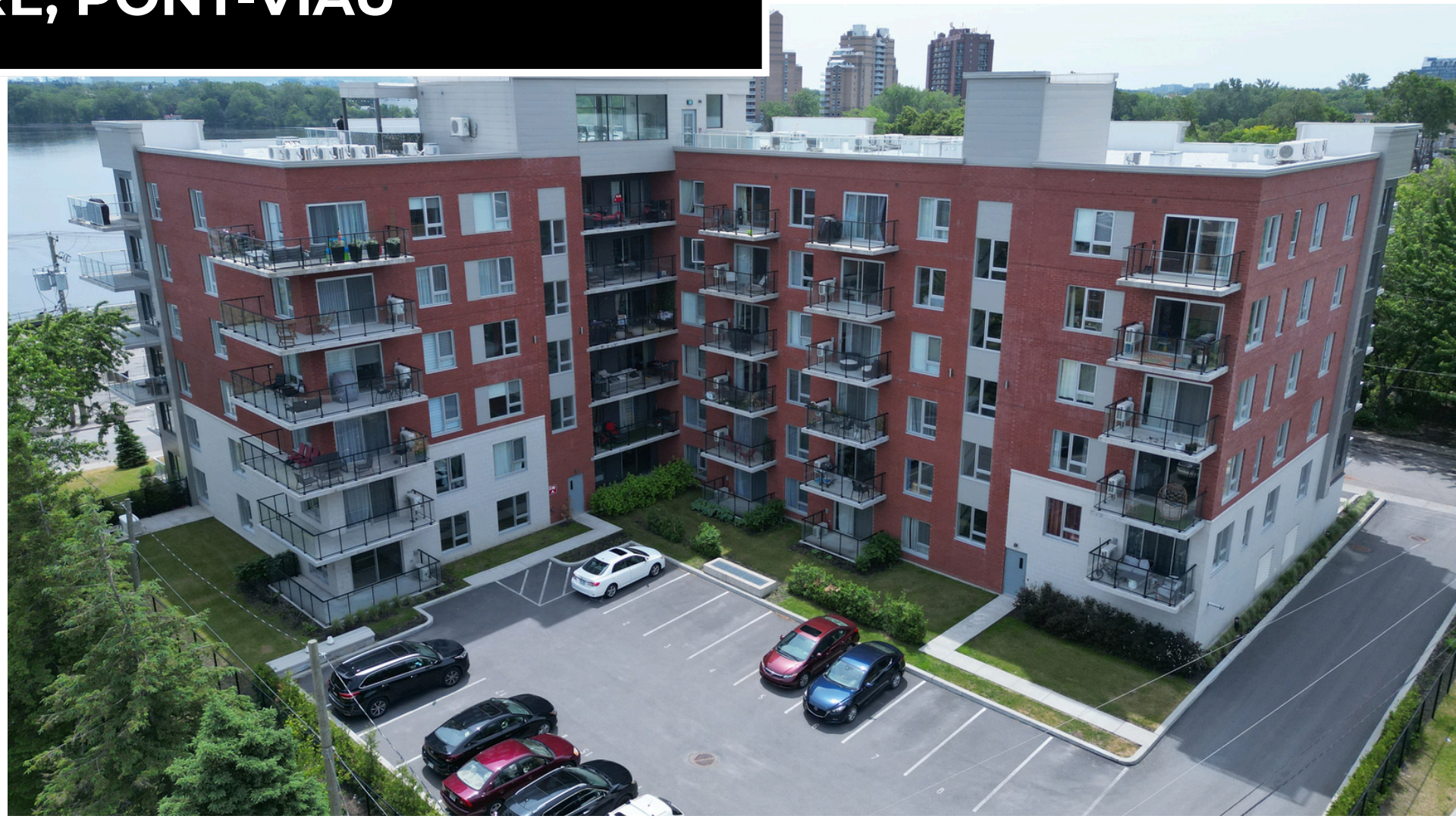
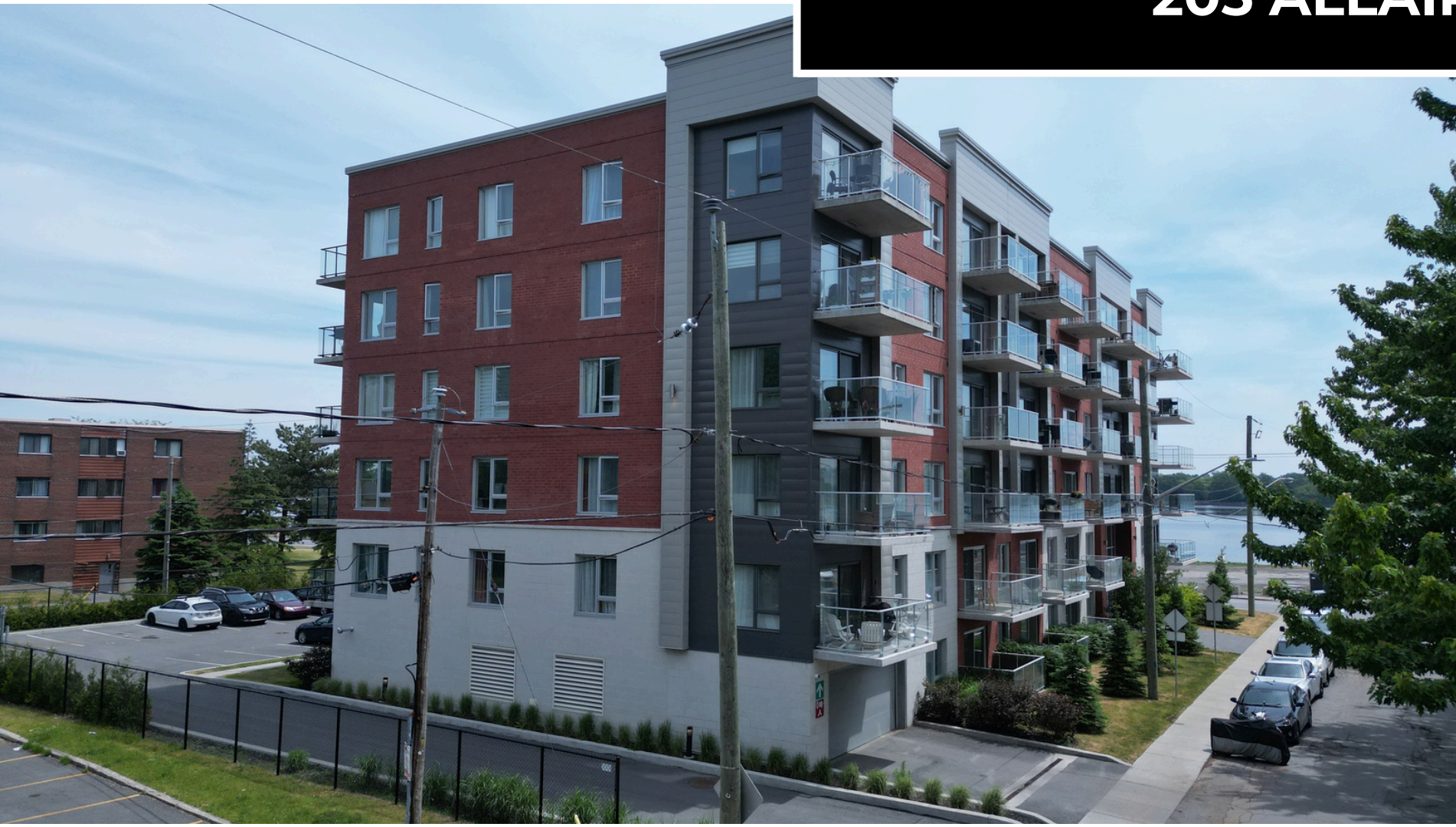


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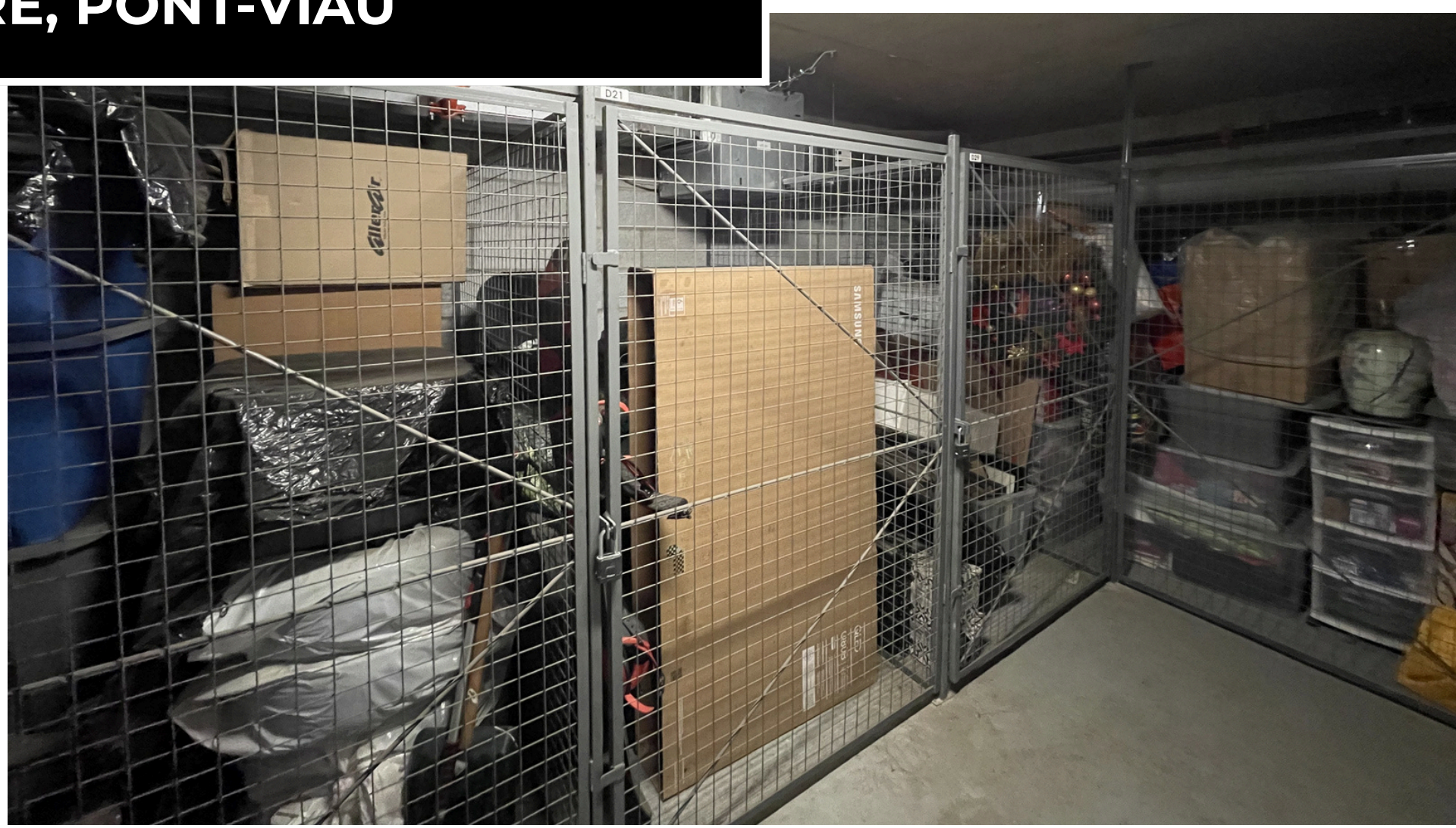


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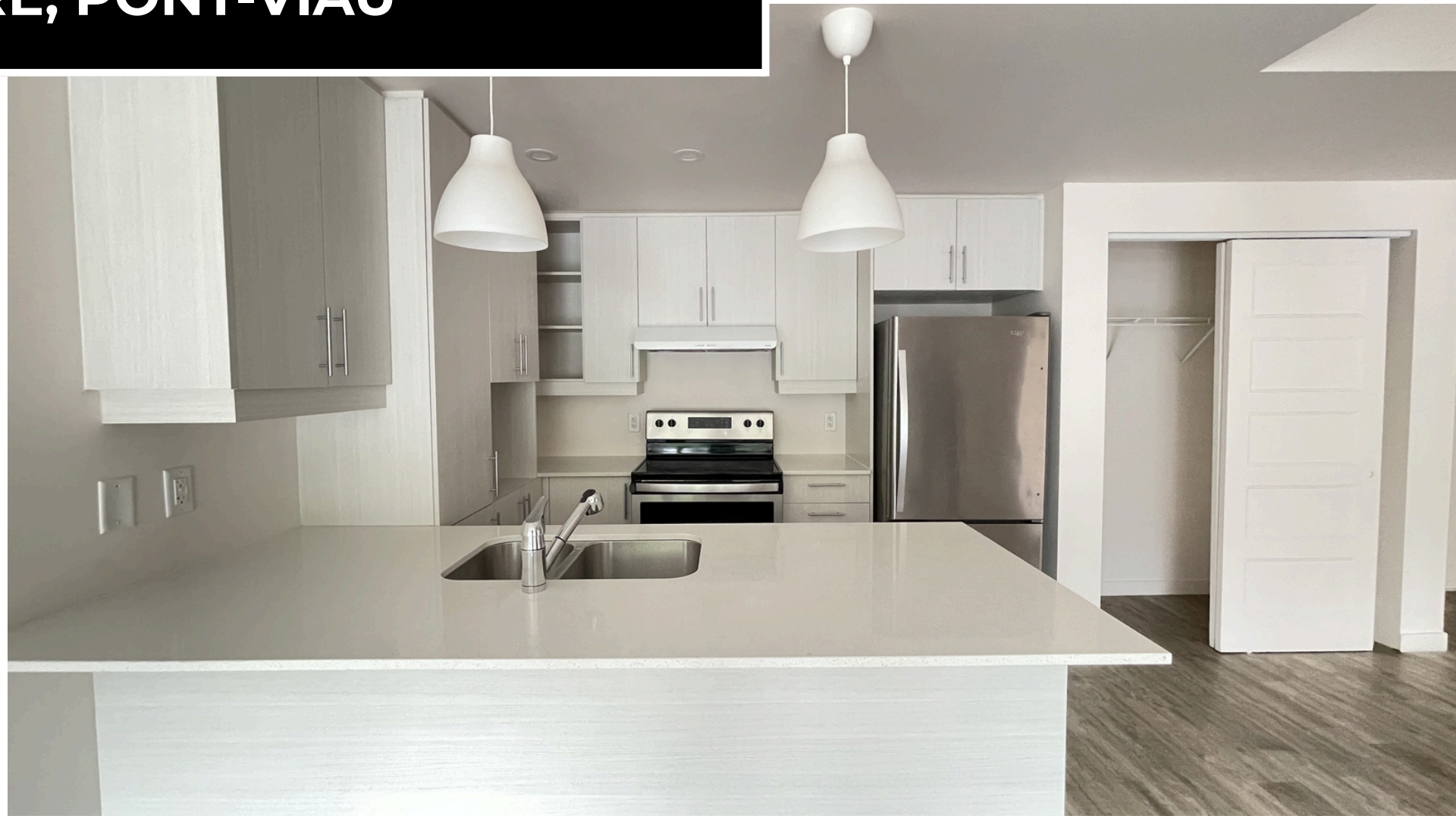


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For more information about this opportunity,
please contact us!



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