

**2660-2662 JARRY EST/
8011 21EME AVENUE
VILLERAY**

**69 RESIDENTIAL UNITS
2 COMMERCIAL UNITS**

STANLEY DÉSORMEAUX-PIERRE

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PMML
CAPITAL MARKETS



OVERVIEW



EXECUTIVE SUMMARY

2660 Jarry Est is a newly built 71-unit (69 residential and 2 commercial) concrete property located in the sought-after Villeray-Saint-Michel-Parc-Extension district. Completed in 2024 by Vertex Construction and managed by Cogir Immobilier, this asset represents an institutional-quality investment, combining modern design, professional management, and lasting value.



BUILDING DESCRIPTION

Bordering Frédéric-Back Park, one of Montréal's most iconic green spaces, and within close reach of Saint-Michel Metro and major city arteries, the property enjoys a vibrant, well-established environment known for its energy, accessibility, and cultural diversity. 2660 Jarry Est stands as a solid, long-term investment in one of Montréal's most active and desirable urban settings.



HIGHLIGHTS

✓ BUILDING FEATURES

- Elevator(s) providing easy access to all floors.
- Underground parking for convenience and security.
- Heat pumps for optimal year-round comfort.

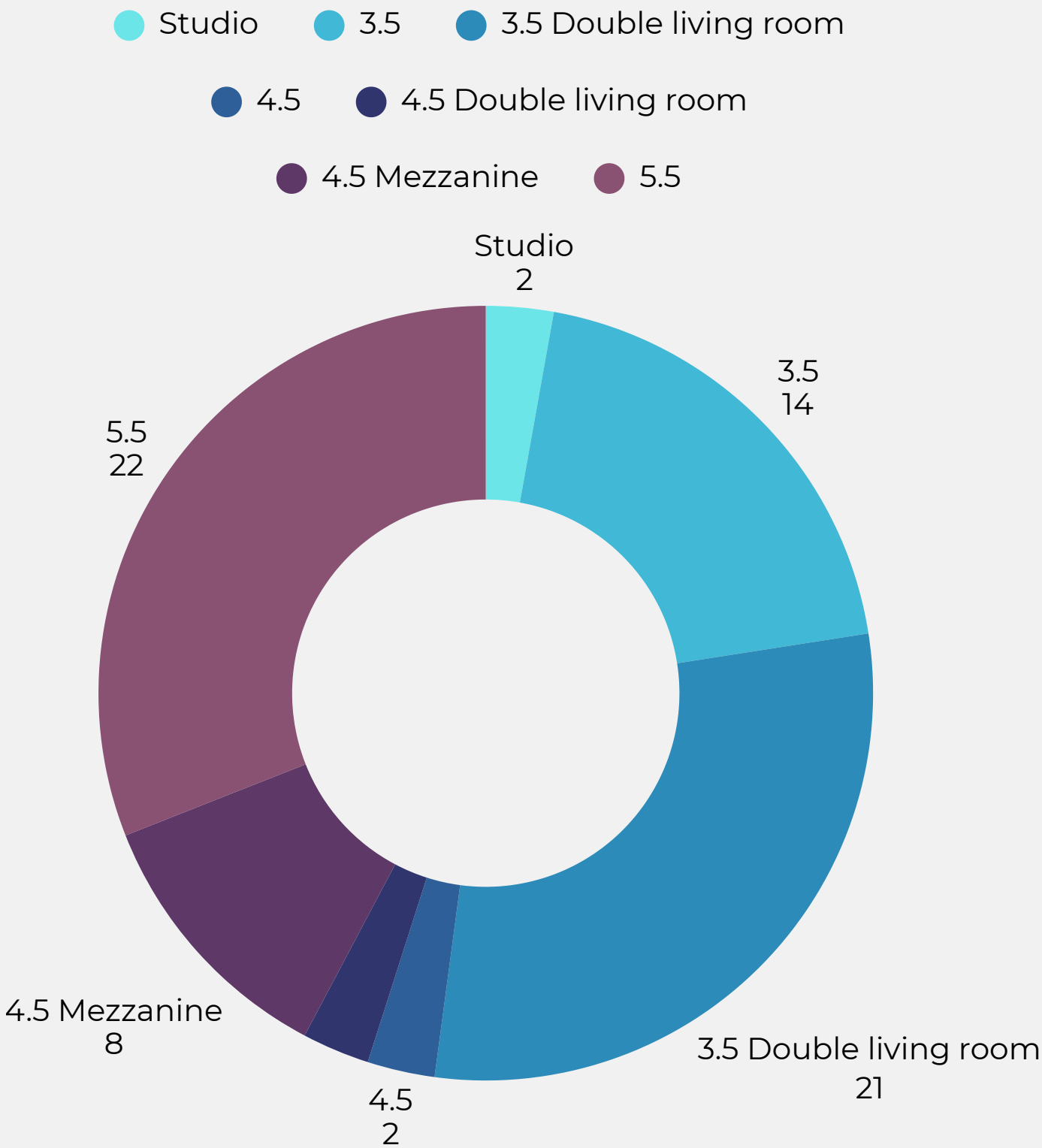
✓ UNIT FEATURES

- Private terraces and balconies, allowing residents to enjoy outdoor space from every unit.
- Five appliances included (fridge, stove, dishwasher, washer, and dryer).
- Two-storey unit options available.
- Patio doors offering direct outdoor access in select units.
- Hot water included in the rent for added convenience.
- Internet access provided to all units.



DISTRIBUTION OF UNITS AND COMMERCIALS

2 commercials
945 sq.ft for each unit



LOCATION MAP

Located at 2660 Jarry East in Villeray-Saint-Michel-Parc-Extension, this property enjoys a strategic position in the heart of Montréal. The area offers excellent connectivity, with Saint-Michel Metro Station and multiple bus routes providing quick access to downtown and major employment hubs.

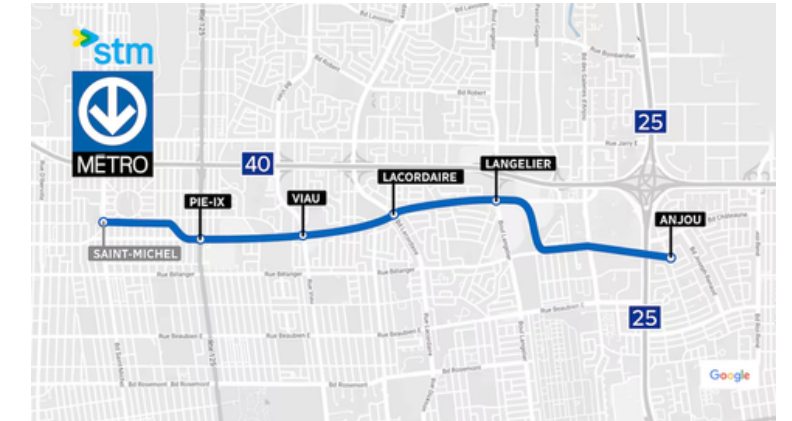
Nearby, residents enjoy a wide range of shops, services, and green spaces, including Frédéric-Back Park, Plaza Saint-Hubert, and Jean-Talon Market. This well-established neighborhood combines urban convenience with community appeal, ensuring consistent rental demand and long-term value growth for investors.



GEOGRAPHICAL CONTEXT - MONTRÉAL

CITY OVERVIEW

Montreal, the largest city in Quebec, is located on the Island of Montreal, at the confluence of the St. Lawrence River and the Rivière des Prairies. Its strategic location makes it a leading economic, cultural and commercial centre in Canada. The city benefits from an extensive public transportation network, including the Montreal Metro, a dense bus network, as well as the new Réseau express métropolitain (REM), facilitating rapid travel throughout the metropolitan area. Montreal is also well connected to Highways 40 and 15, making access to other parts of Quebec and Canada easy.

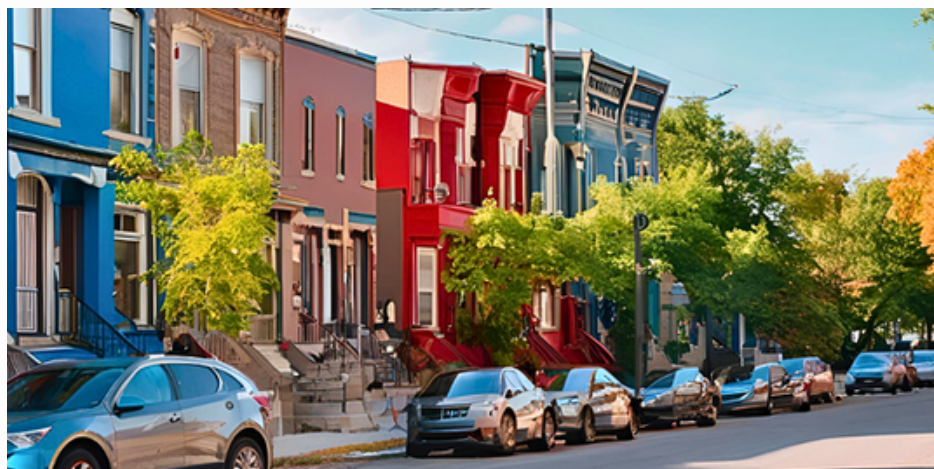


SITE LOCATION

2600 Jarry Est, located in the Villeray-Saint-Michel-Parc-Extension borough, is a strategic location that benefits from this excellent connectivity. It is close to Highway 40, facilitating access to other Montreal neighbourhoods as well as the suburbs. The area is also well served by STM bus lines and the Saint-Michel metro station, allowing residents to quickly travel across the city.

GEOGRAPHICAL CONTEXT - MONTRÉAL

- **Jarry Park** - Located about 3.5 km away, this urban park is perfect for sports activities, walks and events.
- **Jean-Talon Market** - Located about 4 km away, this is one of Montreal's largest public markets, offering fresh and local produce.
- **Frédéric-Back Park** - Located about 2 km away, this unique park is being transformed into a vast green space for outdoor activities and cultural events.
- **Horizon Roc Climbing Centre** - Located about 3 km away, this facility offers a climbing experience for all levels, ideal for adventure sports enthusiasts.
- **Saint-Michel Environmental Complex** - Located about 3 km away, it includes green spaces, art installations and environmental projects in development.
- **François-Perrault Park** - Located about 1.5 km away, this is a family park with sports facilities and children's playgrounds.



SOCIO-SOCIO-DEMOGRAPHIC STATISTICS

Socio-Demographic Data

📍 MONTRÉAL

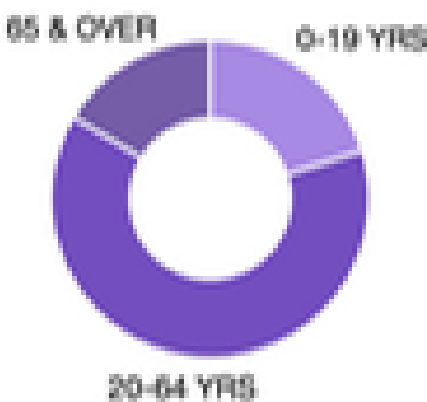
Total population

2 069 849 Residents

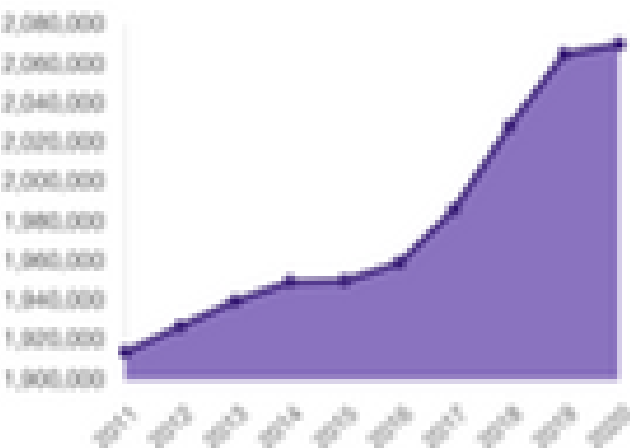
Average age of the population

Region	Province
40.5	42.6

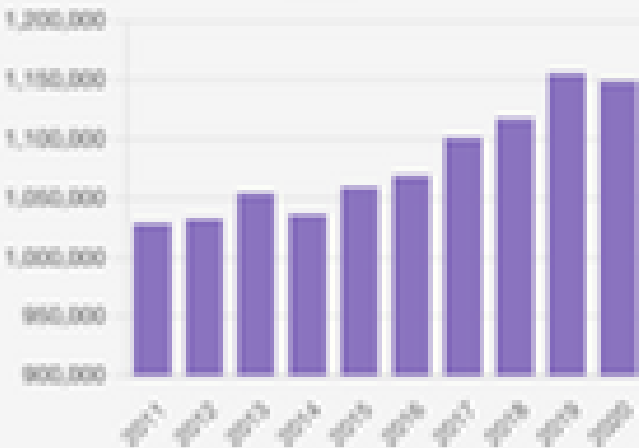
Breakdown by age group



Population growth



Active population



Economic Indicators

	Region	Province
Employment rate	60.9%	60.6%
Unemployment rate	8.1%	5.9%
Available income per capita	31,290 \$ / year	30,721 \$ / year

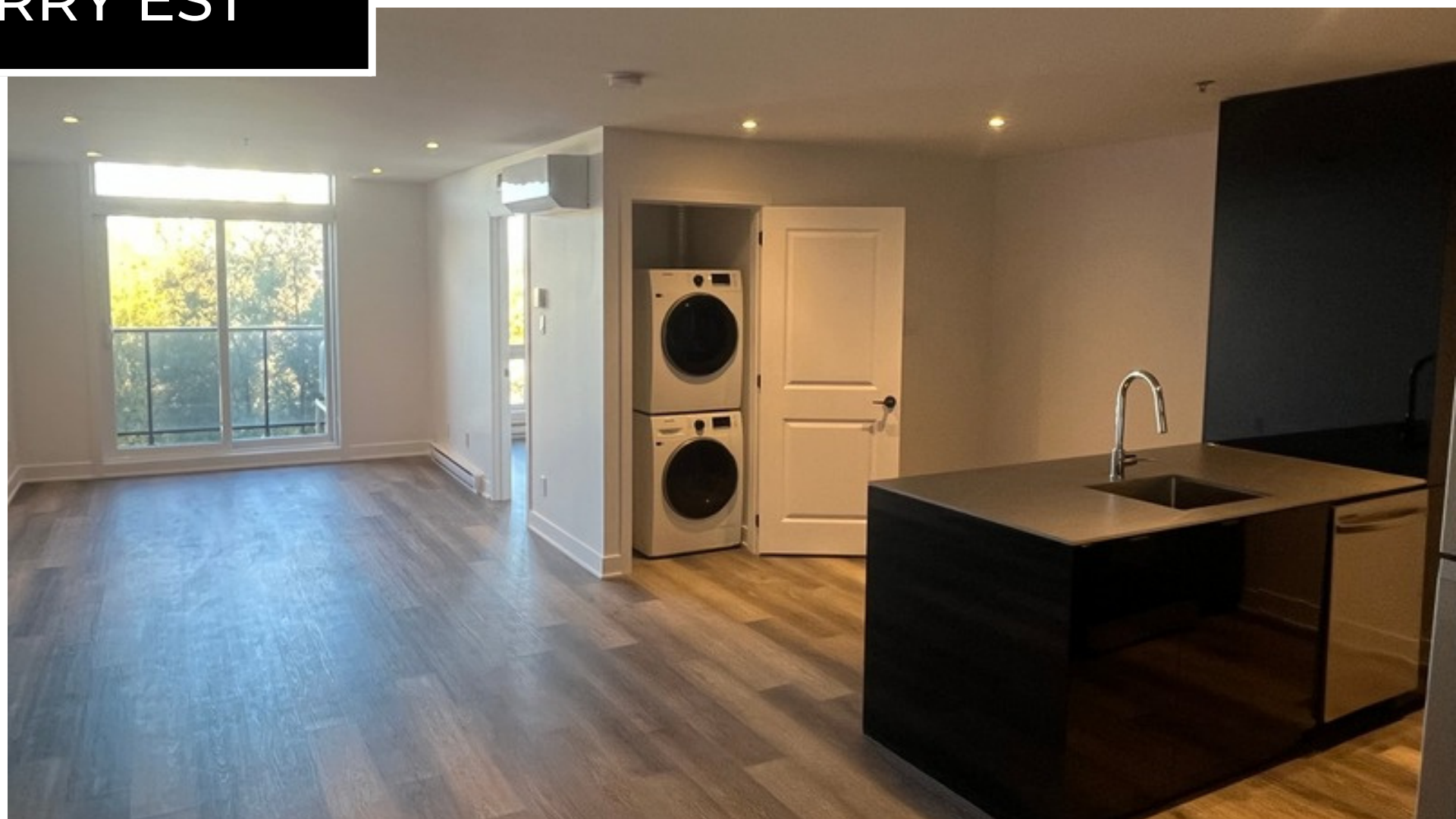
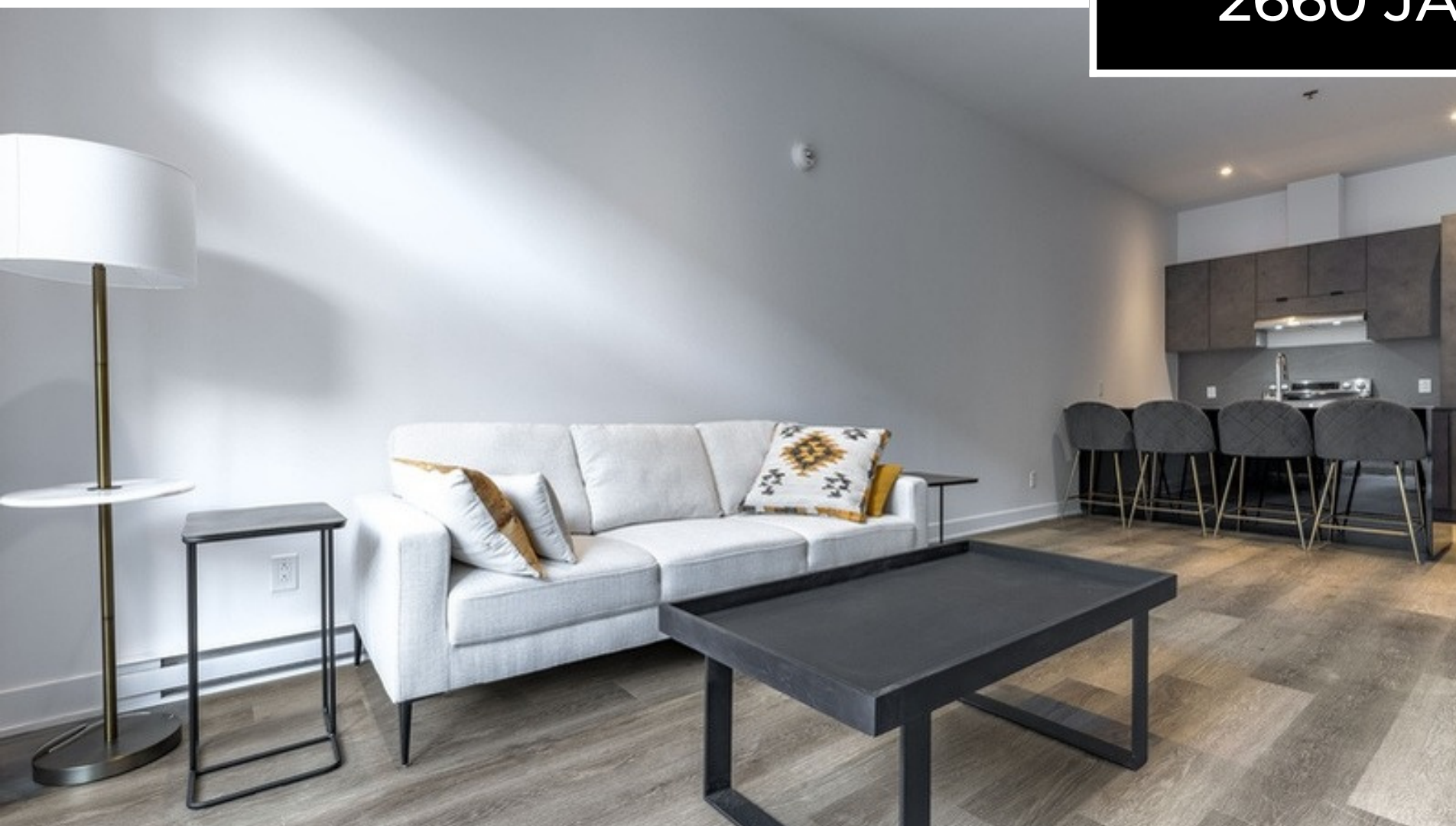


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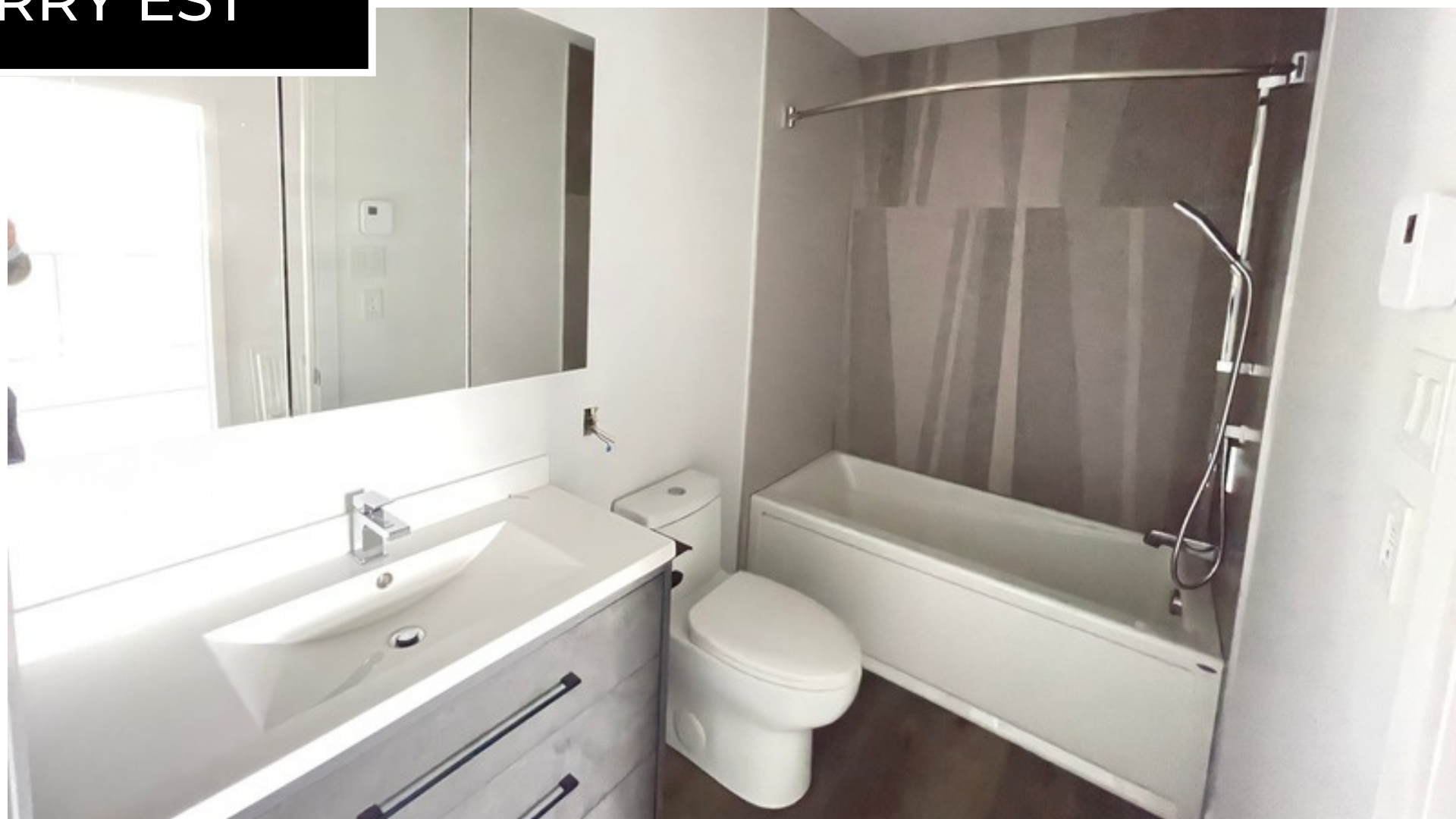
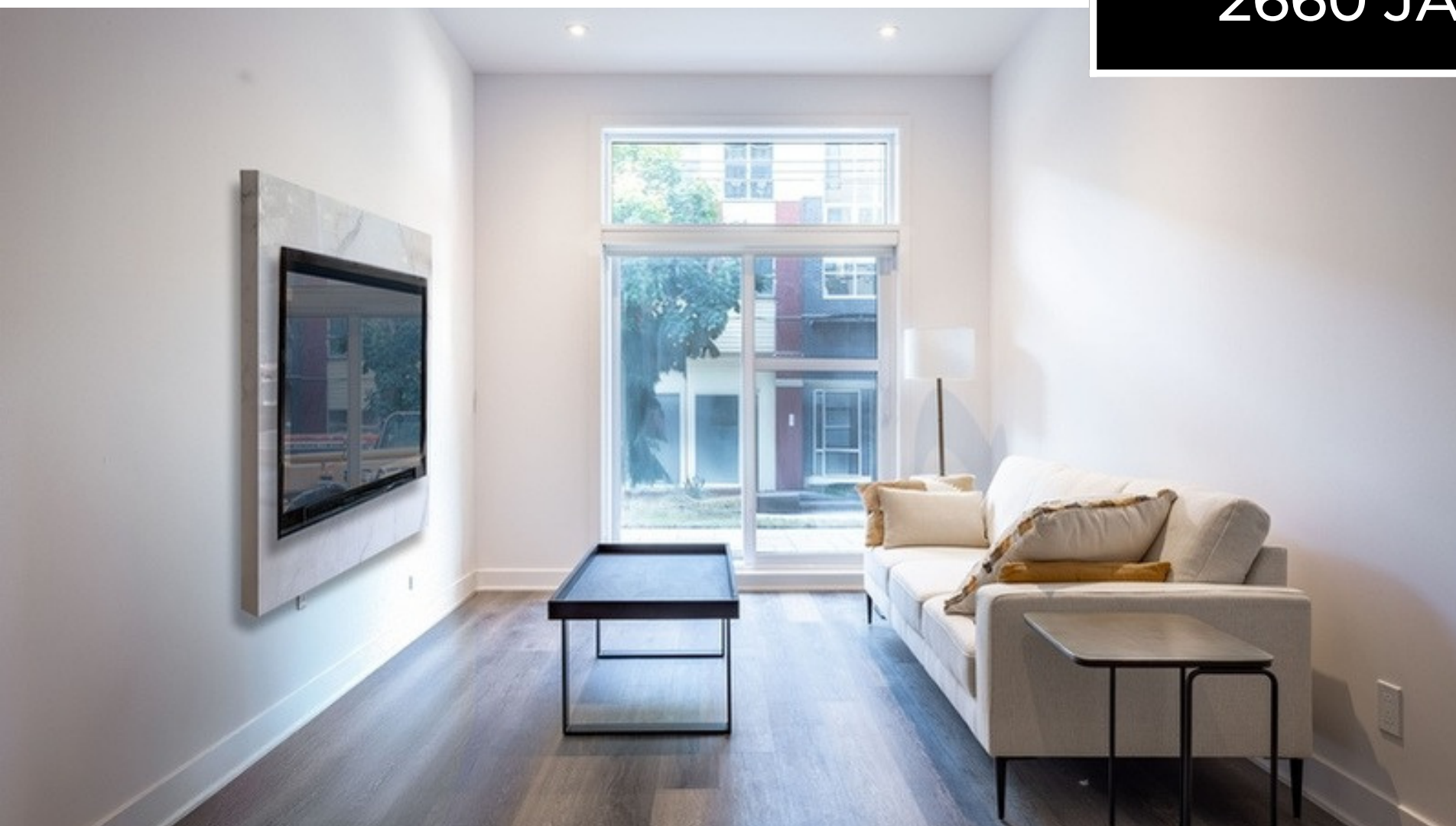


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FOR MORE INFORMATION ON THIS REGISTRATION, CONTACT US!



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Stanley Pierre, a seasoned commercial real estate broker, possesses extensive expertise in this sector. His perfect command of the market is demonstrated by his success in the sale of multifamily properties and land in Quebec. He offers top-tier brokerage services thanks to his exceptional skills. With an in-depth knowledge of the Quebec real estate market, Stanley Pierre maximizes property value by leveraging current trends, prices, and strategies. He guides his clients with insightful advice throughout their transactions, standing out for his professionalism, transparency, and commitment to client satisfaction. With Stanley Pierre, your real estate goals are in good hands.