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91 DES MAIRES

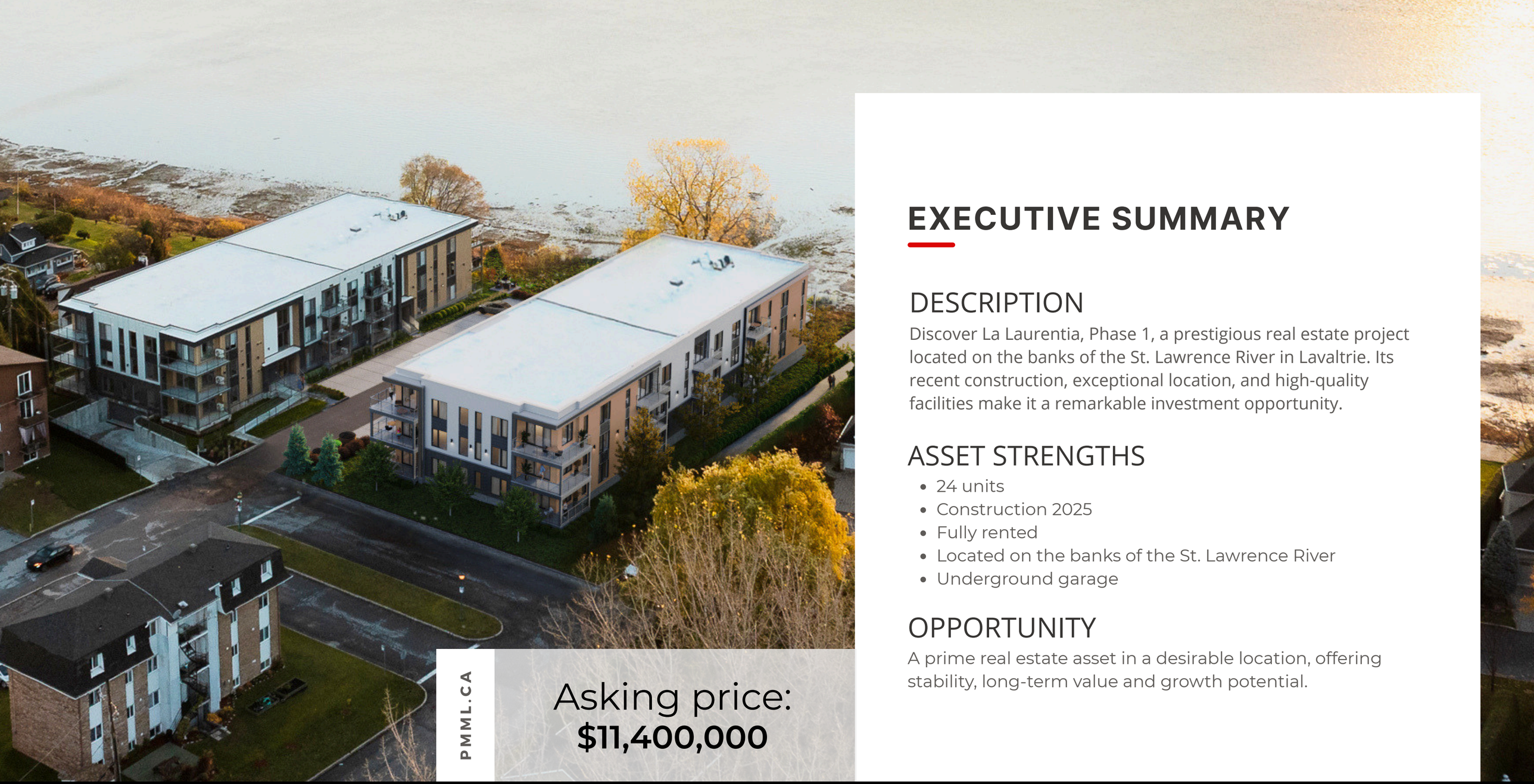
LAVALTRIE

MULTI-RESIDENTIAL PROPERTY | 24 UNITS | CONSTRUCTION 2025

SAMUEL LAPOINTE | JESSIKA ANNE LEDINGHAM | ÉLOÏSE RONDEAU

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Asking price:
$11,400,000

EXECUTIVE SUMMARY

DESCRIPTION

Discover La Laurentia, Phase 1, a prestigious real estate project located on the banks of the St. Lawrence River in Lavaltrie. Its recent construction, exceptional location, and high-quality facilities make it a remarkable investment opportunity.

ASSET STRENGTHS

- 24 units
- Construction 2025
- Fully rented
- Located on the banks of the St. Lawrence River
- Underground garage

OPPORTUNITY

A prime real estate asset in a desirable location, offering stability, long-term value and growth potential.



ASSET HIGHLIGHTS

24 UNITS

MULTIRESIDENTIAL ASSET

CONSTRUCTION

- Construction 2025
- 3 floors
- Detached building
- Brick and wood

POSITIONING

- Lavaltrie
- On the banks of the St. Lawrence River
- Desirable setting

PARKING

- 29 indoor parking spaces
- 15 outdoor parking spaces

EXPLOITATION

- Fully rented
- Heating is the responsibility of the tenants
- Hot water is the responsibility of the tenants
- Appliances provided by the owner

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FINISHES & FITTINGS









KITCHENS

- Polymer and melamine cabinets
- Quartz countertop
- Integrated range hoods

BATHROOMS

- Polymer and melamine cabinets
- Underfloor heating
- Separate shower

FLOORING & EXTERIOR

- Vinyl and ceramic flooring
- Fiber cement exterior cladding

BALCONIES & OUTDOORS

- Large private balcony
- Aluminum
- Landscaped green spaces

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TECHNICAL CHARACTERISTICS OF THE ASSET

GENERAL INFORMATION

- Multi-residential building
- 24 units
- 3 floors
- Construction 2025
- Detached building
- Brick and wood construction
- Lot size: 32,858 sq ft

BUILDING SYSTEMS

- Electric baseboards
- Wall-mounted heat pumps
- Independent hot water tanks
- ABS/PEX plumbing
- Electrical panels with circuit breakers
- Intercom
- Internet and telecommunications

SECURITY

- Interconnected smoke detectors
- Portable fire extinguishers
- Compliant installations

ENVELOPE & FINISHES

- Aluminum fenestration
- Argon-sealed thermal glass with Low-E coating
- Solid wood/steel doors
- Elastomeric membrane roofing
- Exterior cladding made of fiber cement



OPERATION & RENTAL COMFORT

OCCUPATION

Fully rented.

HEATING & HOT WATER

Heating and hot water are the responsibility of the tenants.

HOUSEHOLD APPLIANCES

Appliances included in each unit.

LAUNDRY

Washer-dryer hookups in each unit and laundry room in the building.

MAP AND LOCATION



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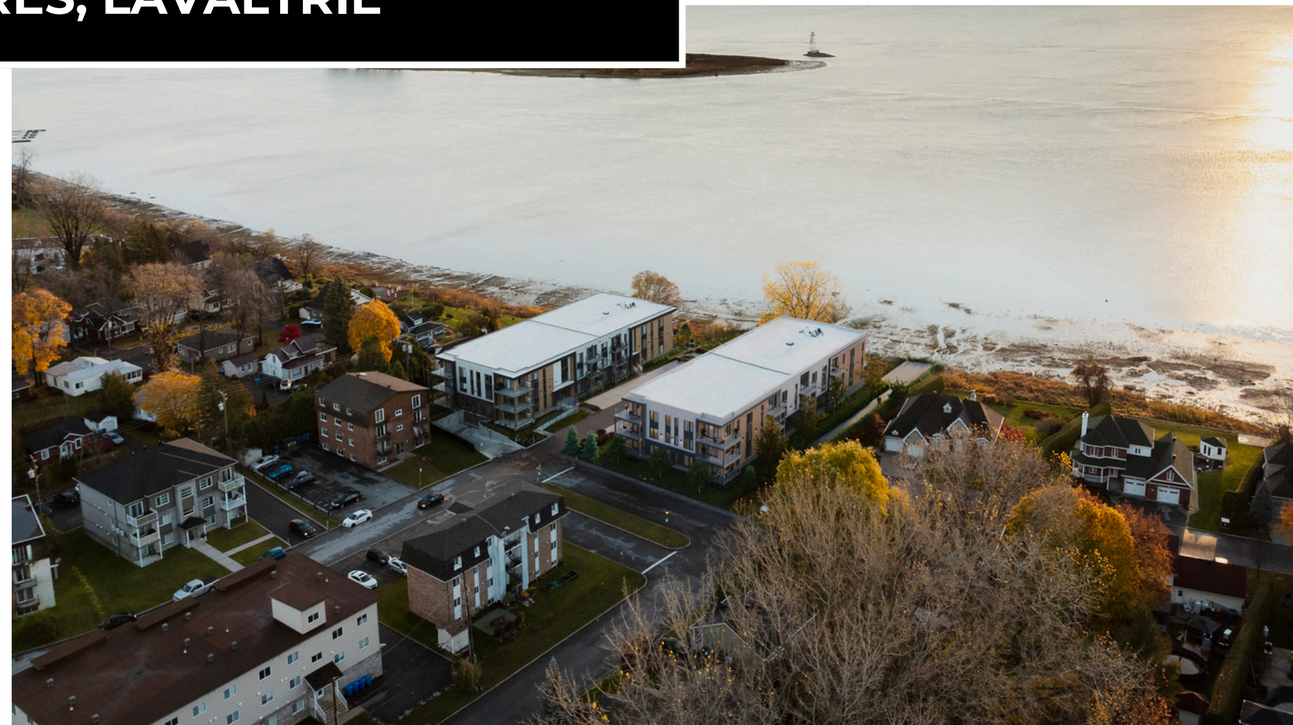
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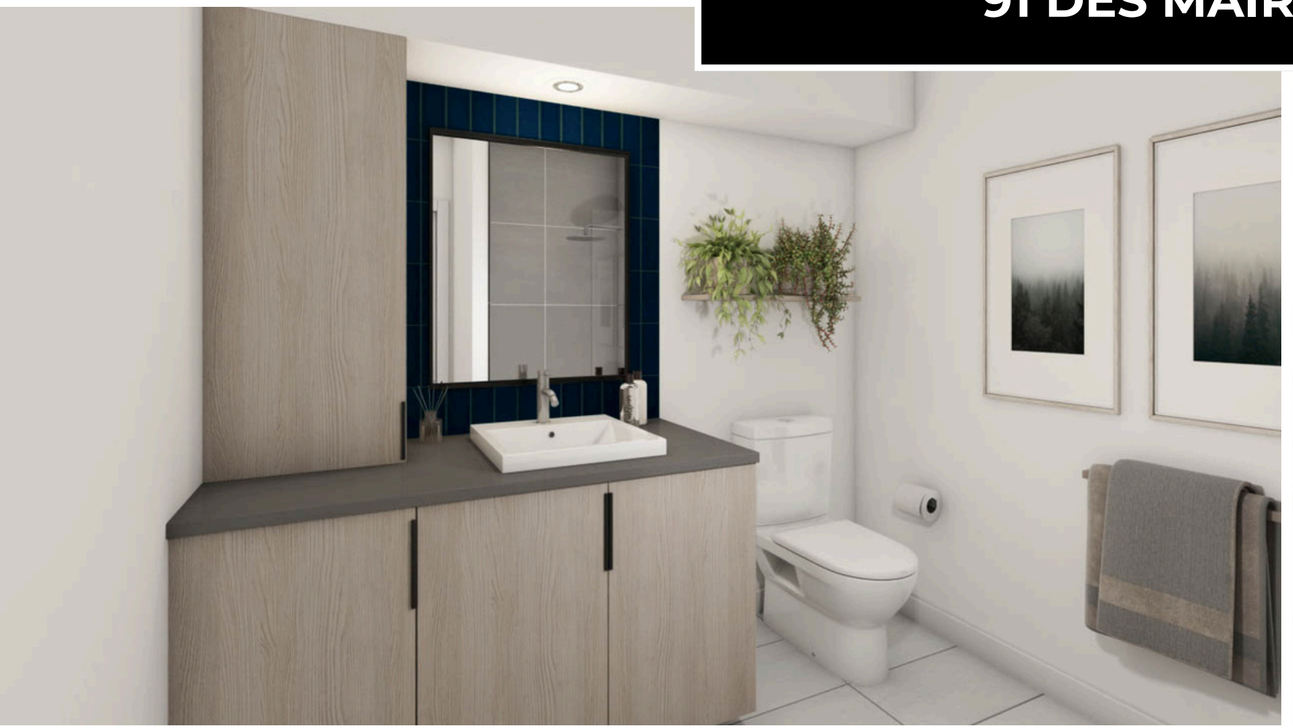






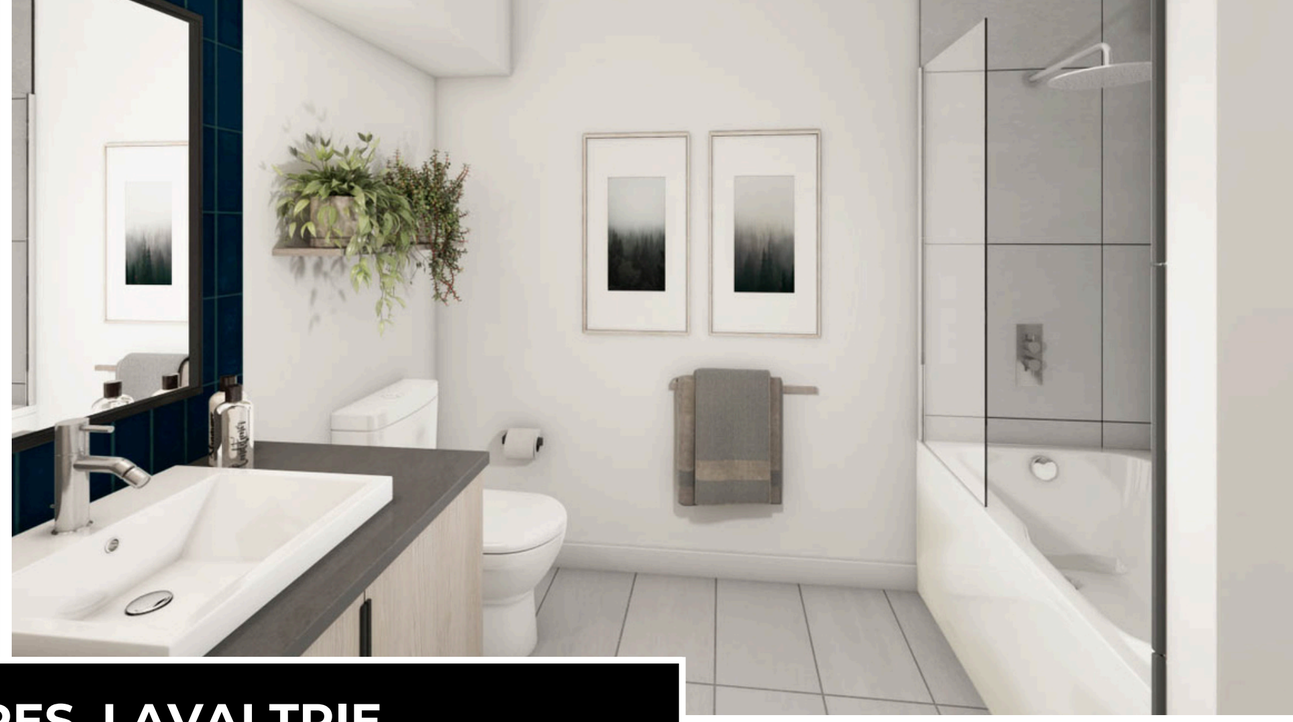


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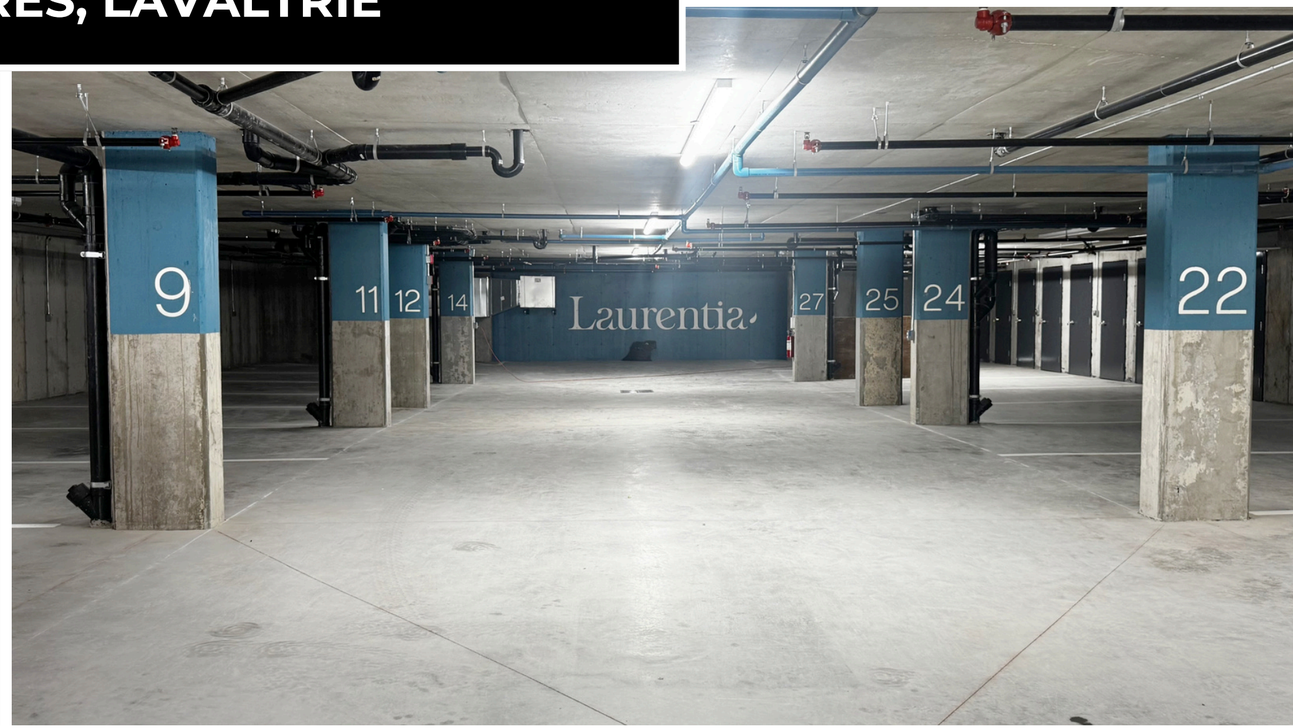






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For more information about this opportunity, please contact us!

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