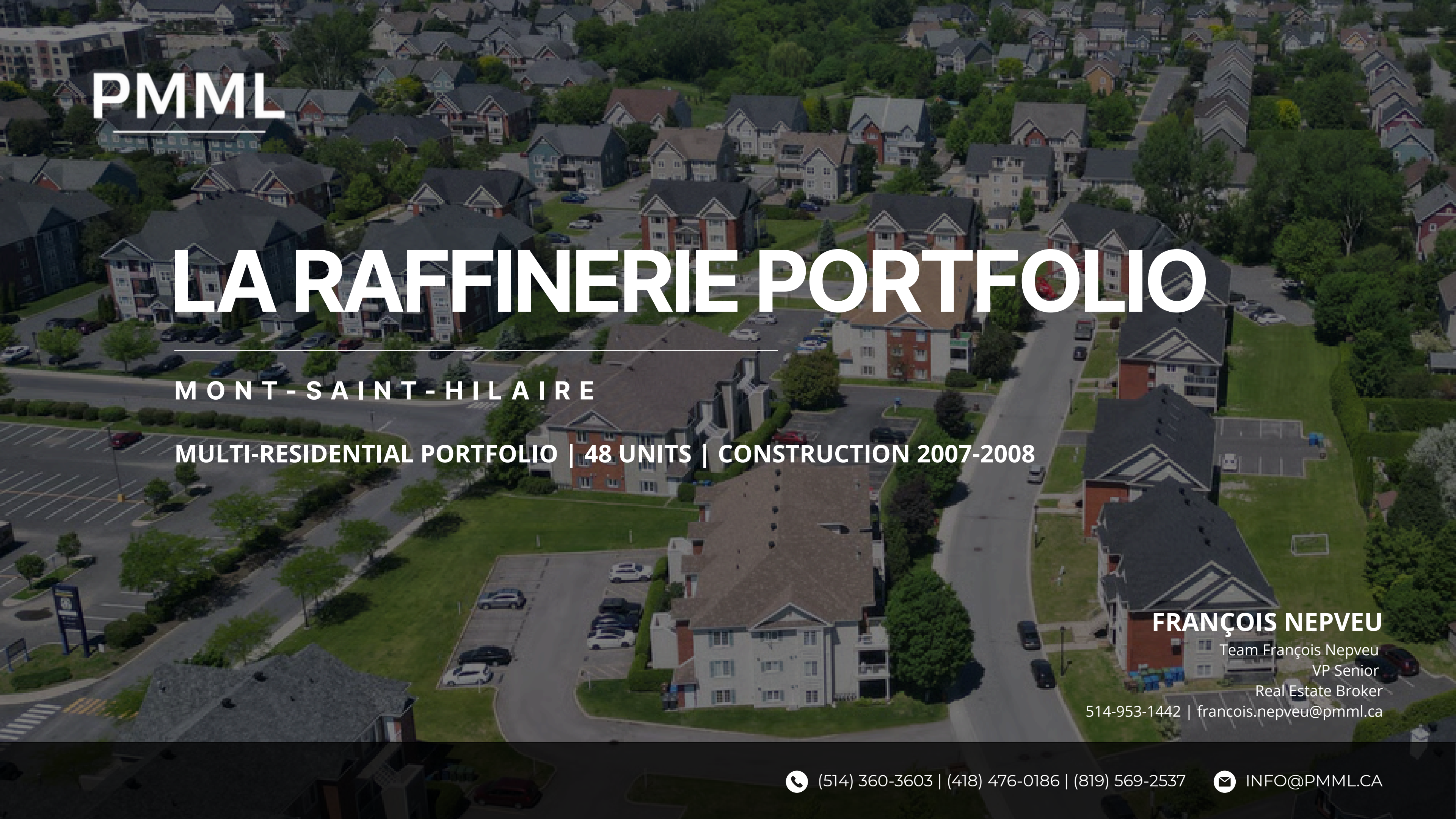




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LA RAFFINERIE PORTFOLIO

MONT-SAINT-HILAIRE

MULTI-RESIDENTIAL PORTFOLIO | 48 UNITS | CONSTRUCTION 2007-2008

FRANÇOIS NEPVEU

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Asking price:
17 000 000 \$

EXECUTIVE SUMMARY

DESCRIPTION

Rare opportunity to acquire a real estate portfolio of **48 units** spread across **8 buildings** of **6 apartments** each in **Mont-Saint-Hilaire**. Located in a recent and sought-after area, the asset benefits from a strategic location within walking distance of the Mont-Saint-Hilaire train station and the Gare Park.

ASSET STRENGTHS

- 48 rental units
- 8 buildings with 6 units each
- Built in 2007–2008
- Spacious 2-bedroom and 3-bedroom units (4½ and 5½)
- Newer, highly sought-after neighbourhood
- Mont-Saint-Hilaire train station within walking distance
- Divided condominium units
- One condominium syndicate per building

OPPORTUNITY

Portfolio offering an attractive rental diversification opportunity in a sought-after residential area of Mont-Saint-Hilaire.



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ASSET HIGHLIGHTS

48 UNITS
MULTI-RESIDENTIAL PORTFOLIO

CONSTRUCTION

Built **2007-2008**

Brick and wood

Divided condominium

UNIT MIX

- 16 x 5½
- 32 x 4½

PARKING

Outdoor parking

LOCATION

- Within walking distance of Mont-Saint-Hilaire train station
- Near the train station park
- Recent and sought-after sector

SPECIAL FEATURES

- 8 buildings
- One condominium syndicate per building
- Heating paid by tenants
- Hot water paid by tenants



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WELL-LOCATED BUILDINGS



FUNCTIONAL UNITS

4½ and 5½ type apartments designed to meet the needs of a diverse rental clientele.

RESIDENTIAL ENVIRONMENT

Recent and sought-after area of Mont-Saint-Hilaire close to green spaces and main services.

ACCESSIBILITY

Within walking distance of Mont-Saint-Hilaire train station and the Gare park.

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PORTFOLIO STRUCTURE

DIVIDED CONDOMINIUM

All 48 units are divided condominium units.

ESTABLISHED MANAGEMENT STRUCTURE

One condominium syndicate per building.

OPERATING RESPONSIBILITIES

Heating, hot water, and appliances are the responsibility of the tenants.

PARKING

Outdoor parking spaces.



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POSITIONING AND RENTAL DEMAND

TARGET TENANTS

Households seeking a quiet residential environment in an established area of Mont-Saint-Hilaire.

RENTAL DEMAND

Demand is supported by the proximity of the train station, green spaces and local services.

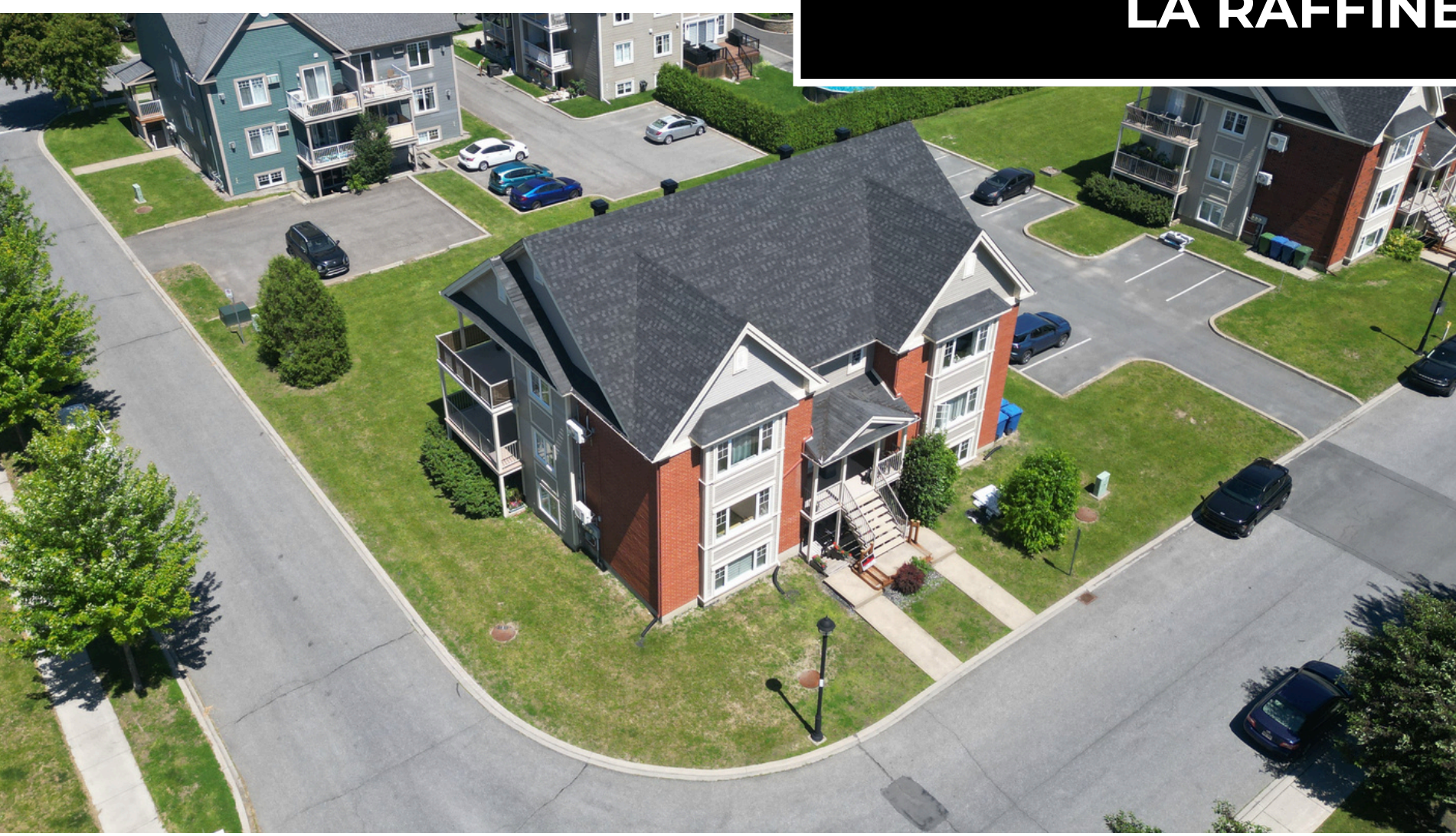
LONG-TERM POTENTIAL

Asset located in a sought-after residential market, supported by proximity to the train station, services and green spaces.





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For more information about this opportunity,
please contact us!

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