IMMEUBLES D-E-F DE LA RENAISSANCE SAINTE-ROSE

87 UNITS

PMML

FOR SALE

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Listing generated on: 2026-08-17 14:30

BUILDING TYPE

Isolated

PROPERTY DESCRIPTION

Located in the highly sought-after Sainte-Rose area of Laval, it is a turnkey residential real estate project offering a solid and long-term investment opportunity in a growing market.

Developed in three phases, the project consists of 87 rental units across two 27-unit buildings and one 33-unit building. The diversified unit mix 3-bedroom, 2-bedroom, and 1-bedroom apartments (5½, 4½, and 3½ layouts) is designed to meet strong local rental demand and attract a broad tenant base.

Designed with contemporary architecture and built to high-quality standards, Le Rose Laval stands out for its modern aesthetic, durability, and strong rental appeal. Its strategic location, close to services, retail, major highways, and public transportation, further enhances its positioning as a stable and income-generating asset.

Le Rose Laval represents a unique opportunity to acquire an entire income-producing property in a growing market, combining stability, appreciation potential, and long-term returns.

HIGHLIGHTS

- ✔ Across from L'Équinoxe school and several other schools within a 2km radius.
- ✔ 10 minutes from Costco and Carrefour Laval.
- ✔ Area primarily single-family homes, therefore far from direct competitors.
- ✔ Sustained price growth and market activity.

ASKING PRICE :

$37,895,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

New construction

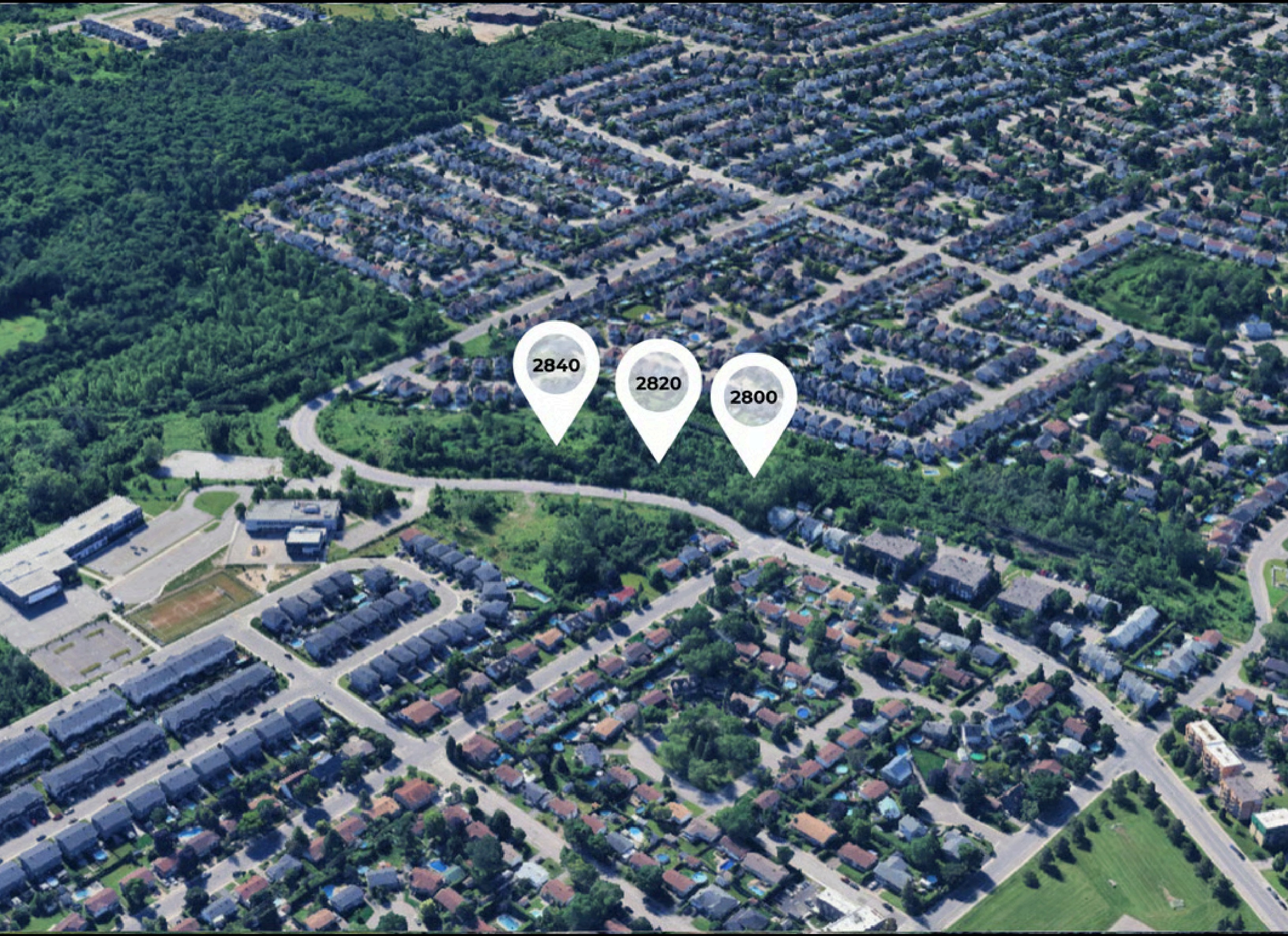
ADDITIONAL INFORMATION

The seller will self-assess the property taxes, so there are no taxes to pay for the buyer.

Sold leased.

The seller will arrange financing, which must be assumed by the buyer. Financing amounts and terms are approximate and subject to change. The amount assumed includes the CMHC premium.

New construction project comprising 87 units in Laval



BUILDING DESCRIPTION

General Information

Total Municipal Assessment

Total Municipal Assessment	Not issued
Municipal Land Assessment	Not issued
Municipal Building Assessment	Not issued

Construction

Number of Storeys	3
Type of Building	Isolated
Type of Construction	Brick and wood
Year of Construction	2026-2027

Building E (27 units): Delivery July 1, 2026 Building F (33 units): Delivery September 1, 2026 Building D (27 units: Delivery January 1, 2027

Features

Plumbing	PVC/PEX/ABS
Condition of Roof	Elastomeric membrane
Condition of Doors	Door with/without glazing
Condition of Balconies	Aluminum decking
Condition of Windows	PVC / Aluminium
Condition of Kitchens	New - quartz countertops
Electrical Panels	Circuit breakers
Exterior Siding	Brick, steel siding and aluminum panels
Condition of Bathrooms	New construction
Floor Covering	Glued vinyl strip

Electromechanical System

Fire System	Fire alarm system

Building type

Laundry Room	No
Number of Units	9x5.5 + 27x4.5 + 51x3.5
Washer/Dryer Inlet	Yes, in each unit
Appliance Responsibility	At the choice of tenants
Heating Responsibility	Tenants
Hot Water Responsibility	Owner

Near the project, there is a good mix of residential areas, shops, services, schools and road networks (e.g. Dagenais Boulevard and highways (A-440/A-15)), which enhances the appeal for tenants and long-term appreciation.

Parking

Type of Parking	Indoor / Exterior
Number of Parking Spaces	103 (55 ind + 48 ext.)

FEATURES

Plumbing
PVC/PEX/ABS

Condition of Roof
Elastomeric membrane

Condition of Doors
Door with/without glazing

Condition of Balconies
Aluminum decking

Concierge Agreement
No

Intercom and Doorbell
Intercom

Heating System
Electric baseboard heaters and heat pumps

Hot Water System
Centralized reservoirs

Condition of Windows
PVC / Aluminium

Condition of Kitchens
New - quartz countertops

Electrical Panels
Circuit breakers

Exterior Siding
Brick, steel siding and aluminum panels

Condition of Bathrooms
New construction

Environmental Report
Yes

Floor Covering
Glued vinyl strip

REVENUE

	yearly	% / GR	RPU (m)
Residential	$1,823,940	89.4 %	$1,747
Affordable Res.			
Commercial			
Lockers	$24,300	1.2 %	$23
Parking	$125,700	6.2 %	$120
Laundry			
Électros	$57,000	2.8 %	$55
EV Chargers	$9,600	0.5 %	$9
Total Revenues	**$2,040,540**		**$1,955**
Vac. / Bad debt	$61,216	3 %	$59
EGR	**$1,979,324**		**$1,896**

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Administration	Normalised	$98,966	5 %	$1,138
Municipal Taxes	Estimated	$252,300	12.7 %	$2,900
School Taxes				
Insurance	Estimated	$48,598	2.5 %	$559
Electricity	Estimated	$24,890	1.3 %	$286
Heating				
Snow Removal				
Elevator	Estimated	$10,800	0.5 %	$124
Lawn				
Structural Reserve				
Janitor	Normalised	$34,800	1.8 %	$400
Maintenance	Normalised	$60,900	3.1 %	$700
Appliances	Estimated	$26,100	1.3 %	$300
WiFi				
Heat Pump				
CHMC: Other Costs	Normalised	$19,793	1 %	$228
Télécommunication	Current	$7,200	0.4 %	$83
Thermopompe	Current	$16,530	0.8 %	$190
Total Expenses		**$600,877**	**30.4 %**	**$6,907**
Net Revenue		**$1,378,446**		**$15,844**

FINANCING

	schl
Maximum loan amount	$31,800,000
Financing CAP	
Debt coverage ratio	
Interest Rate	3.8 %
Amortization	50 Years
Term	5 Years

TREASURY

	schl
Net Revenue	$1,378,446
Annual Mortgage Cost	$1,255,986
Net cash after mortgage	$122,460
RETURN ON INVESTMENT	
Down Payment	$6,095,000
Cash on cash return	2.0 %
Return on liquidity + capitalization	6.8 %
Total yearly return with appreciation of 2.5 %	22.34 %

CPU	GIM	NIM	CAP
435 600 $	18,6	27,5	3,6 %