



TURNKEY CHSLD OR MULTI-FAMILY CONVERSION PROJECT

8528 LÉVESQUE EAST BLVD, LAVAL





This stunning property boasts a prime location in the heart of Laval, with easy access to major highways and public transportation. The backyard oasis offers a private retreat with beautiful landscaped gardens.

This offering presents the opportunity to be converted into a multi-family property or to be kept as a long-term care facility (CHSLD).

Investment Highlights



Located in a splendid and green residential neighborhood close to the Prairies River.



Current property: 109 care units, 157 beds
Conversion project: 81 residential units
Parking: 84 stalls (57 inside, 27 outside)



Currently fully furnished CHSLD, turnkey project, ready to operate.



Proximity to essential amenities (Maxi Supermarket)



15-min drive from Gare Anjou and Montreal City through Highway 25.

Current Property Overview

Lot Number	4 324 802
Year Built	1990 (renovated in 2013)
Site Area	77,742 SF
Building Area	131,035 SF
Building construction	Concrete
# Floors	3 to 4 (including basement)
# Beds	157
Parking	Inside: 27 Outside: 57 TOTAL: 84

Description

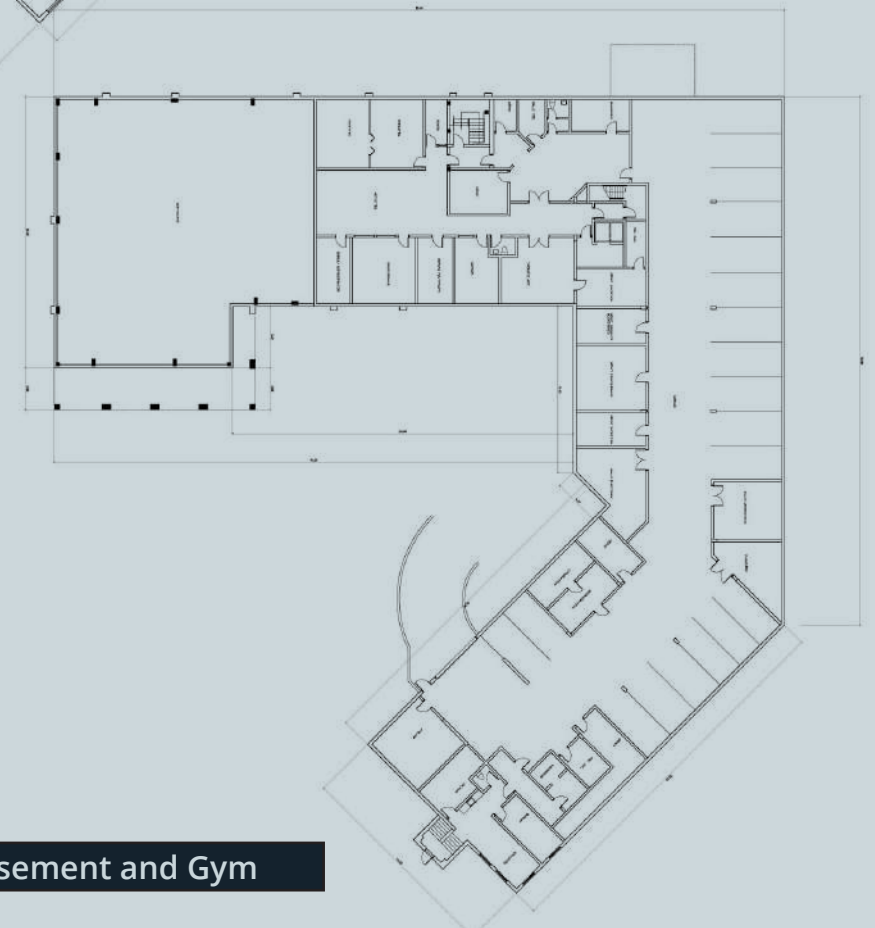
CHSLD L'Éden de Laval is a long-term care facility that provides a range of services to elderly individuals who require assistance with daily activities and medical care. Some of the key features of this facility include:

1. Experienced staff: The facility has a team of experienced and qualified healthcare professionals who provide personalized care to residents.
2. Comfortable accommodations: The facility offers comfortable and spacious accommodations that are designed to meet the unique needs of each resident.
3. Medical services: CHSLD L'Éden de Laval provides a range of medical services, including medication management, wound care, and rehabilitation therapy.
4. Nutritious meals: The facility provides nutritious meals that are tailored to each resident's dietary needs and preferences.
5. Recreational activities: Residents can participate in a range of recreational activities, such as arts and crafts, music therapy, and exercise programs.
6. Safety and security: The facility has 24-hour security and emergency response systems in place to ensure the safety and well-being of residents.

CHSLD L'Éden de Laval provides a safe and comfortable environment for elderly individuals who require long-term care and support.



2nd and 3rd Floor

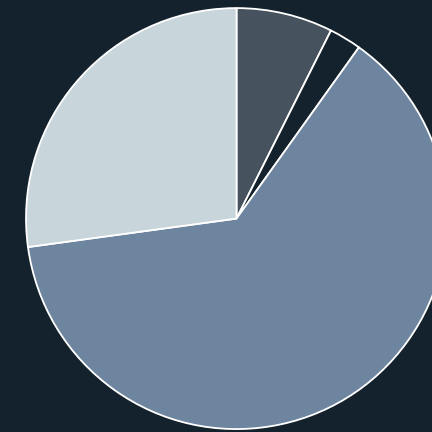


Basement and Gym

Conversion Project

- A total of 81 units
- A total of 84 parking stalls (27 interior and 57 exterior)
- Built on three and four floors with basement
- Access to an indoor gym
- Units rented on an all-inclusive basis (energy, heating, hot water and internet)
- Units equipped with a stove and a refrigerator
- Addition of balconies and patio doors for each units

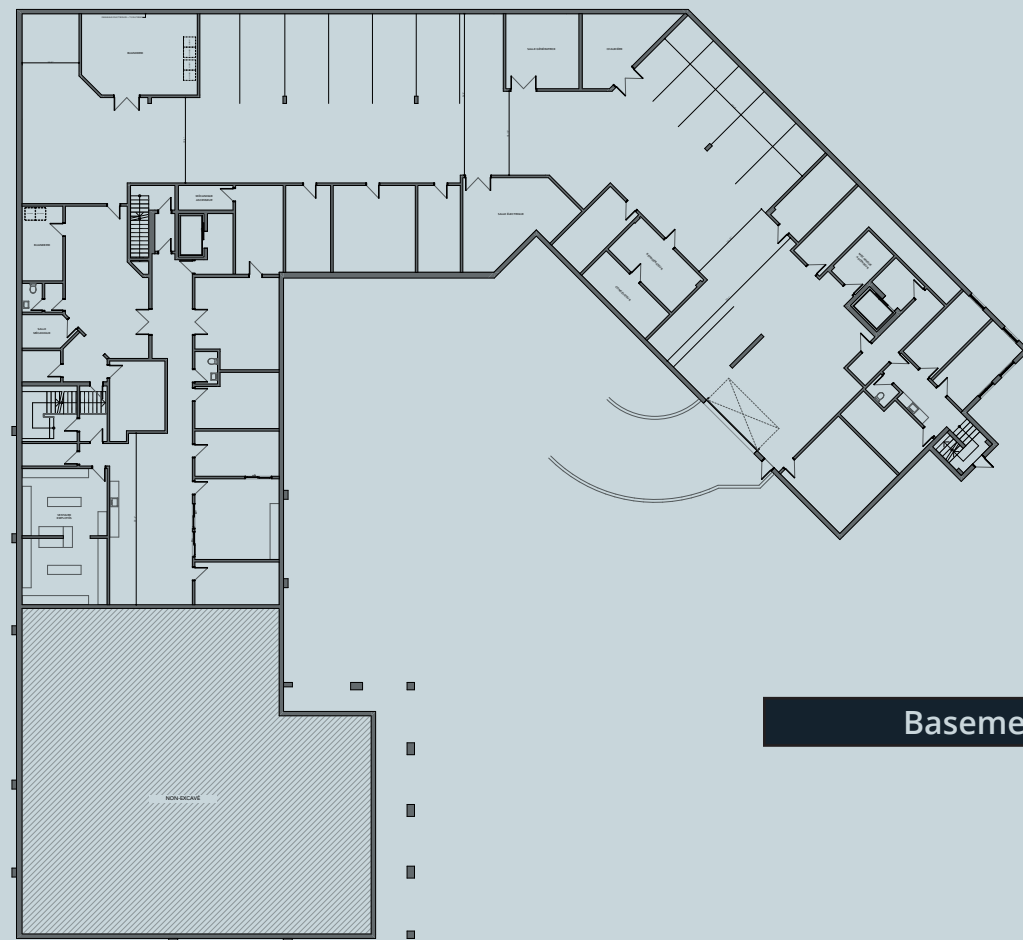
Distribution of Units



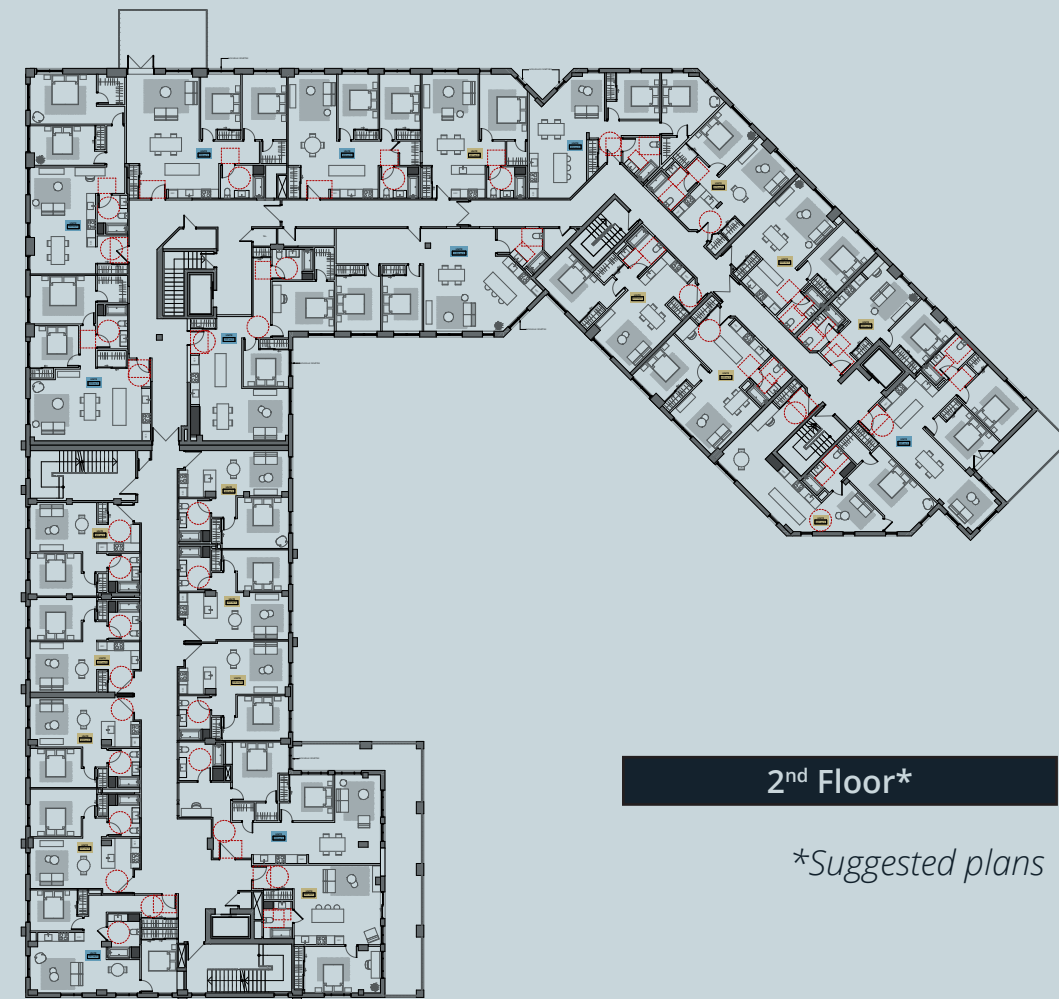
Studio: 6 units	Gros studio: 2 units	TOTAL: 81 UNITS
1 bdr.: 51 units	2 bdr.: 22 units	

Average Unit Size

Studio	481 SF
Gros studio	603 F
1 bed	563 SF
2 beds	885 SF



Basement



2nd Floor*

*Suggested plans

LEADER IN HOUSING ACCESSIBILITY

City of Laval



As the third largest city in Quebec, the City of Laval has positioned itself as a leader in housing accessibility. A record number of investments, an ecological transition and the implementation of the urban planning

code have resulted in a significant number of construction and renovation permits being issued, as well as a boost to the city's economic growth.

Demographic | 2km radius



Population
35,304



Median Age
39.1



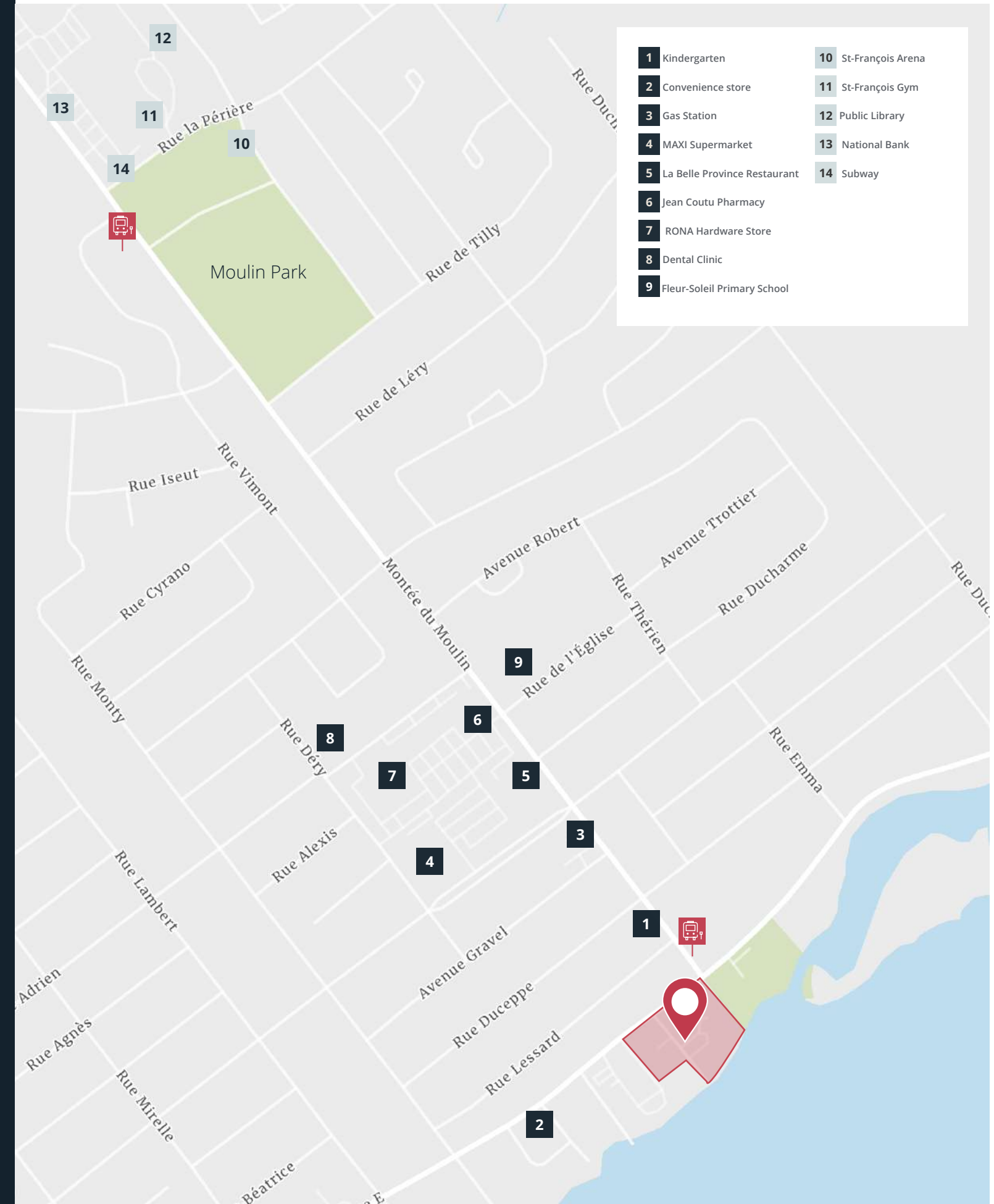
Median HH Income
\$96,106



Employment
94%



Avg Persons Per Household
3



For more information about this offering please contact:

Joe Rullier

Senior Vice President
Commercial Real Estate Broker
+1 514 813-8636
joe.rullier@colliers.com



Colliers International Montréal

1800 McGill College Avenue
Suite 400, Montréal, QC
H3A 3J6
+1 514 866 1900

This document has been prepared by Colliers International for advertising and general information only. This document is not an offer or promise to purchase, but is an invitation to submit an offer or promise to purchase. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency.