INVESTMENT OPPORTUNITY



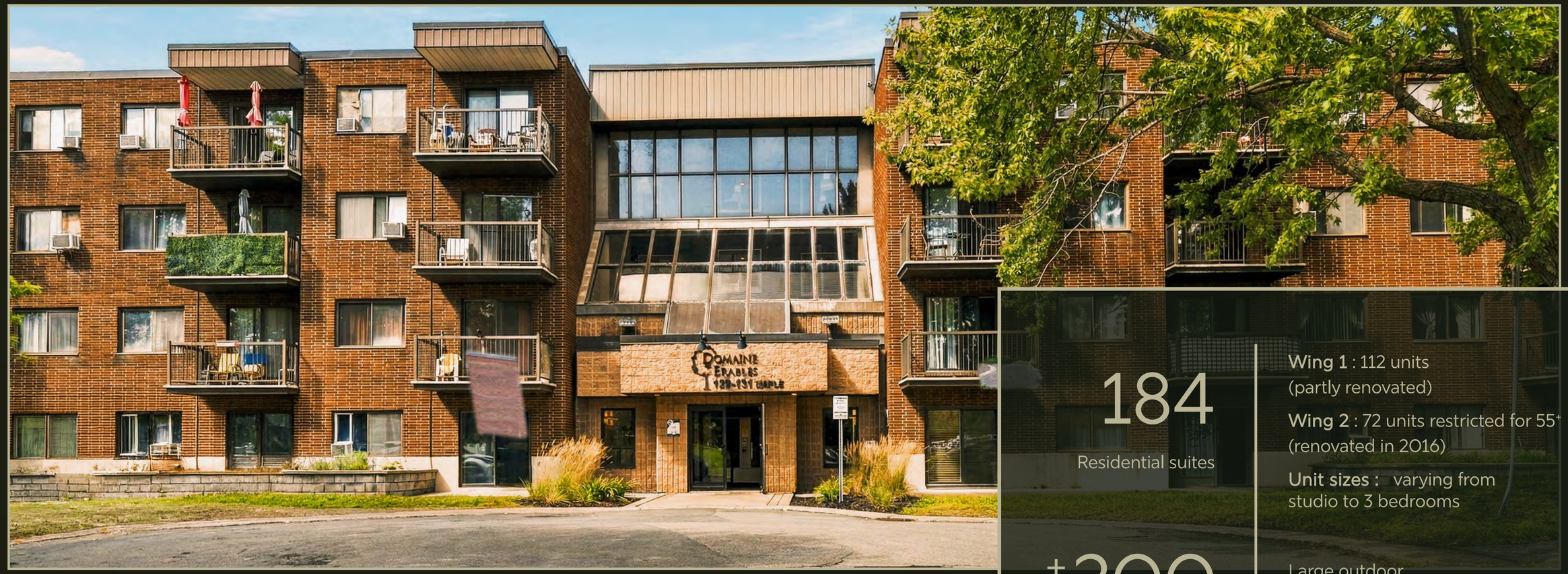
Domaine des Érables

A multi-residential rental building in Downtown Châteauguay

FOR SALE

131 MAPLE BOULEVARD, CHÂTEAUGUAY, QC

Property Overview



Domaine des Érables

offers investors the opportunity to acquire a strategically located multi-residential asset within a mature, highly accessible community. Surrounded by a diverse range of educational, recreational, and retail amenities, the property benefits from strong locational attributes that support tenant demand, long-term occupancy stability, and future value growth.

184
Residential suites

Wing 1 : 112 units
(partly renovated)

Wing 2 : 72 units restricted for 55+
(renovated in 2016)

Unit sizes : varying from
studio to 3 bedrooms

±200
Large outdoor
parking spaces

1
Administrative
office



Technical Specifications

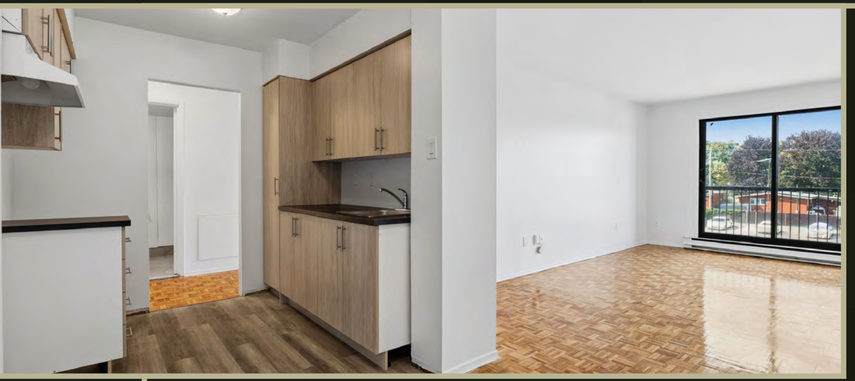
1976
Construction year

1 building, 2 wings
Number of buildings

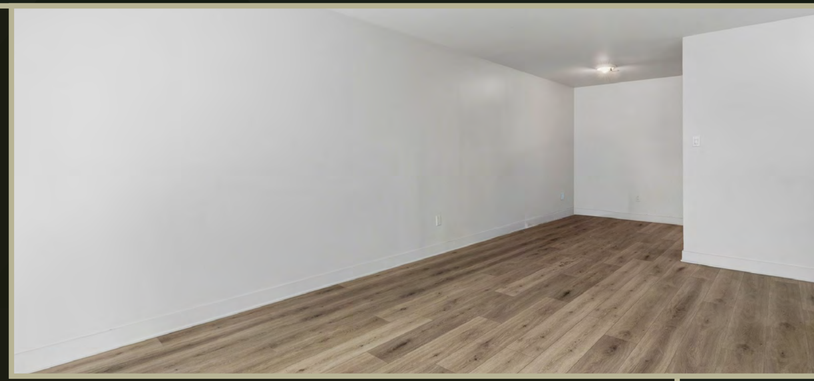
4 (with elevator)
Number of floors

215,704 SF
Lot Size

Wood & Brick structure
Construction





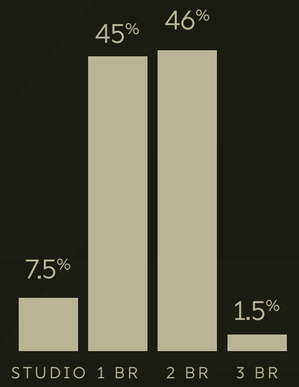


Studio
14 units

2 bedrooms
84 units

1 bedroom
83 units

3 bedrooms
3 units



Unit Breakdown

Common Areas

- Large Parking Area
- Two Fitness Rooms
- Elevator
- Two outdoor patio areas /terraces
- Atrium Lobby
- 24-hour janitorial service
- Security Cameras
- Indoor recreation rooms
- Garbage chute on each floor
- 2 large laundry rooms

Apartment Features

Bright units
With wood flooring & balconies

Common area access
With electronic key

Audio / video intercom
System

Home appliances available
$15-20 / month

Storage lockers available
77 units total –$15-20 / month

Hot water included
Water tax included

Heating/cooling
- Gas Boilers
- Electric heating with electronic thermostat in each room
- Each apartment metered separately
- All units have a board heater
- A/C wall units permitted

Location

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- Located in Downtown Châteauguay
- Adjacent to Couche-Tard
- Walking Distance to Public Pool
- High School Across the Street
- Park & School Recreation Area
- Direct Access to Bike Path
- Near Major Retail & Services
- Close to Public Library



1	Municipal Library
2	IGA Extra
3	Super C
4	Canadian Tire
5	Jean Coutu
6	Pharmaprix
7	Centre Châteauguay
8	National Bank
9	BMO
10	High School
11	Elementary School

Châteauguay, QC

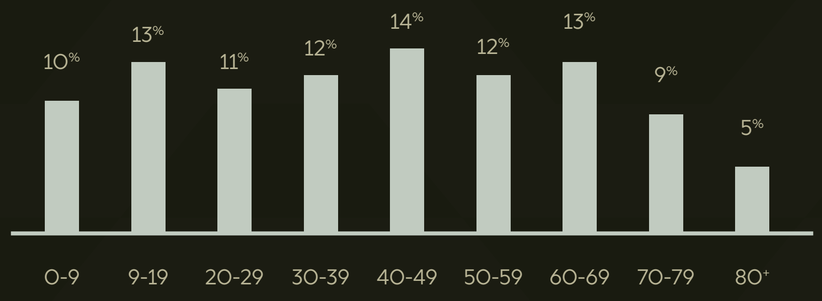
Demographics

Average Annual Household Spending

$114,128
Household Expenditures

$18,007
Principal Accomodation Expenditures

Population by age



Demographic Trends & Key Indicators

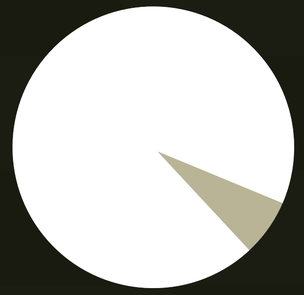
60,186
Population

42.7
Median Age

69.6%
Homeownership Rate

$120,258
Household Average Income

31,948
Active Population



29,894
Employed

2,054
Unemployed

Financial Information

	Assumptions	2027 Stabilized NOI	Stabilized - Per Unit	Stabilized % EGR	Notes
Revenues	2027 Increase: 3.0%				For 2027 Stab.
Residential Income		$2,383,144	$12,952	99.8%	Rent Roll + 3% increase
Laundry & Other Income		$52,633	$286	2.2%	Budget 2026 +3% Increase
Potential Gross Revenue		$2,435,777	$13,238	102.0%	
Stabilized Vacancy	2.00%	($48,716)	($265)	-2.0%	
Effective Gross Revenue		**$2,387,061**	**$12,973**	**100.0%**	
Expenses	2027 Increase: 2.0%				Inflation to reflect 2027
Realty Tax		($336,096)	($1,827)	-14.1%	Actual 2026 + 2% inflation
Insurance		($44,250)	($240)	-1.9%	Budget 2026 + 2% inflation
R&M		($57,154)	($311)	-2.4%	Budget 2026 + 2% inflation
Utilities		($85,066)	($462)	-3.6%	Budget 2026 + 2% inflation
Salaries		($122,400)	($665)	-5.1%	Budget 2026 + 2% inflation
Service Contracts		($34,453)	($187)	-1.4%	Budget 2026 + 2% inflation
Ground Expense		($29,765)	($162)	-1.2%	Budget 2026 + 2% inflation
Security		($12,240)	($67)	-0.5%	Budget 2026 + 2% inflation
Management Fee	4.00% EGR	($95,482)	($519)	-4.0%	Normalized
Total Operating Expenses		**($816,906)**	**($4,440)**	**-34.2%**	
Net Operating Income		**$1,570,156**	**$8,533**	**65.8%**	

Valuation - Net Operating Income

REMINDER: THIS PROPERTY IS BEING OFFERED FOR SALE THROUGH A COMPETITIVE BIDDING PROCESS. THE DEADLINE FOR SUBMITTING OFFERS IS NOVEMBER 30, 2026, AT 5:00 P.M. (EST).

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FOR SALE

FOR MORE INFORMATION ABOUT THIS PROPERTY, PLEASE CONTACT:

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OR SIGN ONE OF THE FOLLOWING CONFIDENTIALITY AGREEMENTS

Access our Data Room

*If you represent a buyer

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