



RÉSIDENCE
PLACE
ST-MORITZ



SENIOR HOUSING INVESTMENT OPPORTUNITY

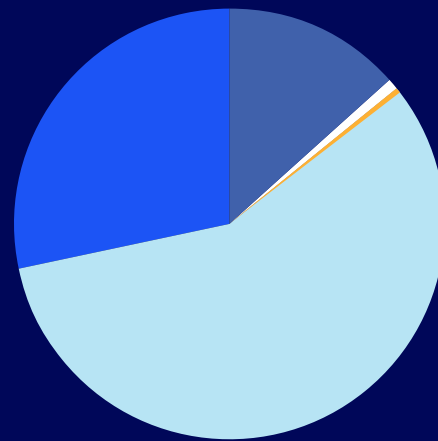
Colliers International (the "Agency") is pleased to offer for sale **Résidence Place St-Moritz, located at 1055 Côte-Vertu Boulevard West in Ville Saint-Laurent, Québec** (the "Property"). This offering presents a unique opportunity to acquire a 223-unit senior housing facility, with 14% of the units including care services, accommodating both independent and assisted living options.

Résidence Place St-Moritz consists of three buildings, built in 1972 (fully renovated in 2004), 2004 and 2005, respectively. In addition to 223 living units ranging from Studio to Three-Bedroom, 3 retail units and 2 basement units, the complex offers an in-house care unit, an indoor swimming pool, library, dépanneur, pharmacie, hair & nail salons, on-site chapel, lounge area for residents, an interior courtyard, as well as both underground and exterior parking.

PROPERTY OVERVIEW

Address	1055 Côte-Vertu Boulevard West
Location	Ville Saint-Laurent, Québec
Year Built	3-phase construction: • Phase I - 1972 (fully renovated 2004) • Phase II - 2004 • Phase III - 2005
# Units	223 (including 31 with care services) 3 retail units 2 basement units
# Floors	8 & 9 above ground
Parking	• 27 underground spaces • 27 outdoor space

DISTRIBUTION OF RESIDENTIAL UNITS



Units with Care Services
31 units | 14%

STUDIO (1½)
30 units | 13%

BACHELOR (2½)
2 units | 1%

1 BR (3½)
128 units | 58%

2 BR (4½)
63 units | 28%

3 BR (5½) 1 unit | 0.5%

INVESTMENT HIGHLIGHTS



Independent & Assisted Living, 1 care unit section on site



Recent build, well maintained over the years



Indoor swimming pool, interior courtyard, salons, chapel, dépanneur, pharmacie & more.



27 underground parking stalls & 27 exterior visitor stalls



8-minute walk to Côte-Vertu metro station & 5 min drive to upcoming REM station

FOR MORE INFORMATION ABOUT THIS OFFERING PLEASE CONTACT:

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