

Investment Sales and Acquisitions

Team Rullier Track Record

2019-2026

Joe Rullier*

Executive Vice President
Commercial Real Estate Broker
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*Joe Rullier Inc.

Our **Team**



Joe Rullier

Executive Vice President
Commercial Real Estate Broker

Joe Rullier is a leading commercial real estate investment advisor with over 15 years of experience across the North American market. Known for his sharp strategic vision and ability to structure complex, high-yield transactions, Joe focuses on multi-residential and development opportunities.

A former professional hockey player with a 15-year career including 10 seasons in the NHL Joe transitioned from sports to finance by earning his degree at New York University (NYU). He then launched his real estate career at Cushman & Wakefield in New York, joining Bob Knakal's industry-leading investment sales team. There, Joe quickly stood out, earning Rookie of the Year from the New York office and contributing to the city's number one investment sales team for six straight years.

In 2013, Joe returned to Canada to establish his own investment sales team, with a focused specialization in multi-residential and development asset classes. His entrepreneurial drive and market acumen helped build a powerful platform for institutional and private investors alike.

Joe joined Colliers in March 2020 and has continued to build on his success. In 2021 alone, he closed over $680 million in commercial real estate transactions. He has since been named the top investment broker in Canada for the past two years and ranked number one in Quebec for five consecutive years.

Joe is a trusted advisor to developers, private capital groups, and real estate funds. Known for his analytical depth, creativity, and client-first approach, he's committed to maximizing returns while building long-term value. The discipline, focus, and resilience that defined his pro hockey career now fuel his leadership in real estate investment.



Marie-Ève Boyer
Executive Assistant, Team Manager



Rita Lagrich
Transaction Manager



Dahlia Matz
Marketing Coordinator



James Sosner
Data Manager



Marc Morancy
Business Development Coordinator



Sabrina Campanelli
External Social Media Partner



Raphael Primard
Financial Analyst

We make **big deals happen**

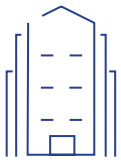
Specializing in investment sales and acquisitions, our top producing commercial real estate team offers financial solutions, trusted insights and in-depth expertise across a broad range of asset classes.

We pride ourselves on our ability to identify value in the marketplace, to align your dreams and goals and to drive returns from your real estate investments. Dedicated to building relationships, we provide out-of-the-box opportunities to deliver results and make deals happen.

We offer expertise in the following areas:



Private Capital Investment



Multi-Residential Investment



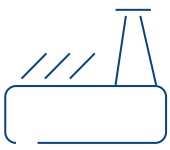
Development Sites



Office Building Investment



Retail Investment



Industrial Investment

Factors of trust and success

2025 Transaction Summary:

- 20 closed deals
- Over 200,000,000 $ in overall transaction value
- Institutional-Quality Seniors' Housing Portfolio | 469 Units
- Average closing of 94.5% of listing price



Land
Development

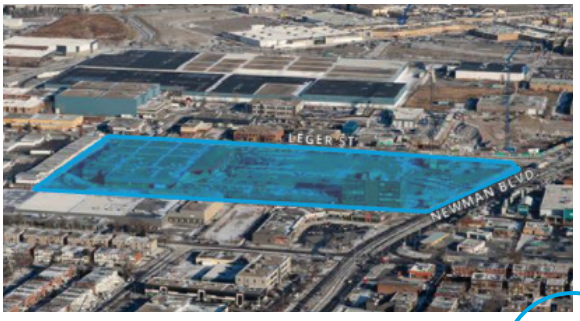
Land | Development



SOLD

2800 André Avenue
Dorval, QC

Land Area	1,139,965 SF
Zoning	Outside Parking
Selling Price	$88,000,000
$ per SF (Land)	$90
Cap Rate	6.9%
Transaction	2023



SOLD

7401-7475 Boulevard Newman
Montreal, QC

Land Area	64,519 SF
Building Area	2,642,604 SF
Zoning	Residential, Commercial
Year Built	1986
Selling Price	$70,000,000
$ per SF (Land)	$1,085
$ per SF (Building)	$26
Transaction	2021



SOLD

Lot Hector-Lanthier
Boisbriand, QC

Land Area	2,281,479 SF
Zoning	Industrial
Selling Price	$64,000,000
$ per SF (Land)	$28
Transaction	2023



SOLD

St-Jacques / Mansfield
Montreal, QC

Land Area	37,000 SF
Buildable Area	470,000 SF
Selling Price	$47,500,000
$ per SF (Land)	$1,284
Transaction	2020

Land | Development



1472-1492 rue Sainte-Catherine
Montreal, QC

SOLD

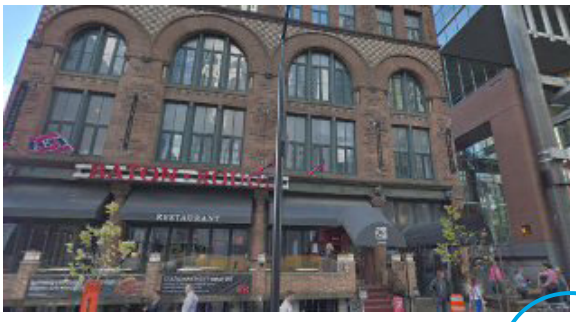
Land Area	14,106 SF
Buildable Area	60,000 SF
Zoning	Residential, Commercial
Selling Price	$47,007,727
$ per SF (Land)	$3,332
$ per SF (Buildable)	$78
Transaction	2023



St-Francois-Xavier St.
Montreal, QC

SOLD

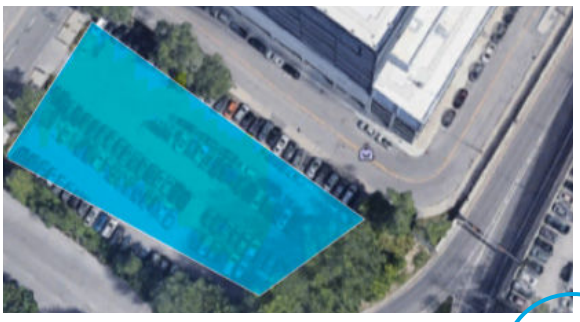
Land Area	39,000 SF
Selling Price	$37,000,000
$ per SF (Land)	$949
Transaction	2019



1050 De la Montagne
Montreal, QC

SOLD

Land Area	11,376 SF
Building Area	24,552 SF
Year Built	1900
Selling Price	$28,500,000
$ per SF (Land)	$2,505
$ per SF (Building)	$1,161
Transaction	2021

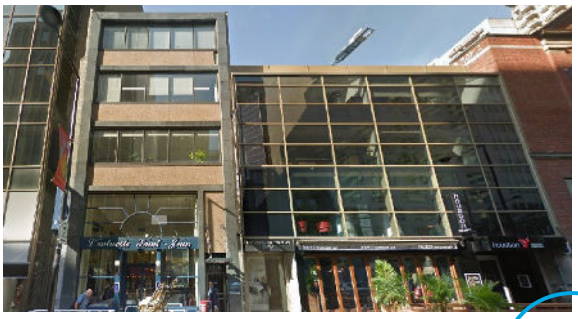


Montford / St-Jacques
Montreal, QC

SOLD

Land Area	16,000 SF
Selling Price	$22,500,000
$ per SF (Land)	$1,406
Transaction	2020

Land | Development



2022-2040 Peel Street
Montreal, QC

SOLD

Land Area	8,881 SF
Buildable Area	95,000 SF
Selling Price	$20,500,000
Transaction	2020



1472-1478 Ste-Catherine W. St.
Montreal, QC

SOLD

Land Area	6,902 SF
Buildable Area	150,000 SF
Selling Price	$17,500,000
Transaction	2020



5222, rue Sherbrooke Est
Montreal, QC

SOLD

Land Area	61,370 SF
Buildable Area	360,000 SF
Zoning	Residential, Commercial
Selling Price	$17,500,000
$ per SF (Land)	$285
$ per SF (Buildable)	$49
Transaction	2022



3655 St-Urbain
Montreal, QC

SOLD

Land Area	17,039 SF
Buildable Area	160,000 SF
Selling Price	$17,000,000
Transaction	2019

Land | Development



3415-3425 Montée-Masson
Montreal, QC

SOLD

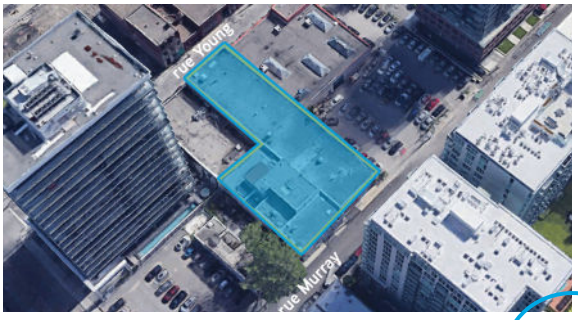
Land Area	1,167,458 SF
Zoning	Industrial
Selling Price	$16,500,000
$ per SF (Land)	$14
Transaction	2022



7250-7280 Saint-Zotique East Street
Montreal, QC

SOLD

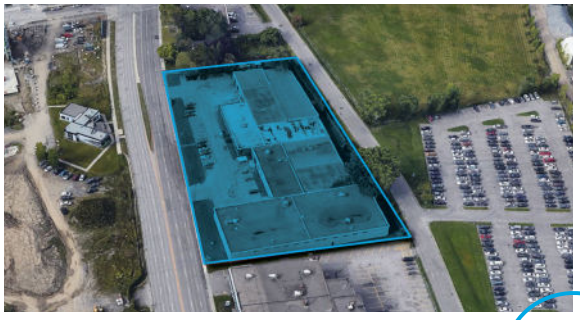
Land Area	55,968 SF
Building Area	250,982 SF
Units	200
Selling Price	$16,000,000
$ per SF (Land)	$286
$ per SF (Building)	$64
Cap	3.90%
Transaction	2021



215 Murray St.
Montreal, QC

SOLD

Land Area	11,581 SF
Zoning	Residential, Commercial
Selling Price	$15,150,000
$ per SF (Land)	$1,308
Transaction	2020

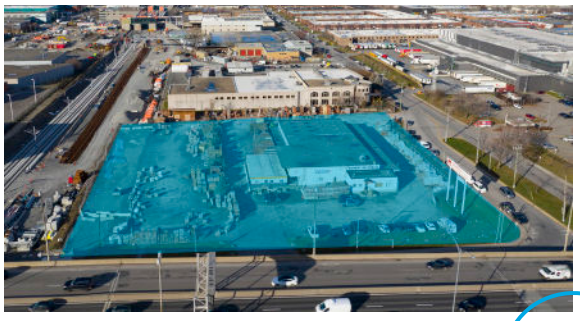


5375-5399 Henri-Bourassa West
Montreal, QC

SOLD

Land Area	31,546 SF
Year Built	1945
Selling Price	$15,042,000
$ per SF (Land)	$2,083
Transaction	2020

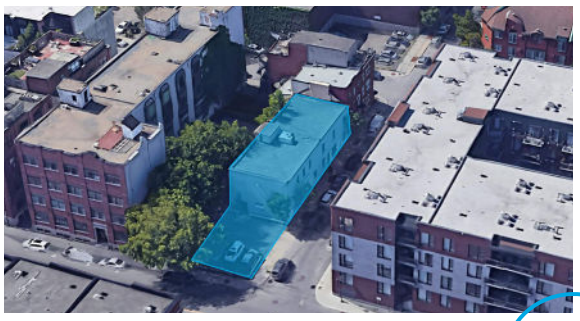
Land | Development



2525 Chemin Côte-de-Liesse
Saint-Laurent, QC

SOLD

Land Area	123,655 SF
Building Area	27,977 SF
Zoning	Industrial ,Commercial
Selling Price	$8,800,000
$ per SF (Land)	$71
$ per SF (Building)	$315
Transaction	2022



1010-1012, rue de la Gauchetière Est
Montreal, QC

SOLD

Land Area	5,204 SF
Building Area	6,325 SF
Zoning	Residential, Commercial
Year Built	1885
Selling Price	$2,450,000
$ per SF (Land)	$471
$ per SF (Building)	$387
Transaction	2022



1273-1299 Island St
Montreal, QC

SOLD

Land Area	15,672 SF
Building Area	30,000 SF
Zoning	Residential
Selling Price	$2,075,000
Transaction	2024



Boulevard des Laurentides
Saint-Jérôme, QC

SOLD

Land Area	65,568 SF
Max Height	4 Stories
Selling Price	$1,600,000
Transaction	2025

Land | Development



2022-2046 Peel Street
Montreal, QC

SOLD

Land Area	8,881 SF
Buildable Area	137,771 SF
Units Buildable	163
Selling Price	$19,000,000
Transaction	2026



3612-3614 St-Jean Blvd.
Montreal, QC

SOLD

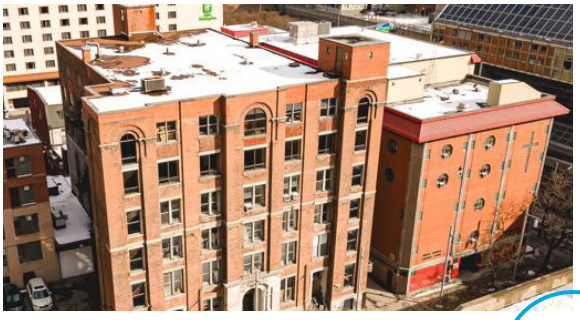
Land Area	98,496 SF
Buildable Area	164,959 SF
Selling Price	$8,250,000
Transaction	2025



1559-1567 De Montarville St.
St-Bruno-de-Montarville, QC

SOLD

Land Area	15,329 SF
Building Area	6,267 SF
Zoning	Residential, Commercial
Selling Price	$1,340,000
Transaction	2025



987-991 Côté St.
Montreal, QC

SOLD

Investment	Hotel or Residential Conversion
Floor Area	± 42,492 SF
Selling Price	$8,695,000
Transaction	2025

Land | Development



1450 Sainte-Catherine St. East
Montreal, QC

SOLD

Building Area	12,636 SF
Land Area	5,229 SF
Occupancy	Vacant
Selling Price	$1,475,000



2330 Sherbrooke St. W.
Montreal, QC

FIRM

Building Area	± 80,907 SF
Land Area	± 88,651 SF
Zoning	Institutional
Opportunity	Repositioning
Selling Price	Confidential
Transaction	2026



Lots d'Angora
Terrebonne, QC

FIRM

Land Area	192,613 SF
Proposed Project	Rental residential
Zoning	Residential, lodging, institutional (4 floors)
Selling Price	Confidential
Transaction	2026



Multi
Residential

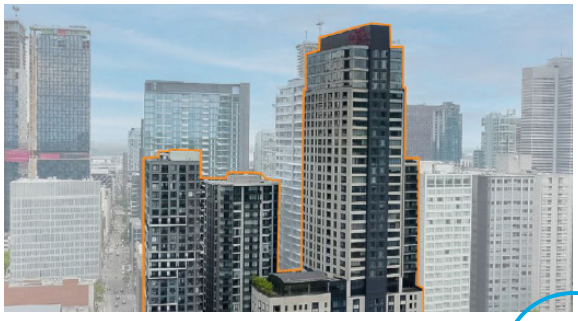
Multi-Residential



Multi-Residential Portfolio
Montreal, QC

SOLD

Units	2,242
Buildings	75
Selling Price	$300,000,000
Transaction	2020



2-Property Portfolio
Montreal, QC

SOLD

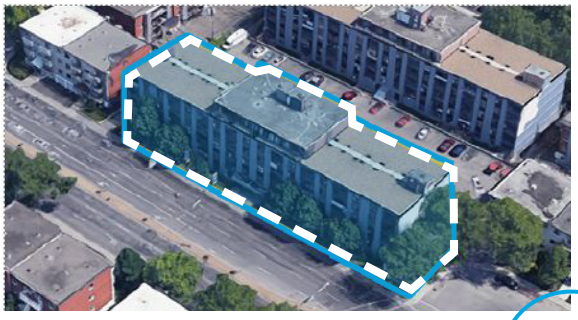
Buildings	2
Units	317
Floors	22-24
Year Built	2015 to 2019
Selling Price	Confidential



2700 Rufus-Rockhead St.
Montreal, QC

SOLD

Units	193
Year Built	2003
Building Area	235,252 SF
Floors	8
Transaction	2024
Selling Price	Confidential



11001 Lacordere Blvd.
Montreal, QC

SOLD

Units	174
Selling Price	$45,000,000
Transaction	2019

Multi-Residential



Portfolio Boissoneault
Drummondville, QC

SOLD

Units	415
Buildings	36
Selling Price	$42,500,000
$ per Unit	$102,410
Cap Rate	5.8%
Transaction	2023



30 St-Joseph Blvd.
Montreal, QC

SOLD

Land Area	12,147 SF
Building Area	88,090 SF
Units	93
Year Built	1964
Selling Price	$42,000,000
$ per SF (Land)	$3,458
$ per SF (Building)	$477
Cap	3.64%
Transaction	2021



3285 Gouin Blvd.
Pierrefonds, QC

SOLD

Units	110
Selling Price	$41,000,000
Transaction	2021



1100 de la Montagne Street
Montreal, QC

SOLD

Land Area	4,553 SF
Building Area	75,325 SF
Units	131
Floors	12
Year Built	2008
Selling Price	$38,000,000
$ per Unit	$336,283
Transaction	2023

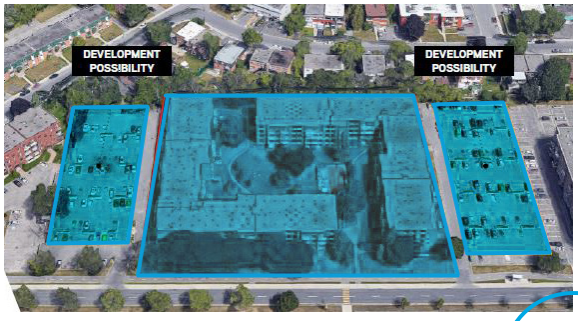
Multi-Residential



5885 Cavendish Blvd.
Côte-Saint-Luc, QC

SOLD

Land Area	44,970 SF
Building Area	158,973 SF
Units	94
Year Built	1989
Selling Price	$36,000,000
$ per SF (Land)	$801
$ per SF (Building)	$226
Cap	4,05%
Transaction	2021



5025-5055 des Sources Blvd.
Pierrefonds, QC

SOLD

Land Area	195,024 SF
Building Area	141,360 SF
Units	216
Year Built	1977
Selling Price	$33,000,000
$ per SF (Land)	$169
$ per SF (Building)	$233
Cap	4.65%
Transaction	2020



3485 Papineau Av
Montreal, QC

SOLD

Land Area	8,821 SF
Building Area	78,233 SF
Units	93
Floors	14
Year Built	1966
Selling Price	$28,000,000
Project Statut	Conversion project
Transaction	2023



7335 L'Acadie Blvd.
Montreal, QC

SOLD

Units	105
Selling Price	$24,000,000
Transaction	2019



1200, 1210, 1220 Provencher Blvd
Brossard, QC

SOLD

Land Area	135,125 SF
Floor Area	47,813 SF
Units	121
Buildings	3
Year Built	1977
Selling Price	$18,650,000
$ per Unit	$154,132
Cap Rate	3.5%
Transaction	2023



265-275-276 Simonds South St.
Granby, QC

SOLD

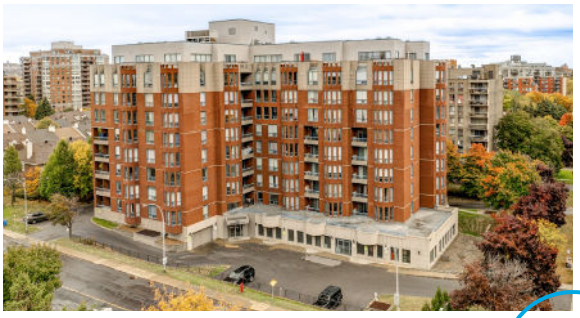
Units	120
Buildings	5
Year Built	1995
Selling Price	$11,600,000
$ per Unit	$133,809
Transaction	2022



3200 Omer-Lavallée St.
Montreal, QC

SOLD

Units	469
Building Area	360,878 SF
Units	93
Floors	3 - 8
Land Area	162,154 SF
Property Type	Senior Housing
Selling Price	$85,000,000
Transaction	2026



Le Montefiore, 5885 Cavendish
Montreal, QC

FIRM

Units	94
Floors	10
Leasable Area	86,826 SF
Land Area	44,967 SF
Selling Price	Confidential
Transaction	2026



Retail
& Mixed-Use

Retail | Mixed-Use



1535-1675 Boul. Le Corbusier
Laval, QC

SOLD

Commercial Leasable Area	530,420 SF
Land Area	2,002,087 SF
Office Area	67,247 SF
Asset Class(es)	Retail
Year Built	1974
Transaction	2024
Price	$126,000,000



315-319 rue Valmont
Repentigny, QC

SOLD

Land Area	164,226 SF
Building Area	46,758 SF
Asset Class(es)	Commercial
Year Built	2010
Selling Price	$15,000,000
$ per SF (Land)	$91
$ per SF (Building)	$321
Transaction	2019



1850 des Loisirs Street
Saint-Lazare, QC

SOLD

Land Area	184,490 SF
Building Area	70,000 SF
Asset Class(es)	Commercial
Year Built	2006
Selling Price	$8,180,000
$ per SF (Land)	$44
$ per SF (Building)	$117
Transaction	2024



4120 Vendôme
Montreal, QC

SOLD

Land Area	± 51,450 SF
Building Area	± 32,140 SF
$ per SF (Land)	$97
$ per SF (Building)	$156
Selling Price	$5,000,000
Transaction	2024

Retail | Mixed-Use



221-231 Saint-Viateur Street West
Montreal, QC

SOLD

Land Area	4,149 SF
Building Area	9,692 SF
Asset Class(es)	Residential & Commercial
Occupancy	Fully Leased
Year Built	1921
Selling Price	$4,800,000
$ per SF (Land)	$1,163
$ per SF (Building)	$495
Transaction	2024



3939 Wellington Street
Montreal, QC

SOLD

Land Area	6,534 SF
Building Area	14,225 SF
Asset Class(es)	Retail
Tenant(s)	3
Year Built	1933
Selling Price	$4,490,000
$ per SF (Land)	$687
$ per SF (Building)	$316
Cap	4,98%
Transaction	2022



1696-1700 Chemin Gaston
Terrebonne, QC

SOLD

Land Area	4,405 SF
Building Area	19,911 SF
Asset Class(es)	Retail
Tenant(s)	6
Year Built	1960
Selling Price	$3,750,000
$ per SF (Land)	$851
$ per SF (Building)	$188
Cap	5,56%
Transaction	2022



4591-4599 Samson Blvd.
Laval, QC

SOLD

Land Area	30,000 SF
Year Built	2005
Selling Price	$3,500,000
$ per SF (Land)	$117
Transaction	2019

Retail | Mixed-Use



6775 St-Hubert Street
Montreal, QC

SOLD

Land Area	5,225 SF
Building Area	11,440 SF
Asset Class(es)	Commercial, Residential
Year Built	1910
Selling Price	$2,100,000
$ per SF (Land)	$402
$ per SF (Building)	$187
Transaction	2021



4700 Blvd. Wilfrid-Hamel
Quebec, QC

SOLD

Land Area	44,390 SF
Building Area	21,600 SF
Asset Class(es)	Office
Tenant(s)	1
Year Built	1980
Selling Price	$2,090,000
$ per SF (Land)	$47
$ per SF (Building)	$97
Cap	10,02%
Transaction	2023



4300 de la Côte-de-Liesse Rd
Montreal, QC

SOLD

Land Area	31,181 SF
Building Area	20,283 SF
Asset Class(es)	Commercial
Tenant(s)	1
Year Built	1980
Selling Price	$2,090,000
$ per SF (Land)	$47
$ per SF (Building)	$97
Cap	10,02%
Transaction	2023



6515 Christophe-Colomb Avenue
Montreal, QC

SOLD

Land Area	2,691 SF
Building Area	6,467 SF
Asset Class(es)	Retail, Residential
Year Built	2019
Selling Price	$2,000,000
$ per SF (Land)	$743
$ per SF (Building)	$309
Transaction	2021

Retail | Mixed-Use



150-154 Jean-Talon East Street
Montreal, QC

SOLD

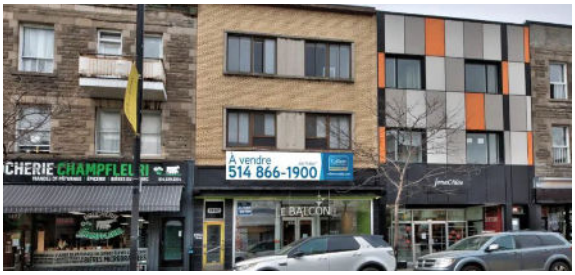
Land Area	4,405 SF
Building Area	5,405 SF
Asset Class(es)	Retail, Residential
Year Built	1924
Selling Price	$2,000,000
$ per SF (Land)	$454
$ per SF (Building)	$370
Cap	5,20%
Transaction	2021



258-262 Mont-Royal East Avenue
Montreal, QC

SOLD

Land Area	3,871 SF
Building Area	4,449 SF
Asset Class(es)	Retail, Residential
Tenant(s)	4
Year Built	1885
Selling Price	$1,800,000
$ per SF (Land)	$465
$ per SF (Building)	$405
Cap	5,24%
Transaction	2021



1587-1589 Mont-Royal Av.
Montreal, QC

SOLD

Land Area	2,410 SF
Building Area	5,125 SF
Asset Class(es)	Commercial, Residential
Year Built	1938
Selling Price	$1,600,000
$ per SF (Land)	$664
$ per SF (Building)	$312
Cap	6.81%
Transaction	2021

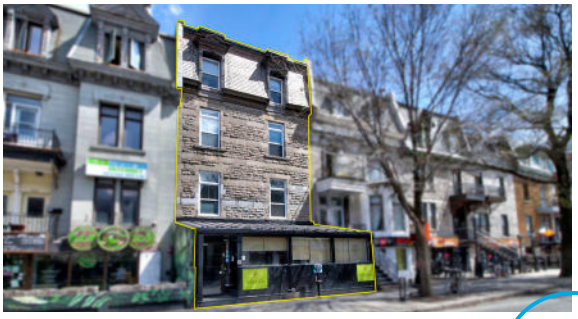


2484-2490 Salaberry St.
Montreal, QC

SOLD

Land Area	9,849 SF
Building Area	6,258 SF
Asset Class(es)	Residential, Commercial
Tenant(s)	2
Year Built	1964
Selling Price	$1,595,000
$ per SF (Land)	$162
$ per SF (Building)	$255
Cap	6.09%
Transaction	2020

Retail | Mixed-Use



1731-1733 Saint-Denis St
Montreal, QC

SOLD

Building Area	7,302 SF
Asset Class(es)	Retail, Residential
Tenant(s)	4
Year Built	1895
Selling Price	$1,460,000
$ per SF (Building)	$200
Transaction	2024



1677 Mont-Royal East Av.
Montreal, QC

SOLD

Land Area	4,879 SF
Building Area	9,229 SF
Asset Class(es)	Commercial
Year Built	1910
Transaction	2020



342-344 Sherbrooke Street E.
Montreal, QC

SOLD

Land Area	2,406 SF
Building Area	2,689 SF
Asset Class(es)	Mixed-Use
Year Built	1900
Selling Price	Confidential
Transaction	2025



1184-1190 Crescent St, Suite 102
Montreal, QC

SOLD

Land Area	137 SF
Floor Area	743 SF
Year Built	2020
Selling Price	$525,000
Transaction	2025

Retail | Mixed-Use



1184-1190 Crescent St, Suite 103
Montreal, QC

SOLD

Land Area	165 SF
Floor Area	894 SF
Year Built	2020
Selling Price	$610,000
Transaction	2025



120 De La Gauchetière St. W
Montreal, QC

FIRMED

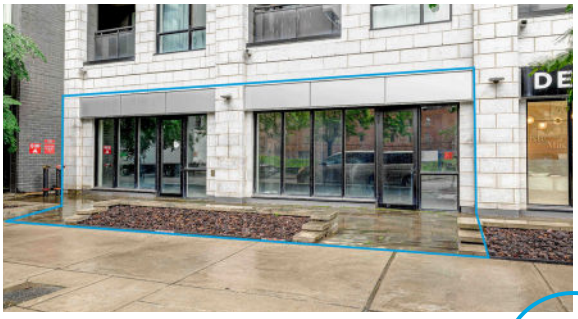
Land Area	7,950 SF
Total GFA	21,714 SF
Excess Land	2,000 SF
# of Units	43 (Residential Potential)
# of Floors	4 (can build up to 8 floors/82ft)
Built Density	2.63 (Maximum: 4)
Zoning	M.6C
Selling Price	$3,850,000
Transaction	2025



1301-1307 Mont-royal Ave.
Montreal, QC

SOLD

Building Area	12,421 SF
Land Area	4,763 SF
Year Built	1920
Selling Price	$4,400,000
Transaction	2025



1190 Mackay, Suite 102
Montreal, QC

SOLD

Land Area	298 SF
Floor Area	1,697 SF
Parking	23 spaces
Selling Price	$925,000
Transaction	2025

Retail | Mixed-Use



405-415 Carillon St.
St-Jean-sur-Richelieu, QC

SOLD

Tenants	3
Land Area	± 64,277 SF
Year Built	2013
Selling Price	Confidential
Transaction	2026



4503 St-Jean Blvd.
Dollard-des-Ormeaux, QC

SOLD

GLA	5,047 SF
Parking	20 Spaces
Tenants	2 AAA
Land Area	16,135 SF
Renovation	Fully renovated in 2020
Selling Price	$2,340,000
Transaction	2026



266-276 St-Viateur St. W.
Montreal, QC

SOLD

Residential Units	2
Retail Tenant	Lululemon
Building Area	4,118 SF
Selling Price	$2,300,000
Transaction	2025



23-29 St-Viateur St. W.
Montreal, QC

SOLD

Residential Units	2
Retail Tenants	L'Oréal, KOTN
Building Area	4,246 SF
Selling Price	$3,000,000
Transaction	2026

Retail | Mixed-Use



3500 Chambly Rd.
Longueuil, QC

FIRM

Tenants	2
GLA	± 6,600 SF
Parking	52
Land Area	± 31,920 SF
Selling Price	Confidential
Transaction	2026



Industrial

Industrial



2800 André Avenue
Dorval, QC

SOLD

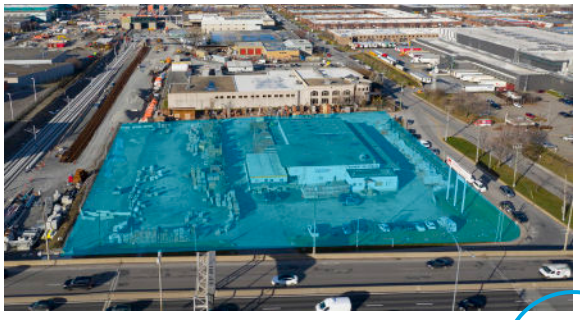
Land Area	1,139,965 SF
Zoning	Outside Parking
Selling Price	$88,000,000
$ per SF (Land)	$90
Cap Rate	6.9%
Transaction	2023



3415-3425 Montée-Masson
Montreal, QC

SOLD

Land Area	1,167,458 SF
Zoning	Industrial
Selling Price	$16,500,000
$ per SF (Land)	$14
Transaction	2022



2525 Chemin Côte-de-Liesse
Saint-Laurent, QC

SOLD

Land Area	123,655 SF
Building Area	27,977 SF
Zoning	Industrial ,Commercial
Selling Price	$8,800,000
$ per SF (Land)	$71
$ per SF (Building)	$315
Transaction	2022



370 de Louvain W.
Montreal, QC

SOLD

Land Area	40,586 SF
Zoning	Industrial
Selling Price	$6,500,000
$ per SF (Land)	$160
Transaction	2019

Industrial



4256-4300 Chemin de la Côte-de-Liesse SOLD
Mont-Royal, QC

Building Area	17,097 SF
Zoning	Industrial
Selling Price	$4,750,000
$ per SF (Land)	$277 per SF
Transaction	2023



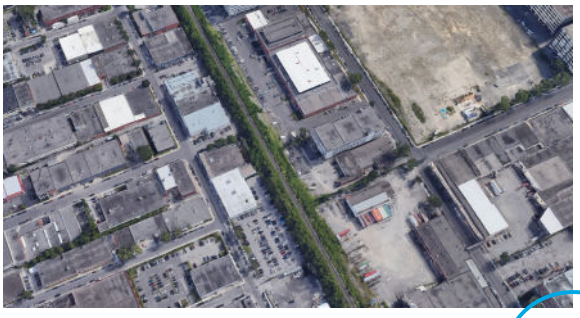
6000 Campbell St. SOLD
Cornwall, ON

Land Area	181,423 SF
Selling Price	$4,000,000
$ per SF (Land)	$22
Transaction	2021



2300 Victoria Street SOLD
Lachine, QC

Land Area	30,206 SF
Building Area	17,987 SF
Asset Class(es)	Commercial
Tenant(s)	3
Year Built	1965
Selling Price	$3,500,000
$ per SF (Land)	$116
$ per SF (Building)	$195
Cap	5,08%
Transaction	2021



160 Port-Royal W. Street SOLD
Montreal, QC

Land Area	31,824 SF
Selling Price	$3,000,000
$ per SF (Land)	$95
Transaction	2021

Industrial



1200-1204 Louvain
Montreal, QC

SOLD

Land Area	23,349 SF
Zoning	Industrial, Commercial
Selling Price	$2,000,000
$ per SF (Land)	$86
Transaction	2020



2660 Mullins Street
Montreal, QC

FIRMED

Land Area	67,240 SF
Selling Price	Confidential
Building Area	84,783 SF
Transaction	2025

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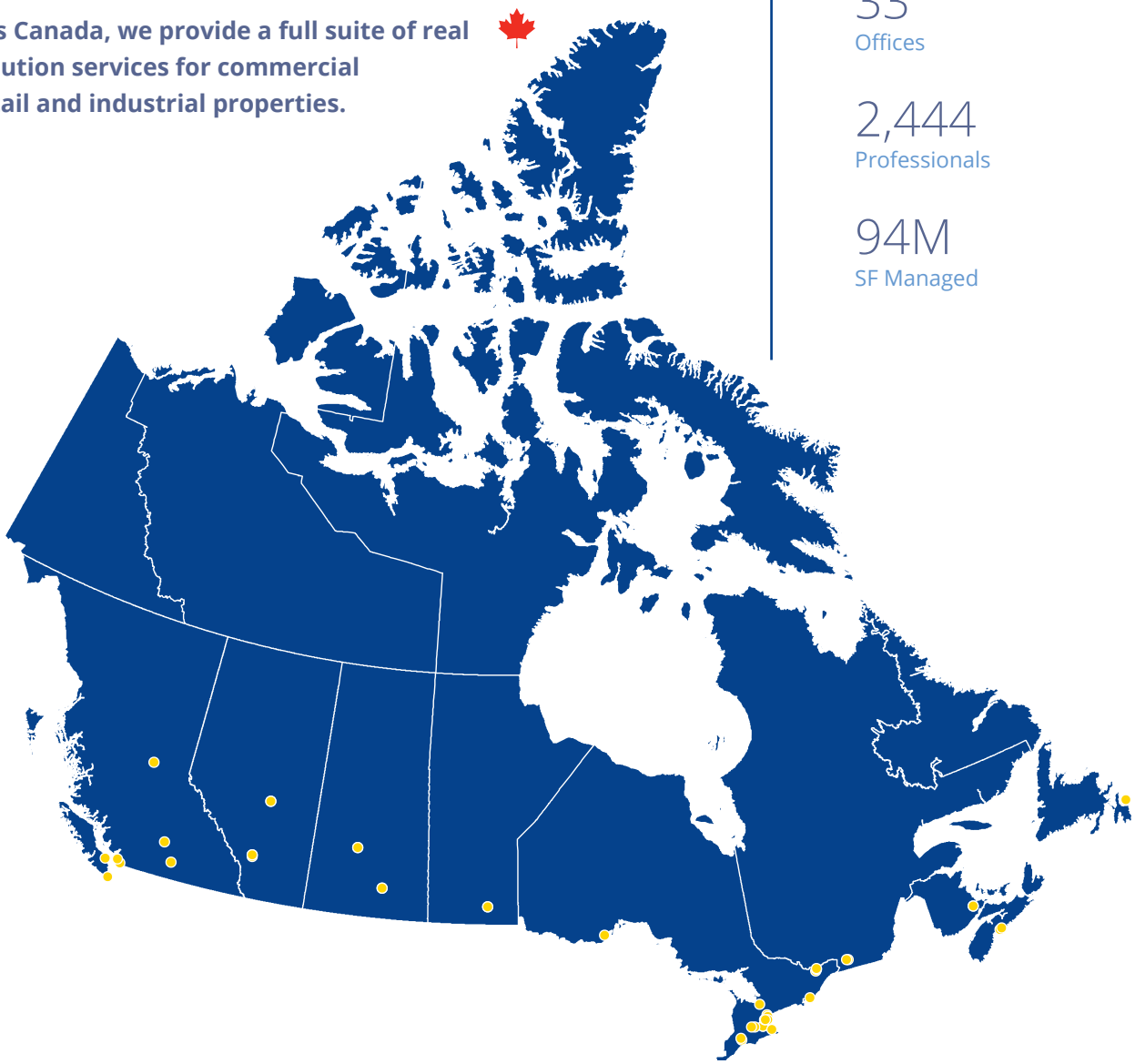

NASDAQ: CIGI
TSX: CIGI

Updated: March 2026

$10.9B
Transaction Value (USD)

525
Advisors

33
Offices

2,444
Professionals

94M
SF Managed



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