



16440

Gouin Boulevard West
Montréal

A 32-UNIT MULTIFAMILY ASSET LOCATED ON
THE SHORE OF RIVIÈRE DES PRAIRIES

AVISON
YOUNG

THE OFFERING

Avison Young Commercial Real Estate Services L.P. (the “Advisor” or “Avison Young”) is pleased to offer for sale a 100% percent freehold interest in 16440 Boulevard Gouin West, a well maintained three storey multifamily property totaling 32 suites in Montréal’s West Island (the “Property” or “16440 Gouin”).

Located in Pierrefonds-Roxboro, the Property offers a balanced suite mix of 24 one-bedroom and 8 two-bedroom suites, 38% of which have been renovated to a modern standard through natural turnover. These upgrades have enhanced tenant appeal, while common areas and building systems have been kept in excellent condition. Current in-place rents for unrenovated units remain well below market levels, presenting a clear opportunity for revenue growth through continued suite modernization.

Set in a family-oriented area near schools, parks, and retail, 16440 Gouin benefits from strong rental fundamentals. With stable occupancy, below-market rents and enduring demand for quality rental housing in Montréal’s West Island, the Property represents a compelling opportunity to acquire a well-maintained asset with clear upside and long-term investment appeal.



INVESTMENT HIGHLIGHTS

Well-Maintained Multifamily Asset with Upgraded Suites

16440 Gouin is a 32-unit multifamily property offering an attractive suite mix of 24 one-bedroom and 8 two-bedroom apartments, providing broad tenant appeal. The property includes desirable tenant amenities such as on-site laundry facilities and storage lockers, along with ample outdoor parking and appliances provided in every unit.

Over time, ownership has strategically reinvested in the asset, completing high-quality renovations in 12 of the 32 suites (38%) through natural tenant turnover, achieving an average rent increase of \$429 per unit upon renovations, or an increase of 50%. Upgrades include modernized kitchens and bathrooms, new flooring, updated lighting, and refreshed finishes, creating bright and contemporary living spaces. Furthermore, common areas, including hallways, have been updated and present a clean, well-maintained appearance.



26,949 SF
property
size



32
residential
units



12/32
renovated
suites (38%)



36
parking
stalls



INVESTMENT HIGHLIGHTS

Below Market Rents with Strong Upside Potential

The Property’s average in place rents are below market averages for the area, presenting investors with a compelling value-added opportunity through suite modernization. The current average rents for unrenovated units at the Property is \$852 per unit, with one-bedroom suites averaging \$810 and two-bedroom suites averaging \$1,238. This represents a gap of more than \$498 per unit per month, or up to 58% rental growth, firmly positioning the Property as an attractive value-add investment in Pierrefonds’ rental market.

Type	Number of Unrenovated units	Avg. Rent For Unrenovated Units	Market Avg. Asking Rent	Rental Upside	Gap to Market
1-Bedroom	18	\$810	\$1,325	64%	\$516
2-Bedroom	2	\$1,238	\$1,550	25%	\$313
Weighted Average	20	\$852	\$1,350	58%	\$498



\$852
Average rent



\$1,350
Average market rent



58%
below market rents



\$498
Gap to market



INVESTMENT HIGHLIGHTS

Proximity to Schools, Parks and Community Services

Situated in the Pierrefonds-Roxboro borough, the Property is located in a family-oriented area with excellent educational, recreational and community amenities. Nearby is Pierrefonds Community High School, while higher education options include Cégep Gérard Godin, the only French language public college on the West Island.

Residents enjoy easy access to Cap Saint Jacques Nature Park, Montreal's largest park, along with a myriad of neighborhood parks, community centers, public swimming pools and sports facilities. The Property is also close to major commercial corridors such as Boulevard St Charles and Gouin West, offering grocery stores, pharmacies, cafés, banks, transit options and a wide range of municipal and cultural services, ensuring both convenience and a vibrant community atmosphere.

Strong Rental Demand & Favorable Tenant Demographics

Pierrefonds-Roxboro features a stable and attractive rental market underpinned by solid demographic fundamentals. With a population of approximately 76,066, the borough supports a mixed tenant profile and demonstrates consistent demand for multifamily living. Pierrefonds-Roxboro showcases a rental profile of approximately 32% renters, with average vacancy across multifamily properties at about 0.2% in the area according to CMHC.

The property is well positioned to capture Pierrefonds-Roxboro's sustained rental demand, supported by steady household growth, a significant renter base, and a diverse, community-oriented population with strong ties to Montréal's West Island.



76,066
residents



\$103,600
household
incomes

Confidentiality Agreement

To: AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP (“Avison Young”)
And to: Maison 16440 Gouin Inc. (“Vendor”)
RE: Confidentiality Agreement – 16440 Boulevard Gouin West, Montréal, Québec (“Properties”)

We have been advised that Avison Young has been retained by the Vendor as its exclusive agent to arrange a sale of the Properties. The Vendor has requested that all interested parties should direct all inquiries and communications through Avison Young only. We have requested that you furnish us with certain information concerning the Properties. This information may include, without limitation, (i) an offering memorandum or materials, (ii) various other documents and data concerning the Properties whether delivered in writing, orally, or through authorized access to a designated due diligence extranet site, and (iii) any work product developed from any of the foregoing (collectively, “Evaluation Material”). We acknowledge and agree that the Evaluation Material will be furnished to us only on the condition that we agree to treat the Evaluation Material in strict confidence in accordance with the following terms and conditions (the “Agreement”):

1. This Agreement shall terminate upon the date which is two (2) years after the date hereof. All Evaluation Material relating to the Properties which may be furnished to any Recipient (as hereinafter defined) under this Agreement shall continue to be the Properties of the Vendor and/or Avison Young, as the case may be. The Evaluation Material will be used by the Recipient solely for the purpose of evaluating the possible acquisition of the Properties and will not be used in any manner detrimental or adverse to Vendor, the Property, the manager(s) of the Properties or any partner, fellow member or lender of any Vendor or manager(s) of the Properties. As soon as reasonably possible upon Vendor’s or Avison Young’s request or upon the termination of our Agreement, we will return to Vendor or Avison Young, as applicable, or, to the extent permitted by law, destroy, all Evaluation Material and any other written material containing or reflecting any of the Evaluation Material that has been provided to or created by us, and will not retain any copies, extracts, or other reproductions in whole or in part of such written materials.

2. We agree to keep all Evaluation Material strictly confidential and shall not disclose the contents thereof to any person without both Avison Young’s and Vendor’s prior written consent; provided, however, that the Evaluation Material may be disclosed to our key employees, and the Recipient’s outside counsel, accountants, and institutional lenders where applicable, acting on behalf of Recipient on a strictly “need to know” basis, and solely for the purposes set forth herein. We, together with any person to whom we disclose all or any portion of the Evaluation Material, pursuant to the terms hereof, are referred to herein individually and collectively as “Recipient(s).” Any Recipient other than us receiving Evaluation Material shall, prior to receiving such Evaluation Material from us, be informed of the confidential nature of such Evaluation Material and the terms of this Agreement and directed not to disclose the Evaluation Material to any third party. We agree that we will be responsible for any breach of the terms and conditions set forth in this Agreement by a party to whom we have disclosed the Evaluation Material. We will immediately notify Avison Young and Vendor in writing of any breach of this Agreement by any Recipient which may come to our attention. In addition, the Recipients will not disclose to any person, unless otherwise required by subpoena or mandated by law, (i) the fact that the Evaluation Material has been made available to it or that it has inspected any portion of the Evaluation Material; (ii) the fact that any discussions or negotiations are taking place concerning the proposed transaction regarding the Properties; or (iii) any of the terms, conditions or other facts pertaining to the proposed transaction regarding the Properties, including the status thereof. The provisions of this Paragraph 2 shall not apply to information (i) which is or becomes subject to a properly issued subpoena by a court of competent jurisdiction, or (ii) is generally available to the public other than as a result of a breach of this Agreement; provided, however in any of the foregoing instances, we agree to promptly notify Vendor of such required disclosure and when reasonably possible with sufficient advance notice to permit Vendor to seek a protective order or to take other appropriate action to waive compliance.

3. We acknowledge and agree that neither Vendor nor Avison Young nor any director, officer, employee, partner, member, agent, counsel, or representative of Vendor or Avison Young, including without limitation any lawyer, asset manager, management company, appraiser or engineer retained by Vendor or Avison Young (collectively, the “Owner Representatives”) make any representation or warranty whatsoever as to the accuracy or completeness of the Evaluation Material. Any financial information and/or projections contained in the Evaluation Material represent estimates based on assumptions believed to be reasonable under the circumstances, although they have not been independently verified, and no representation or warranty of any kind whatsoever (including, but not limited to, reasonableness, accuracy, or completeness) is made by Vendor, Avison Young or the Owner Representatives. Avison Young and Vendor expressly disclaim any and all liability for representations or warranties, express or implied, regarding the Evaluation Material or that actual results will conform to projections in the Evaluation Material; and we agree that neither Avison Young nor Vendor nor the Owner Representatives shall have any liability to us or to any Recipient resulting from our or their use or reliance upon the Evaluation Material, whether or not a purchase of the Properties is consummated. We represent that we will conduct our own independent investigations for all those matters which we deem necessary or appropriate to evaluate any proposed transaction involving the Properties. In the event that Vendor and we enter into a definitive agreement for the purchase and sale of the Properties, the provisions of this Section 3 are subject to the terms of such definitive agreement concerning the Evaluation Material.

4. We agree to be responsible for the payment of any fee, commission, or other compensation payable to any broker, finder or agent who alleges it has dealt with or through us, other than Avison Young, and Avison Young shall have no obligations to share any part of its commission with any broker, agent, finder or any other person or entity who has dealt with or through us. We hereby agree to indemnify, defend, and hold Vendor and Avison Young harmless from and against any and all claims, damages, losses and liabilities (including reasonable legal fees and disbursements) in this regard.

5. This Agreement shall be (i) binding on us and inure to the benefit of the Vendor and Avison Young and their respective successors or assigns and (ii) governed by and construed in accordance with the internal laws of the Province of Québec and the federal laws of Canada applicable therein. The submission of the evaluation material and any draft purchase agreement for examination is not intended to, nor will it constitute an offer to sell the Properties, or a reservation of, or option or proposal of any kind for the sale or purchase of the Properties. In no event will the submission of the evaluation material or draft purchase agreement create any obligation or liability upon Vendor or Avison Young whatsoever. We expressly acknowledge and agree that: 1) The selection of the winner of the bid process is at the sole discretion of the Vendor; 2) The Vendor is under no obligation to accept any proposal received as a result of the bid process or to select/award a purchaser if it chooses not to for any reason; 3) That Avison Young and its representatives are not required to explain why a particular bidder was or was not successful under the bid process unless it had first received instructions in writing from the Vendor to do so and 4) We shall indemnify and hold Avison Young, its parent and affiliates, representatives and the Vendor harmless from any and all losses, costs and damages (including loss of profits/consequential damages) that may occur as a result of us not being awarded the right to purchase the Properties under the bid process for any reason.

Confidentiality Agreement

To: AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP (“Avison Young”)
And to: Maison 16440 Gouin Inc. (“Vendor”)
RE: Confidentiality Agreement – 16440 Boulevard Gouin West, Montréal, Québec (“Properties”)

6. The provisions of this Agreement shall survive any termination of our review of the Evaluation Material. Without the prior consent of Vendor, neither we nor any of the Recipients shall communicate (regarding the proposed transaction, the Vendor or the Properties) with (a) any employee, manager or consultant of the management company retained by Vendor to manage the Properties, (b) any tenant, subtenant, or other occupant of the Properties, (c) any lender (or any loan participant of any such lender) to Vendor, (d) any other third party other than one of our representatives, or (e) any partner or fellow member of Vendor.
7. We acknowledge that money damages would not be a sufficient remedy for any violation of the terms of this Agreement and, accordingly, Vendor and/or Avison Young will be entitled to specific performance and injunctive relief as remedies for any violation. These remedies will not be exclusive remedies but will be in addition to all other remedies available to Vendor and/or Avison Young at law or equity.
8. The Recipients agree not to visit the Properties, other than areas open to the general public, without prior notice being given to and permission provided by Avison Young and Vendor.
9. Any modification or amendment to this agreement must be made in writing and signed by all parties.
10. This agreement constitutes the entire agreement between the parties, and supersedes all prior representations, negotiations, understandings and agreements, oral or written, between the parties with respect to the object of this agreement.
11. We hereby consent to receive electronic communications from Avison Young, including without limitation market research, news, publications and invitations to various programs and events. We may withdraw our consent or change our preferences at any time by writing to the following address: preferencesMTL@avisonyoung.com.

FOR MORE INFORMATION:

CLICK HERE TO ACCEPT ALL TERMS AND CONDITIONS

CONTACT US

Mark SINNETT
Executive Vice President & Head
Québec Capital Markets Team
Real Estate Broker
514 583 2146
mark.sinnett@avisonyoung.com

Sebastien GATTI
Executive Vice President
Québec Capital Markets Team
Commercial Real Estate Broker
514 758 2887
sebastien.gatti@avisonyoung.com

Guillaume MONAST
Associate Vice President
Québec Capital Markets Team
Commercial Real Estate Broker
514 464 5581
guillaume.monast@avisonyoung.com

**AVISON
YOUNG**
