

INVESTMENT OPPORTUNITY

275 Latour Street, Saint-Jérôme, QC

Office building for sale

savills

Asking Price: \$ 13,500,000



The Opportunity

Executive Summary

Savills is proud to present a unique opportunity to acquire a recently constructed office building that is **100% leased with a WALT of over 6.3 years**, located at 275 Latour Street in the City of Saint-Jérôme, approximately 45 minutes away from Montréal.

275 Latour is a LEED-certified office building comprising 71,785 square feet, nearly fully leased (98%) to the Société Québécoise des Infrastructures (SQI), a provincial government entity that has occupied the property since 2017. SQI holds a 15-year lease with a 5-year renewal option. A wealth management firm (Charrette, Chouinard et Associés) completes the building's tenancy under a lease running through 2039.

Completed in 2017, the five-storey building is located directly across from the Saint-Jérôme intermodal transit station, in close proximity to downtown, and benefits from easy access to Highway 15 and Route 117, being the main arteries of the Laurentians region.

275 Latour represents an excellent opportunity to acquire a high-quality office asset, primarily leased to a government tenant, offering stable and secure long-term income.

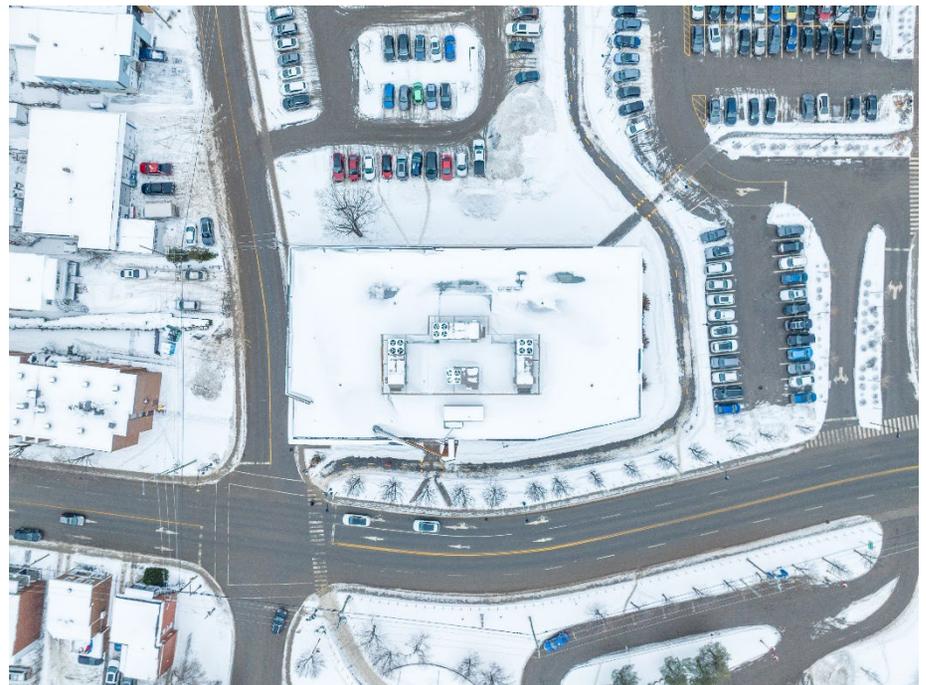
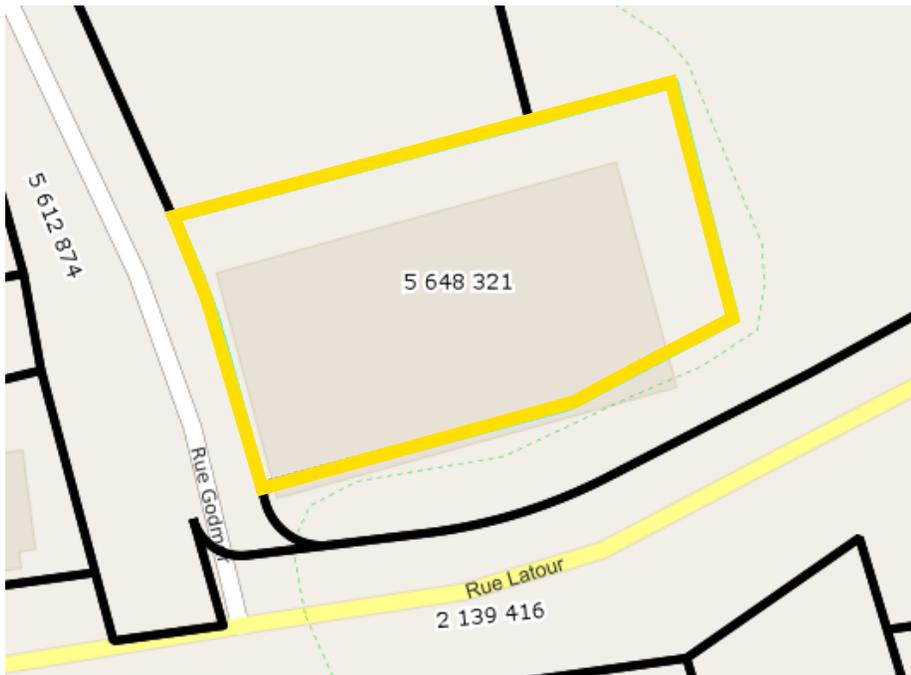


A LEED-certified office building, constructed in 2017, located next to the intermodal station and leased long-term to the Provincial Government (SQI)



Property Summary

Legal Description	Lot 5 648 321, Cadastre of Québec
Lot size	21,958 ft ²
Frontages	Measuring 61.2 m along Latour Street and 34.3 m along Godmer Street
Topography and Layout	Flat quasi rectangular-shaped lot
Municipal Services	Sanitary and storm sewers, and water supply
Zoning	Zone CU-830
Permitted Uses	Residential (H5, H6), Commercial (C1, C2, C3, C7), and Public (P1, P2, P3)

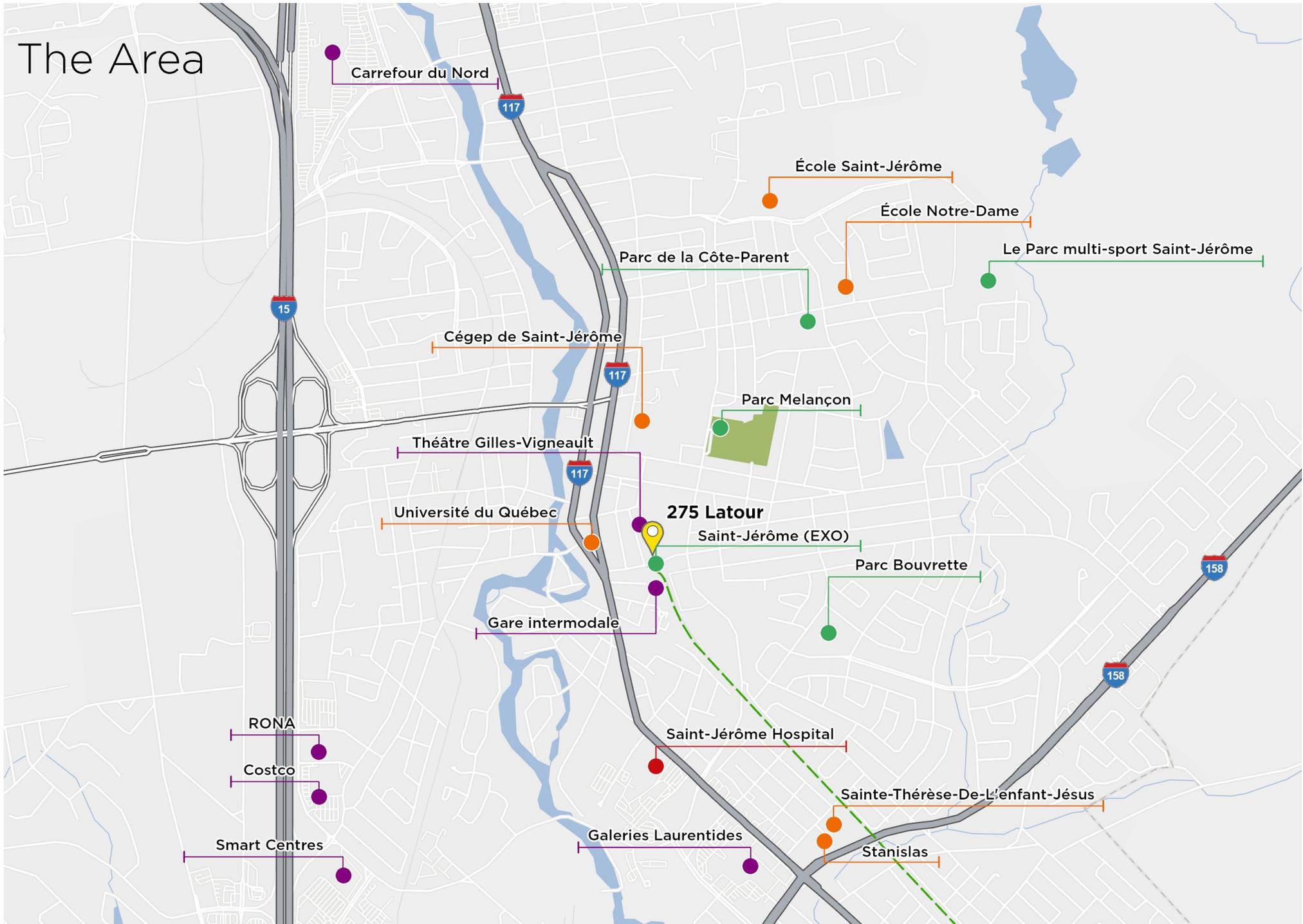


Property Summary

Gross Leasable Area (GLA)	71,785 ft ²
Construction Year	2017
Floors	5 above-ground floors and a partial basement
Occupancy Rate	100%
Tenants	Société québécoise des Infrastructures (SQI), Charrette, Chouinard et Associés
Foundations	Poured concrete
Structure	Steel
Roof	Elastomeric membrane
HVAC System	Four rooftop HVAC units (two 40-ton units and two 30-ton units) + electric baseboards
Passenger Elevators & Fire Alarm System	Two hydraulic elevators (Otis) with a capacity of 15 people (2,500 lbs) each, fire alarm system, and a fire cabinet with hose on each floor



The Area



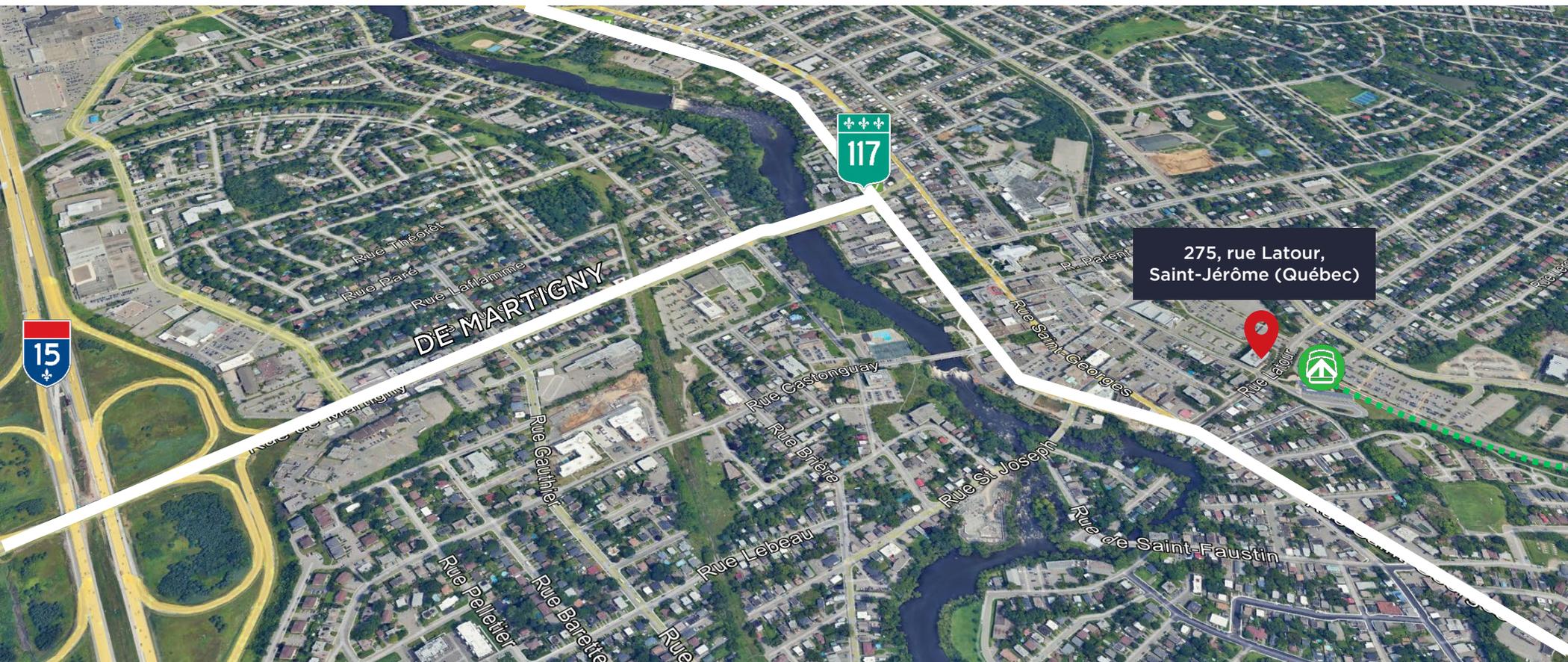
The Neighborhood

275 Latour is located at the intersection of Latour and Godmer Streets, directly across from the Saint-Jérôme intermodal transit hub. The Saint-Jérôme EXO commuter train station (EXO Line 12) is less than a 2-minute walk away, as is the city's bus terminal.

In addition to the local bus network, the terminal is served by the intercity lines Inter-Mont-Tremblant, Montréal-Mont-Tremblant, and Montréal-Mont-Laurier.

The Saint-Jérôme station parking lot also offers over 775 park-and-ride spaces, most of which are free.

Additionally, Highway 15 is just 10 minutes from 275 Latour, while Route 117 is very close by, providing access to the Greater Montréal and Laval markets in under 45 minutes.





Municipal Assessment and Property Taxes

Municipal Assessment (2026-2028 Property Assessment Roll)

Land	\$955,800
Building	\$10,683,600
Total	\$11,639,400

Property Taxes

Municipal (2026)	\$281,135
School (2025-2026)	\$8,530
Total Property Taxes	\$289,665



The Area

City of Saint-Jérôme

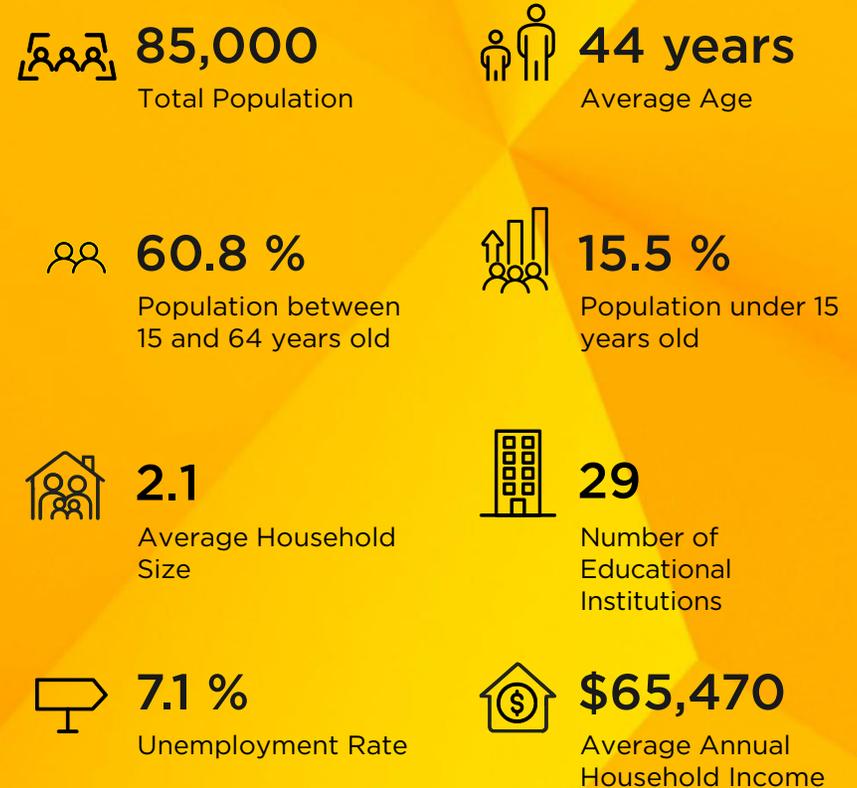
Saint-Jérôme is a municipality in Quebec and the county seat of the La Rivière-du-Nord Regional County Municipality, located in the Laurentides administrative region. It is situated approximately 45 km northwest of Montréal and ranks 14th among Quebec municipalities in terms of population size. According to the 2021 census, the municipality had a total population of over 85,000, and its territory is home to several government organizations, higher education institutions, and various community and arts organizations.

The downtown area of Saint-Jérôme, currently undergoing revitalization, offers a diverse range of shops, restaurants, professional services, and cultural amenities, including the public market, Théâtre Gilles-Vigneault, and Place de la Gare. The presence of the EXO intermodal station, which provides a direct connection to Greater Montréal, enhances the attractiveness of the area for institutional, corporate, and professional tenants, promoting sustainable commuting and workforce retention.

From an institutional perspective, Saint-Jérôme hosts several major public employers, including the regional hospital, the CIUSSS, the Saint-Jérôme Courthouse, government ministries and agencies, as well as higher education institutions such as Cégep de Saint-Jérôme and the University of Quebec in Outaouais, generating stable demand for office and service spaces.

The local economy is also supported by a significant regional commercial hub along Highway 15, featuring major destinations such as Carrefour du Nord, SmartCentres Saint-Jérôme, Costco, and RONA, attracting customers from across the Laurentians region.

Demographic Data



According to data from the 2021 Statistics Canada Census and the City of Saint-Jérôme.



Contact us

For more information regarding this opportunity, please contact:

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