

# FOR SALE

1585 DES LAURENTIDES BOULEVARD, LAVAL, QC

Marcus & Millichap

**IPA** INSTITUTIONAL  
PROPERTY  
ADVISORS  
A DIVISION OF  
MARCUS & MILLICHAP, BROKERAGE

**L** LAVAL

104 RENTAL CONDOS





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## THE OPPORTUNITY

Marcus & Millichap REIS Québec Inc. and Institutional Property Advisors (IPA), a division of Marcus & Millichap, are pleased to present L-Laval, a newly constructed nine-storey concrete multifamily property located at 1585 Boulevard des Laurentides in Laval. Completed in 2022, the building comprises 104 modern suites with large windows, high ceilings, and quality finishes.

The property includes a rooftop terrace with BBQ areas, a fitness centre, and a lounge with kitchen facilities, along with indoor parking and storage lockers. Centrally positioned at Boulevard des Laurentides and Boulevard Saint-Martin, the site offers direct access to Autoroutes 440 and 19 and convenient transit links to Cartier metro station.

**L-Laval:**  
**modern construction and**  
**long-term value in Laval's core**  
**growth corridor.**

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## PROPERTY OVERVIEW



9  
Storeys



104  
Multifamily Units



**1585 des Laurentides Blvd, Laval, QC**



**Legal Description:** Lot 1 067 653



**Year Built:** 2022



**Parking:** 95 underground spaces



**Land Size:** 25,611 SF



**Gross Building Size:** 98,229 SF\*



**Elevators:** 2

### Suite Mix Summary

**Suite Mix	Number of Units	Avg Area (SF)	Avg Rent	Avg Rent (PSF)
2 ½	1	317	\$905	\$2.85
3 ½	73	622	\$1,425	\$2.29
4 ½	22	1,034	\$1,967	\$1.90
5 ½	8	961	\$2,183	\$2.27
<b>Total / Average</b>	<b>104</b>	<b>733.5</b>	<b>\$1,620</b>	<b>\$2.57</b>

*Gross building size excludes parking garage \**  
*Based on information provided by the owner \*\**





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## HIGHLIGHTS



Built by TG Beco (now Arduini) – A respected Montréal developer recognized for thoughtful design and reliable construction.



Rent Control Exempt until 2027 – Offers investors the flexibility to adjust rents and capture income growth in a strong rental market.



Modern, Well-Appointed Suites – Open layouts, quality finishes, and practical features that reflect the rising expectations of today's tenants.



Next to Major Green Space Redevelopment – Adjacent to the former Laval Quarry, which is being transformed into one of the city's largest new urban parks.



Connected Laval Location – At the intersection of Boulevard des Laurentides and Boulevard Saint-Martin, with quick access to Highways 15, 19, and 440, and easy links to Greater Montréal.



Close to Everyday Essentials – Steps from grocery stores, retail, schools, healthcare, and community services, supporting convenience and tenant retention.



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## KITCHEN & BATHROOMS



Glass-enclosed  
showers



Condo-quality  
finishes



Ceramic tile  
flooring



Quartz  
countertops



Stainless steel  
appliances



Quality  
fixtures



## SERVICES & AMENITIES

- Resident lounge (Urban Chalet)
- 95 underground parking spaces
- Storage lockers
- Smart keyless entry system
- Panoramic Views
- 24-hour surveillance system
- Private Balconies with glass railings
- Fully equipped fitness centre
- Rooftop terrace with BBQ areas and seating

## LIVING SPACE & BEDROOMS

- Open-concept living areas
- Wood-style finishes
- Generous closet space
- In-suite washer and dryer
- Abundant natural light
- Individual A/C in each unit





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## LOCATION OVERVIEW



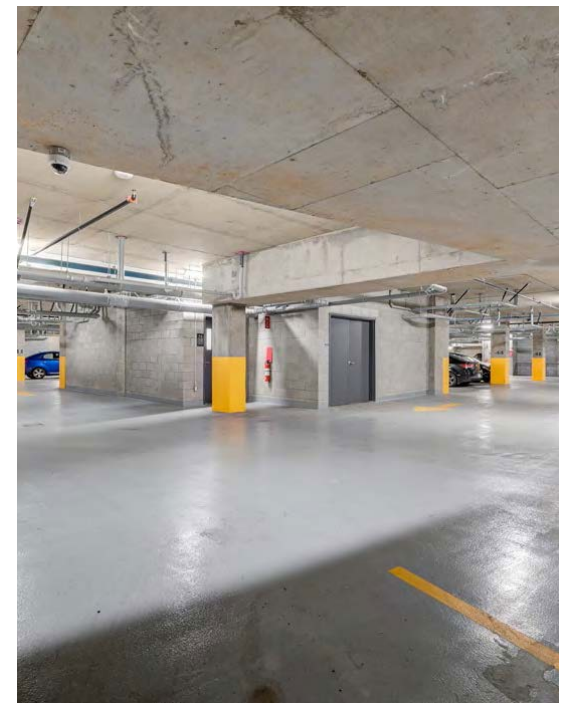
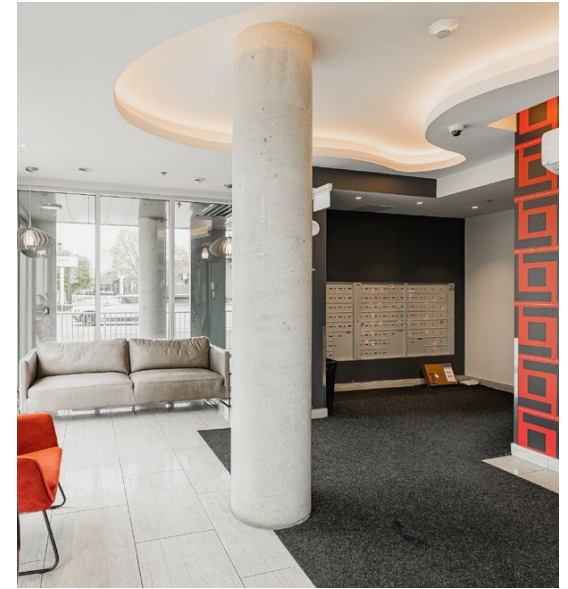


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