

Investment Sale

CBRE

Le Manoir Champlain

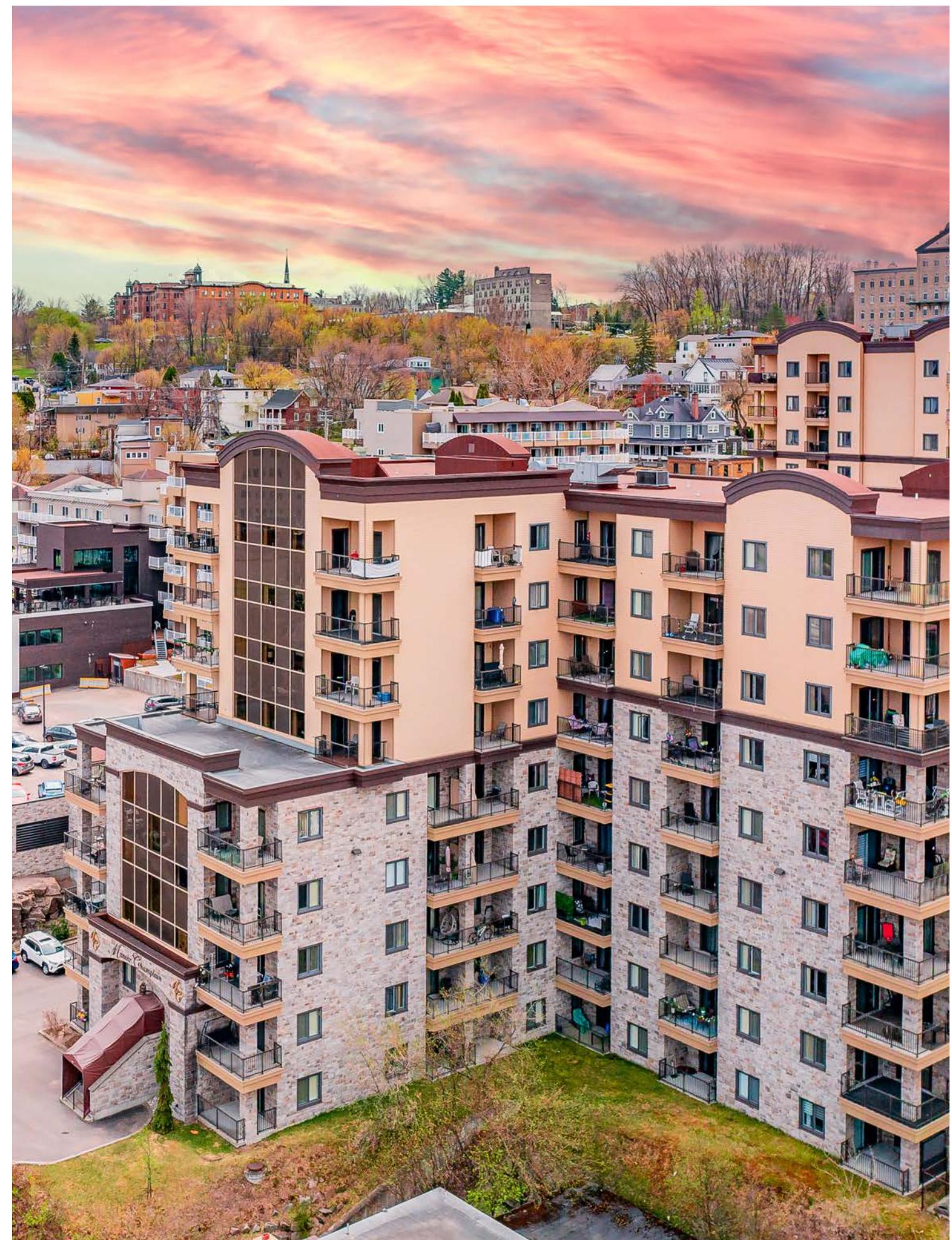
325 Jacques-Cartier Street East, Chicoutimi, QC

Senior Housing | 440 units



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Le Manoir Champlain

Manoir Champlain is a private seniors' residence located in Chicoutimi, in the Saguenay–Lac-Saint-Jean area. This residential complex provides comfortable and luxurious living housing with breathtaking views of the city, as well as ease of access for visitors. The 440 units are tastefully designed to meet the needs of its clientele.

Built in several phases, and recently and extensively renovated, the complex offers a dynamic, friendly, and reassuring living experience thanks to intelligently subdivided units and

common areas. Services include housekeeping, Wi-Fi access, and on-site banking services. The property offers amenities such as game rooms, a swimming pool, a theatre, a bowling alley, and much more. Residents can also enjoy meals in a welcoming dining room. Leisure activities and outings are regularly organized.



Living Options

This residence offers a variety of living options for seniors, with apartments for autonomous and semi-autonomous living. Care options range from independent living to long-term assisted living, with a specialization in care for people with cognitive impairment. The full range of amenities and services provides an attractive living environment for residents year-round. Medical staff, including nurses, auxiliary nursing and beneficiary attendants, are on hand to ensure residents' well-being.

Located near downtown Chicoutimi, Manoir Champlain allows residents to enjoy all the benefits of urban living while living in a peaceful and welcoming environment.

The Property

The property located at 325 Jacques-Cartier Street East is a 8-story, 440-unit retirement residence. The property includes 440 units including rooms and apartments, with a distribution of $1\frac{1}{2}$, $2\frac{1}{2}$, $3\frac{1}{2}$, and $4\frac{1}{2}$, offering care services ranging from autonomous living to long-term assistance. The residence opened in 1992, with subsequent phases added in 1994, 1996, 2000, 2009, and 2019. The clientele of the residence can enjoy a wide range of services and amenities such as a swimming pool, a theatre, a bowling alley, a chapel, a variety of common areas, and much more. The building is located approximately 550 m west of the Chicoutimi Hospital, a major hospital in the Saguenay–Lac-Saint-Jean region. This is a significant advantage for residents.



The main site is at a corner lot at the intersection of Jacques-Cartier Street East and Labrecque Street. The site also overlooks Racine Street East and La Fontaine Street. The property is accessible from four roads, all local collector arteries. The secondary site, located on the other side of Labrecque Street, is used as employee parking.

Of the 440 units, we understand that 71 are reserved by the provincial health and social services entity (Integrated University Health and Social Services Centre), hereinafter referred to as the "CIUSSS."



Property Features



The building is **well maintained**, with **renovation** and **capital expenditure** documentation



The complex is **90.2% leased**



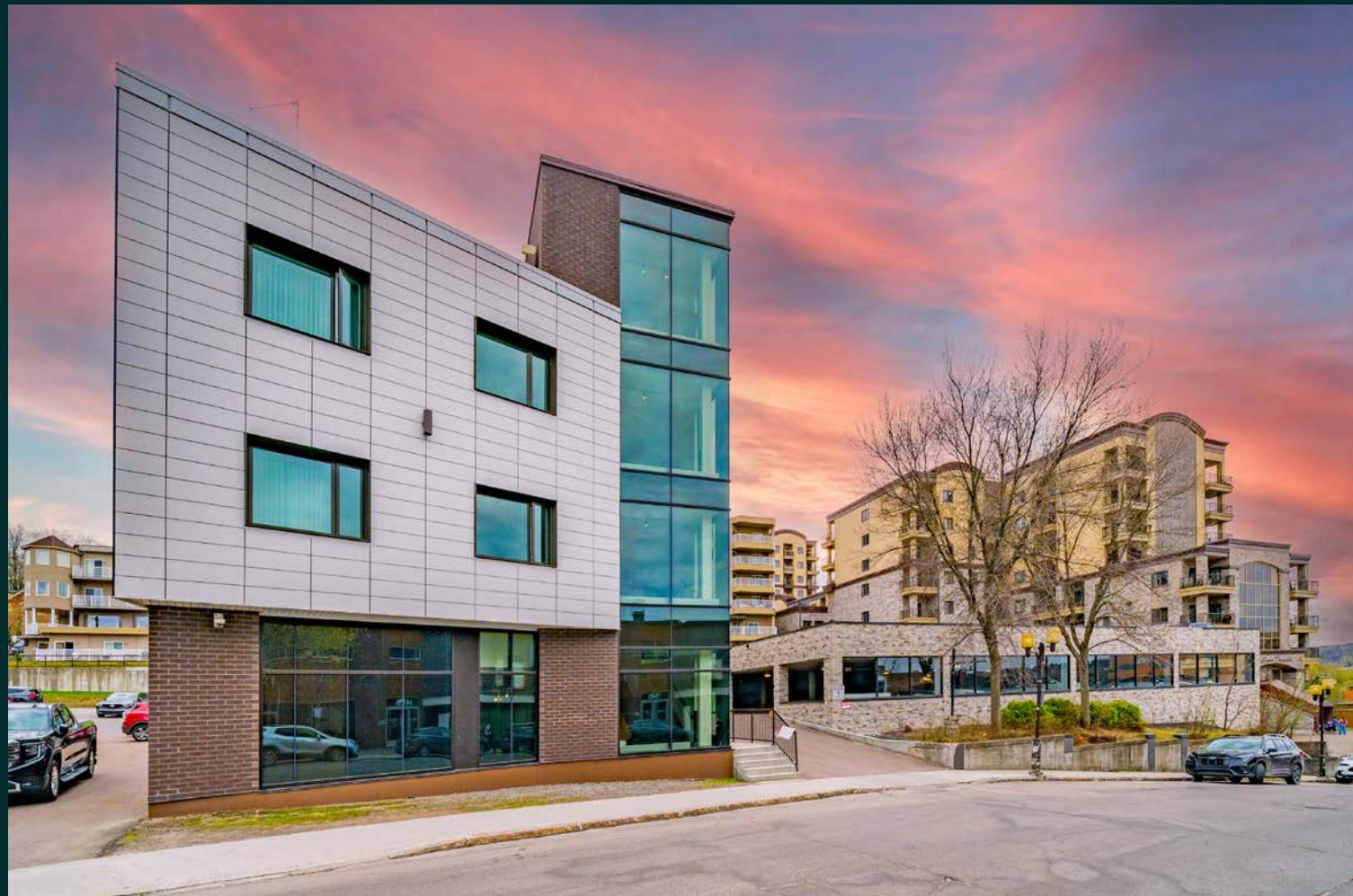
With its 440 units, **Manoir Champlain is the largest facility in the region**



Extensive amenity and facility **offering**

Property Overview

Address	325 Jacques-Cartier Street East, Chicoutimi, QC
Property Type	Autonomous and semi-autonomous senior housing
Legal Description	6 332 190, 6 332 189 et 6 178 956 Cadastre du Québec
Year Built	<ul style="list-style-type: none">Phase 1: 1992Phase 2: 1994Phase 3: 1996Phase 4: 2000Phase 5: 2009Phase 6: 2011Phase 7: 2019
Occupancy	90.2%
Stories	8
# of Units	440 (98.54 units/acre)
Commercial Services	Convenience store and banking services
Types de soins	Long-term independent stay
Offered Units	<ul style="list-style-type: none">Public : 1 ½, 2 ½, 3 ½,Private: 1 ½, 2 ½, 3 ½, et 4 ½
Land	± 4.47 acres
Access	<ul style="list-style-type: none">Rue Jacques-Cartier EstRue LabrecqueRue RacineRue la Fontaine
Property Certification	Residence certified by the Quebec Ministry of Health and Social Services
Parking	<ul style="list-style-type: none">150 stalls for residents± 30 stalls in the employee parking lot
Building Specifications	<ul style="list-style-type: none">Foundation: Poured concreteStructure: concrete and steelRoof: Flat roof with membraneExterior: Stone, fiber cement, and stucco



Residents' Amenities



Private & common
dining area



Pool



Theater



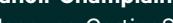
Chapel



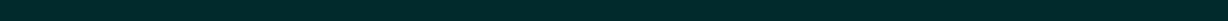
Fitness center



Bowling alley



Rooftop
garden area



Game room



And more



The design of the common areas and residential units generally reflects the typical design standards of Class B retirement residences. The selection of amenities available to residents—for example, activity spaces, swimming pool, bowling alley, game rooms, cinema, etc.—would be considered superior to that of most Class B facilities.

Location



The property is located in **Saguenay**, a picturesque town in the Saguenay-Lac-Saint-Jean area of Quebec. It sits across the Saguenay River, approximately 200 km north of Quebec City. The town was founded in 2002 by the merger of the cities of Chicoutimi, Jonquière, and La Baie.

The immediate area is residential and includes various housing types, including single-family homes, duplexes, and apartment buildings. The broader area is mixed-use, encompassing the downtown areas, home to various local and major amenities, the Old Port of Chicoutimi, and the Chicoutimi Hospital.

The area is well served by local bus routes, with bus stops located directly in front of the property along Jacques-Cartier Street East and Labrecque Street.



Du Saguenay Blvd.
2 min | 500 m

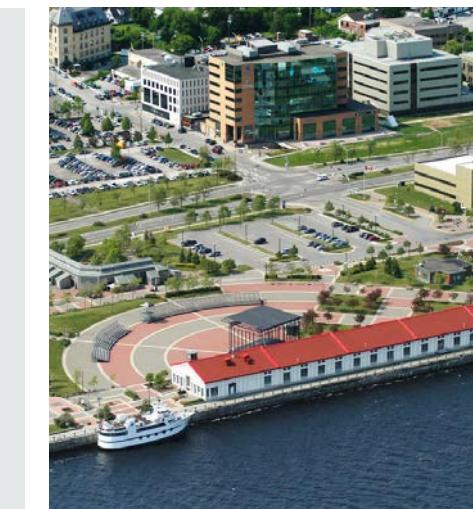
Talbot Blvd.
3 min | 1.2 km

Saint-Paul Blvd.
2 min | 1 km

De Tadoussac Blvd.
4 min | 2.1 km

Sainte-Geneviève Blvd.
4 min | 2 km

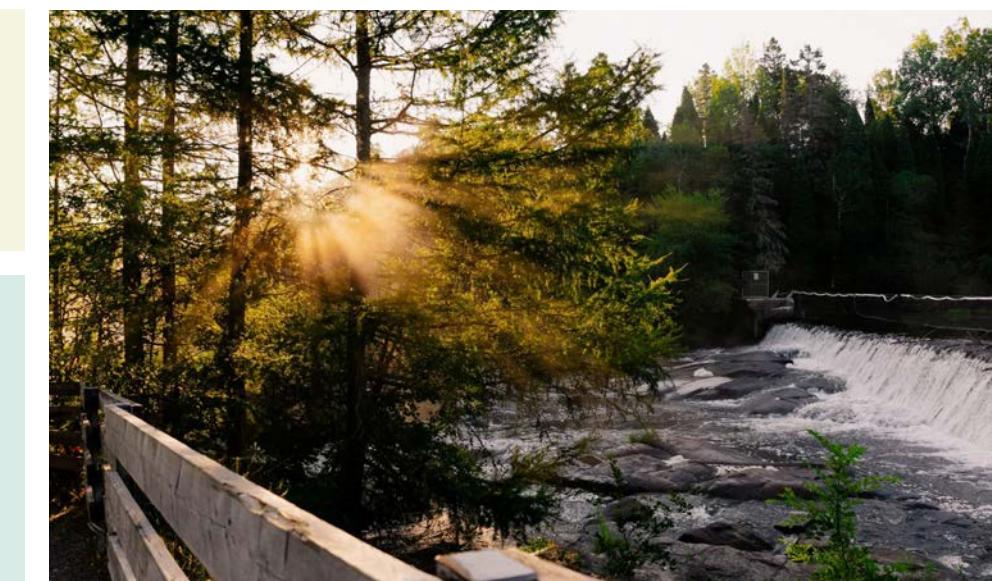
Dubuc Bridge
3 min | 1.3 km



1. Du Saguenay Blvd. Promenade
6 min | 3.2 km

2. Belvédère Beauregard Park
5 min | 2.3 km

3. Du Moulin River Trails
5 min | 3.2 km



1. Chicoutimi Hospital
6 min | 3.2 km

2. Chicoutimi Old Port
5 min | 2.3 km

3. Chicoutimi's Caisse Desjardins
5 min | 3.2 km

4. Chicoutimi Library
5 min | 3.2 km

Location Features



Steps away from **downtown**



Coveted location in **proximity to** several **shops and services**

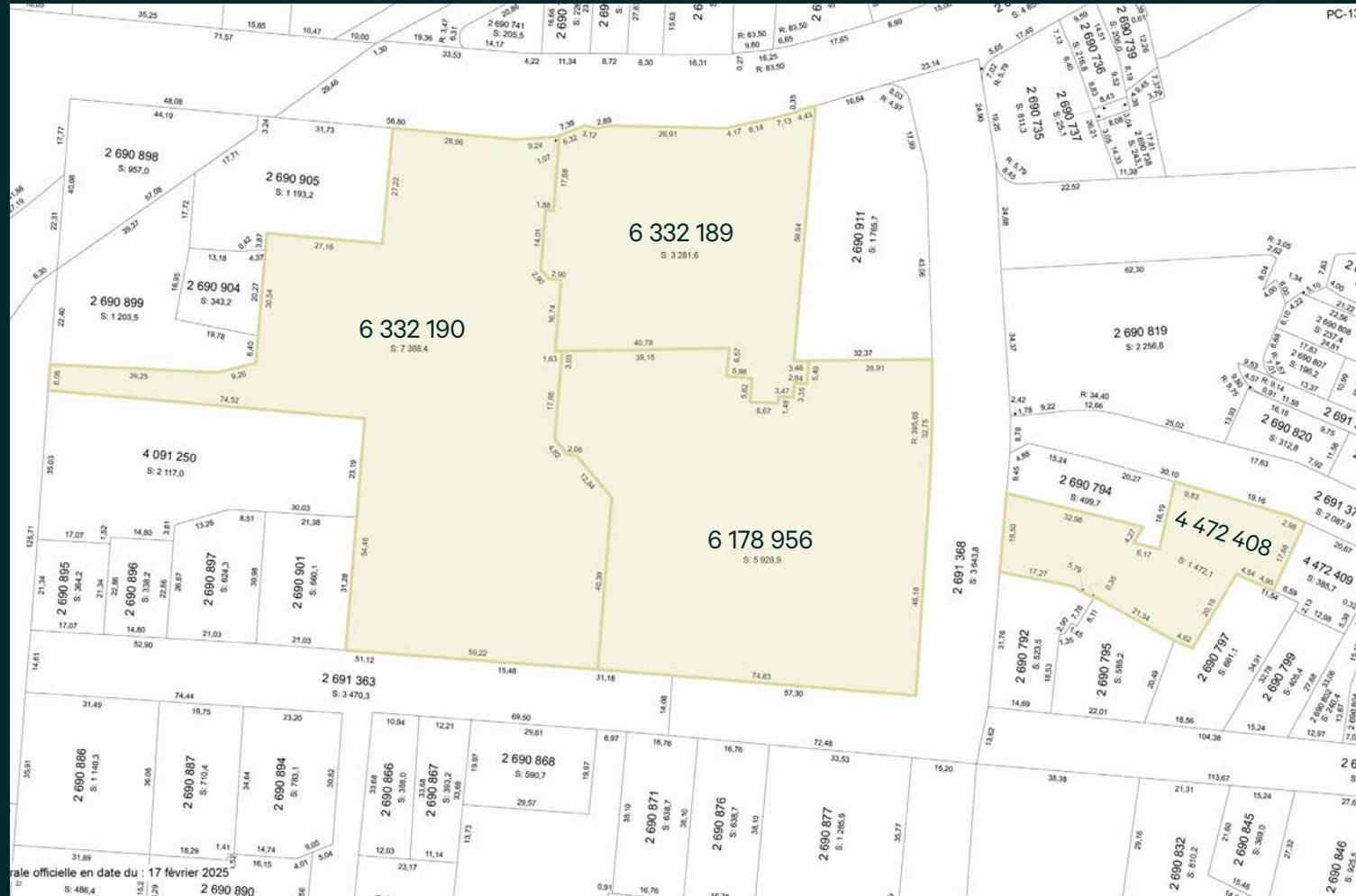


Great exposure



± 550 m from **Chicoutimi Hospital**

Cadastral Plan



6 178 956

Surface parking and building located at the corner of Jacques-Cartier Street East and Labrecque Street. The main entrance to the residence is through this site.

6 332 190

Surface parking and buildings, located in the western section adjoining Racine Street East, Jacques-Cartier Street East and La Fontaine Street.

6 332 189

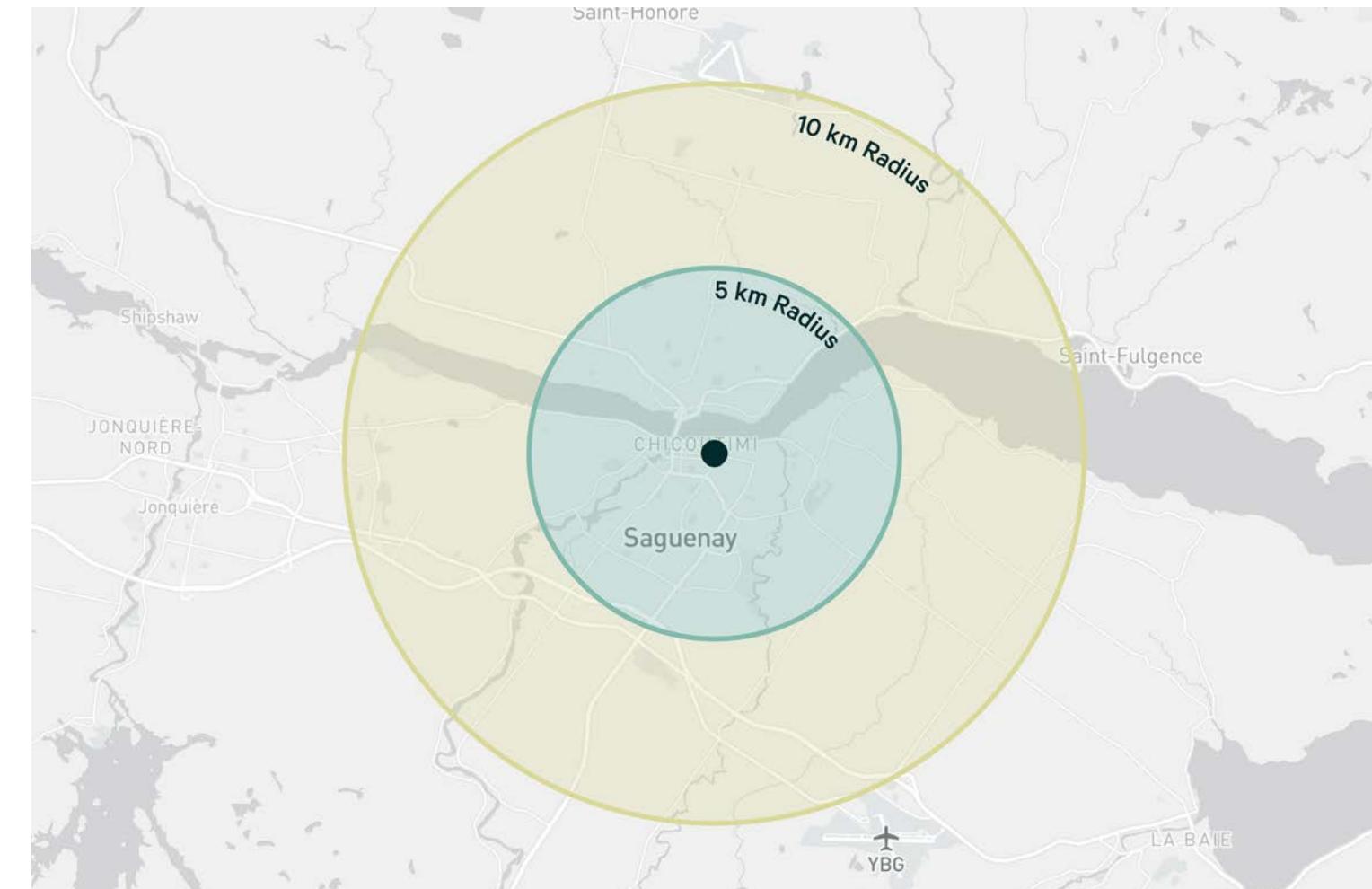
Surface parking and buildings located in the northern section adjoining Racine Street East.

4 472 408

A separate lot that includes only surface parking. Access and exits are via Labrecque Street. This site is used for employee parking.

Demographics

In a 5 & 10 km radius



A light blue icon depicting three stylized human figures in a row, with small circles above their heads representing crowns or hats.

**2024
Population**

5 km 54,939

10 km 80,445

A line graph with 'Distance' on the x-axis and 'Age' on the y-axis. The x-axis has two points: '5 km' and '10 km'. The y-axis has two points: '46' and '45'. A line connects the point '5 km' to '46' and then to '10 km' to '45'. The graph shows a slight decrease in average age as distance increases.

Distance	Average Age
5 km	46
10 km	45



Daytime Population

5 km	61,054
10 km	90,520



Average household income

5 km	\$ 99,343
10 km	\$ 104,364

20 Yr Old + Population

5 km	45,471
10 km	65,609



Unemployment Rate

5 km	2.5%
10 km	2.4%



Contact us for more information

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