

Investment Sale

CBRE

# Le Manoir Champlain

325 Jacques-Cartier Street East, Chicoutimi, QC

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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.

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.

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



## 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 1½, 2½, 3½, and 4½, 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



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



The complex is **90.2% leased**



**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"><li>Phase 1: 1992</li><li>Phase 2: 1994</li><li>Phase 3: 1996</li><li>Phase 4: 2000</li><li>Phase 5: 2009</li><li>Phase 6: 2011</li><li>Phase 7: 2019</li></ul>
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"><li>Public : 1 ½, 2 ½, 3 ½,</li><li>Private: 1 ½, 2 ½, 3 ½, et 4 ½</li></ul>
Land	± 4.47 acres
Access	<ul style="list-style-type: none"><li>Rue Jacques-Cartier Est</li><li>Rue Labrecque</li><li>Rue Racine</li><li>Rue la Fontaine</li></ul>
Property Certification	Residence certified by the Quebec Ministry of Health and Social Services
Parking	<ul style="list-style-type: none"><li>150 stalls for residents</li><li>± 30 stalls in the employee parking lot</li></ul>
Building Specifications	<ul style="list-style-type: none"><li>Foundation: Poured concrete</li><li>Structure: concrete and steel</li><li>Roof: Flat roof with membrane</li><li>Exterior: Stone, fiber cement, and stucco</li></ul>





# Residents’ Amenities



Private & common dining area



Pool



Rooftop garden area



Theater



Chapel



Game room



Fitness center



Bowling alley



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.

## Location Features



Steps away from **downtown**



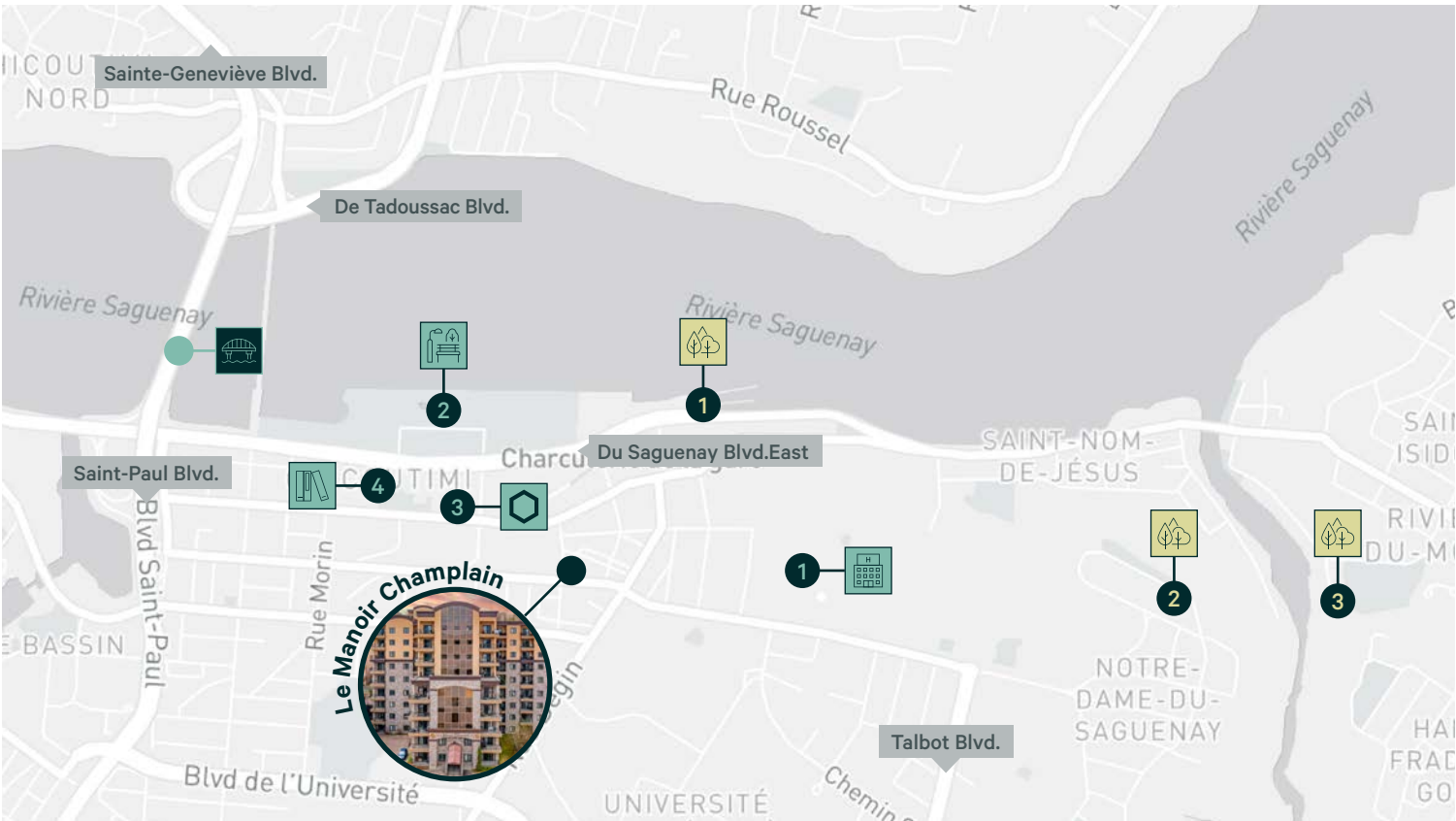
Coveted location in **proximity** to several **shops and services**



**Great exposure**



± 550 m from **Chicoutimi Hospital**





**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-Genève 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

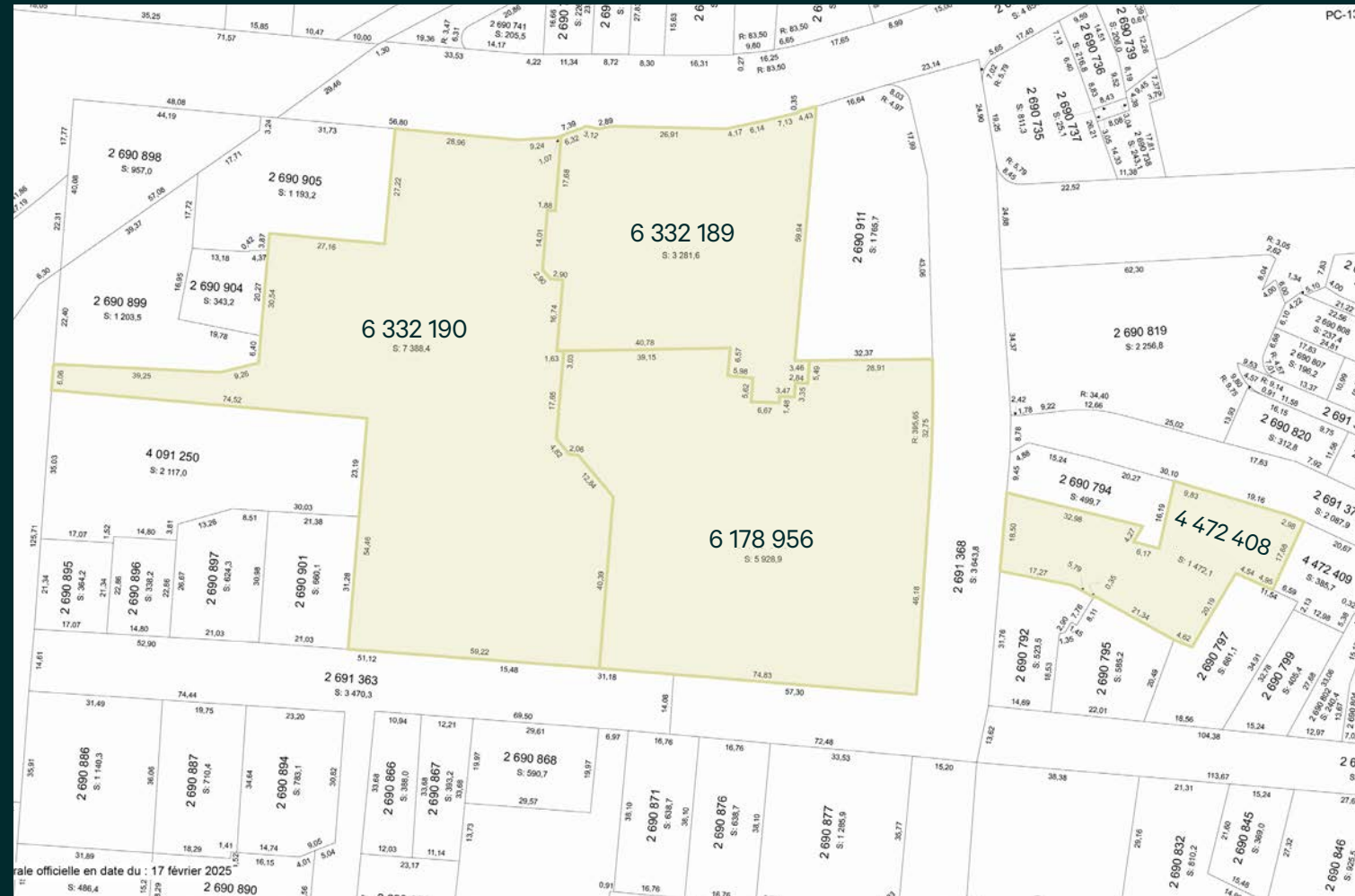


**4. Chicoutimi Library**  
5 min | 3.2 km





# 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

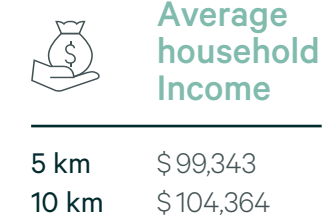
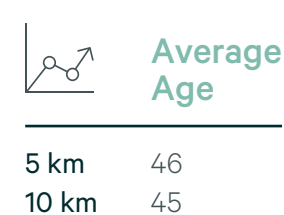
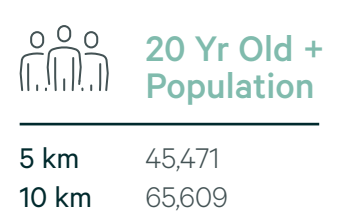
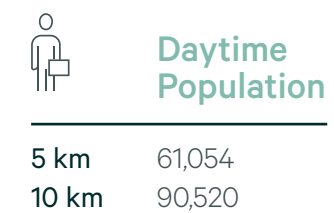
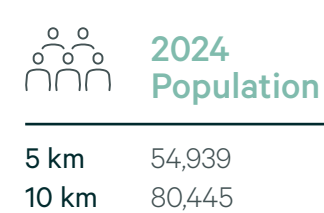
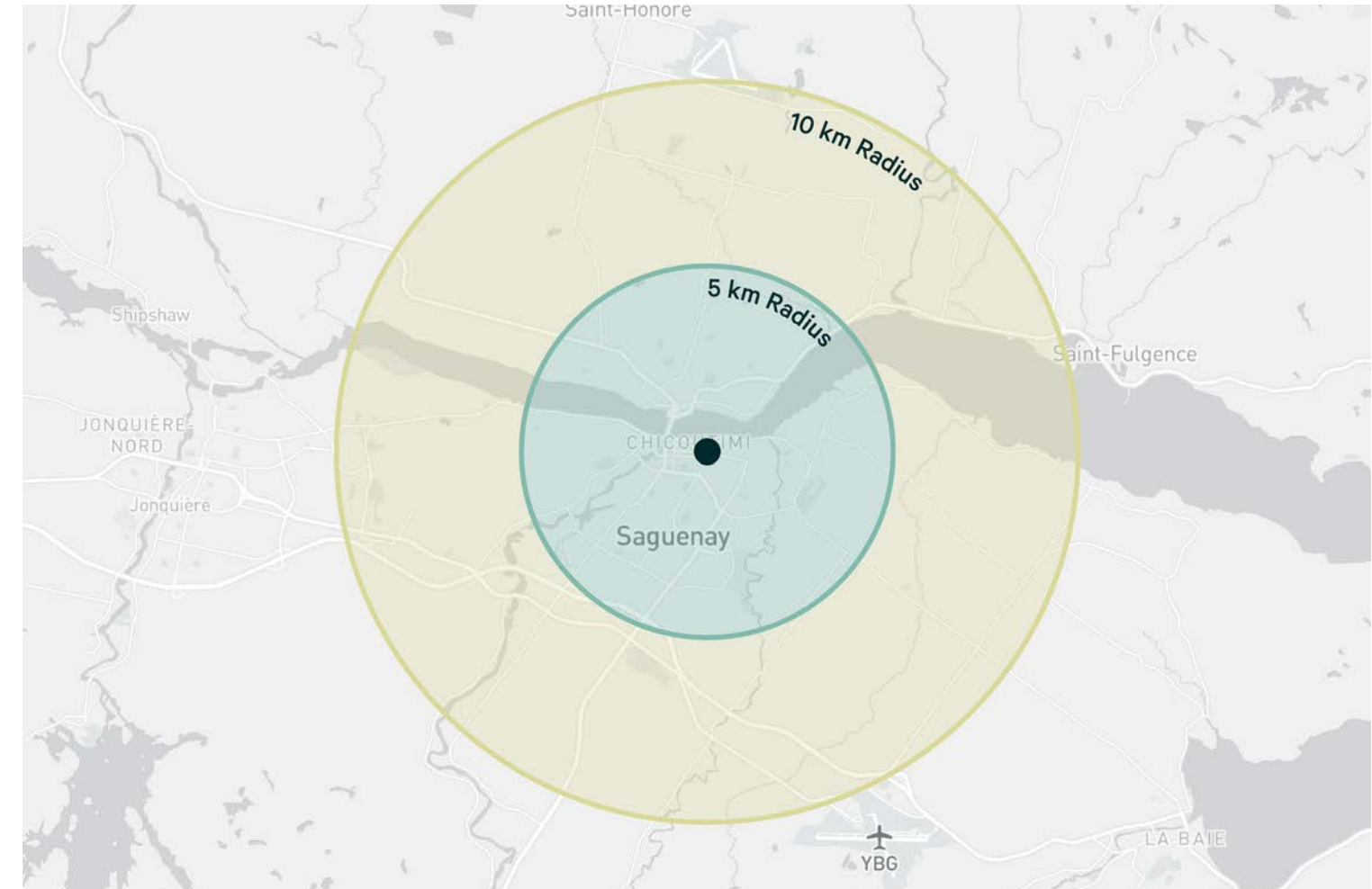
Surface parking and buildings located in the northern section adjoining Racine Street East.

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





## Contact us for more information

**Patrick Soucy, SIOR<sup>1</sup>**

Executive Vice President  
+1 581 999 0120  
patrick.soucy@cbre.com

**Philippe Lambert<sup>2</sup>**

Vice President  
+1 418 570 4627  
philippe.lambert@cbre.com

**William Grenon<sup>3</sup>**

Associate Vice President  
+1 418 690 6644  
william.grenon@cbre.com

**Maxime Paquet<sup>4</sup>**

Associate Vice President  
+1 418 573 9974  
maxime.paquet@cbre.com

**Maxime St-Pierre<sup>5</sup>**

Associate Vice President  
+1 418 564 7465  
maxime.st-pierre@cbre.com

1. Chartered Real Estate Broker carrying out his activities with the business corporation Patrick Soucy inc.  
2. Commercial real Estate Broker  
3. Commercial Real Estate Broker carrying out his activities with the business corporation William Grenon inc.  
4. Commercial Real Estate Broker carrying out his activities with the business corporation Maxime Paquet inc.  
5. Commercial Real Estate Broker carrying out his activities with the business corporation Maxime St-Pierre Inc.

CBRE Limited, real Estate Agency | 2600 Laurier Boulevard, Suite 810, Quebec City, Quebec G1V 4W2 | +1 418 266 3640

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