



3250 - 3254
Masson Street
Montréal

A FREESTANDING RETAIL PROPERTY FULLY
LEASED TO DESJARDINS ON A NNN BASIS

**AVISON
YOUNG**

THE OFFERING

Avison Young is pleased to offer 3250–3254 Masson Street (the "Property" or "3250-3254 Masson") for sale, a prime, freestanding retail asset at the signalized corner of Masson Street and Saint-Michel Boulevard, two of Rosemont's busiest commercial arteries.

The 5,785 sq. ft. lot features 10,886 square feet of leasable space over two storeys plus a 5,519-square-foot basement, with 107 feet of frontage on Saint-Michel and 55 feet on Masson. Fully renovated inside in 2021, the Property delivers a turnkey environment and minimal near-term capex.

Leased to Caisse Desjardins, Canada's largest cooperative financial institution (\$422B+ in assets, Moody's Aa2, S&P A+), through August 2031 with one five-year renewal option, under an absolute NNN lease covering all expenses.

Positioned along Promenade Masson, a thriving retail destination with 150+ shops, cafés, and restaurants, the site benefits from constant pedestrian flow, strong local demographics (over 117,000 residents with an average income of \$95,000), and national retail anchors.

Zoned C.4(2)C for commercial and residential uses up to 3 storeys (12.5 metres), with 100% lot coverage and 4.5x density, the Property offers both stable income and redevelopment upside in one of Montréal's most vibrant boroughs.



INVESTMENT HIGHLIGHTS

Prime Corner with Exceptional Visibility

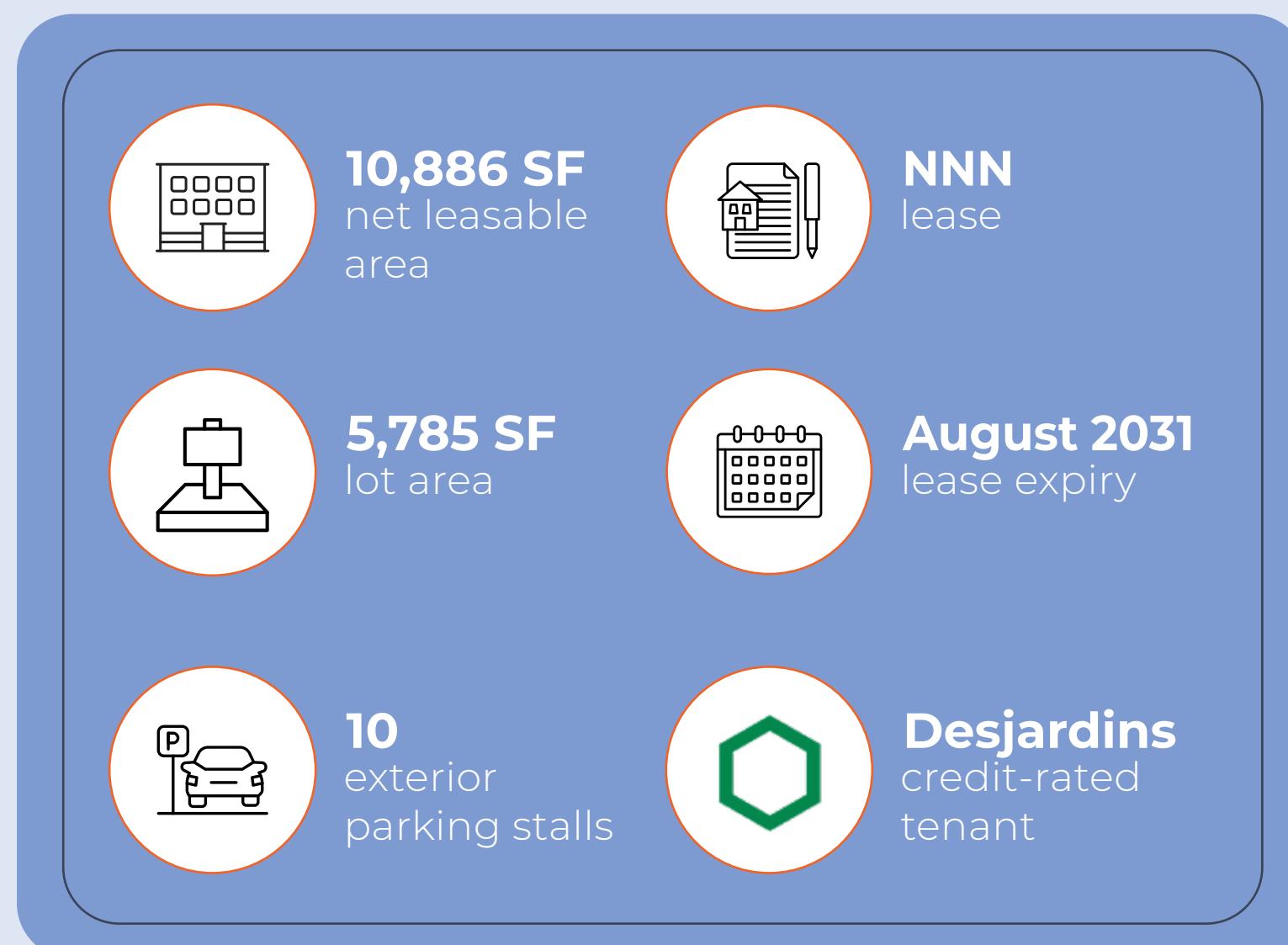
3250-3254 Masson Street occupies a high-profile, signalized corner at Masson Street and Saint-Michel Boulevard, two of Rosemont's busiest commercial arteries. The 5,785-square-foot lot contains 10,886 square feet of leasable area over two storeys, plus a 5,519-square-foot basement. With 107 feet of frontage on Saint-Michel and 55 feet on Masson, the Property offers outstanding visibility in a dense, high-traffic retail node. The interior was fully renovated in 2021, creating a modern, turnkey tenant environment and minimizing near-term capital expenditures.

Fully leased to Caisse Desjardins

Fully leased to Caisse Desjardins, Canada's largest cooperative financial institution with over \$422 billion in assets and investment-grade ratings (Moody's: Aa2 | S&P: A+). The branch has operated at this location since 2004 and is secured under a long-term lease through 2031, with one (1) five-year renewal option, underscoring the tenant's long-term commitment.

Triple-Net Lease – Minimal Landlord Involvement

The tenant operates under a triple-net (NNN) lease, covering 100% of property expenses including taxes, insurance, and maintenance. This arrangement delivers stable, predictable income with minimal management, ideal for passive investors.



INVESTMENT HIGHLIGHTS

Promenade Masson – A Thriving Commercial Destination

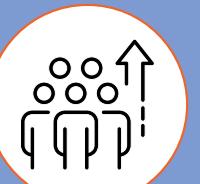
Situated along Promenade Masson, the Property benefits from one of Montréal's most dynamic commercial corridors, home to over 150 businesses, boutiques, cafés, and restaurants. The street's eclectic retail mix, heritage character, colourful murals, and year-round events generate constant pedestrian activity and enhance tenant performance.

Vibrant Rosemont Location with Strong Fundamentals

Located in one of Montréal's most desirable boroughs, the Property benefits from Rosemont-La Petite-Patrie's strong fundamentals: over 117,000 residents, an average household income of \$95,000, and a youthful, urban demographic. Positioned at the intersection of Masson Street and Saint-Michel Boulevard, two of the area's busiest commercial corridors, the site is surrounded by high-performing national retailers including SAQ, Pharmaprix, A&W, Jean Coutu, Première Moisson, Maxi, Rona, Canada Post, National Bank, and BMO. Dense residential surroundings, excellent walkability, and strong transit access drive steady retail demand and foot traffic.

Zoning-Enabled Upside with In-Place Income

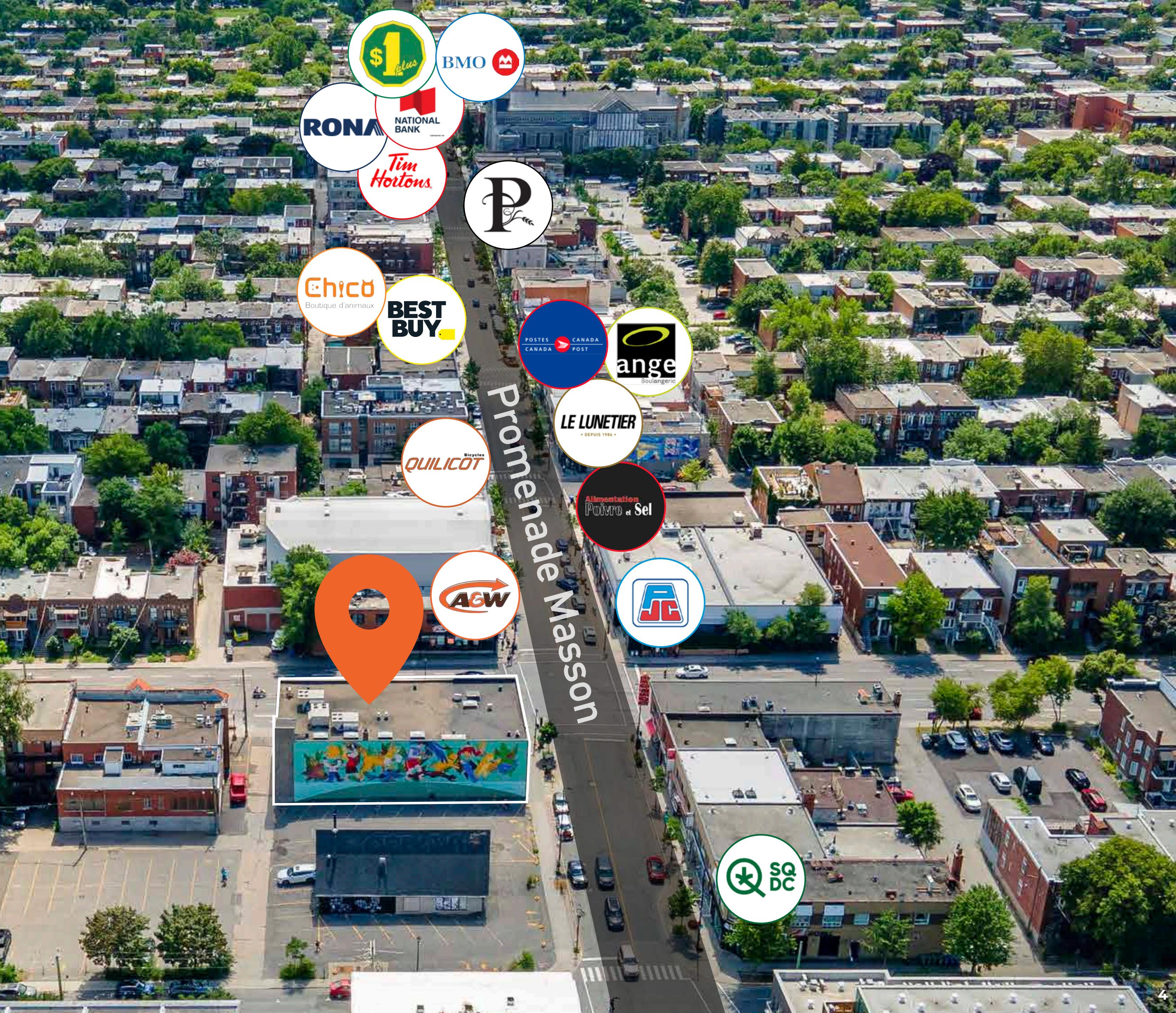
Zoned C.4(2)C, the site permits commercial and residential uses up to 3 storeys (12.5 m), with 100% lot coverage and a 4.5x density ratio. This flexible framework supports future mixed-use or vertical redevelopment. In the meantime, the existing long-term lease offers stable income, giving investors both security and future upside potential.



117,000 +
inhabitants in
Rosemont



14,000
vehicles drive
by daily



Confidentiality Agreement

To: AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP ("Avison Young")
And to: DANNY LAVY("Vendor")
RE: Confidentiality Agreement – 3250-3254 Masson street, 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: DANNY LAVY ("Vendor")
RE: Confidentiality Agreement – 3250-3254 Masson street, 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.

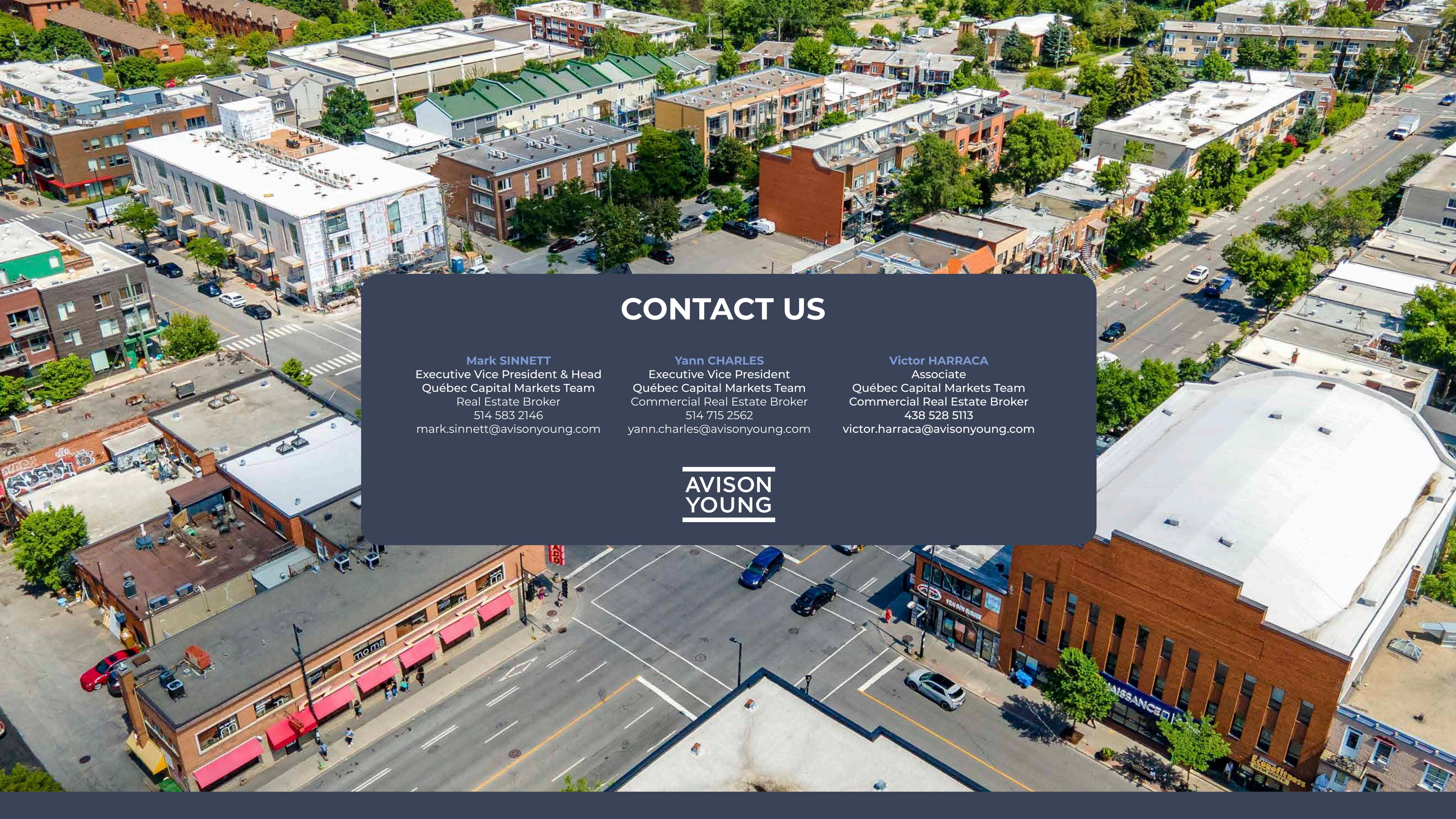
9. Any modification or amendment to this agreement must be made in writing and signed by all parties.

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



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