

FOR SALE

2976-2990 SAINT-MARTIN BLVD WEST, LAVAL, QC

Marcus & Millichap

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

287 LUXURY SUITES
7 COMMERCIAL UNITS



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THE OPPORTUNITY

Les Tours Saint-Martin is a first-in-class, two phase multi-residential community strategically located in Laval's high-growth Transit-Oriented Development (TOD) zone. Comprised of 287 residential suites and 7 commercial units, the property spans approximately 317,338 SF (excluding indoor parking). Constructed in 2018-2019, the property features first-rate amenities including 2 pools; indoor pool and rooftop pool, 2 fitness centres, saunas, an Urban Chalet lounge, and rooftop patio with barbecues. Each suite is designed for modern living, offering 9-foot ceilings, contemporary kitchens, private balconies, and A/C. Located less than 10 minutes by direct bus to Montmorency Metro, and near Gare de la Concorde, Highways 15 and 440, Centropolis, and Carrefour Laval, the property is ideally positioned for both commuter access and lifestyle convenience. Offering a sought-after combination of first-in-class construction, high tenant demand, and long-term value growth. Les Tours Saint-Martin presents investors with an exceptional opportunity to acquire an institutional-quality asset in one of Greater Montreal's most desirable submarkets.

**Modern,
Spacious,
Connected,
Amenitized**

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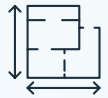
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PROPERTY OVERVIEW



Storeys:
14



Total Residential Units:
287



2976-2990 Saint-Martin Blvd West, QC



Legal Description: 1 730 867



Year Built: 2018/2019



Building Area: 317,338 SF (excl. garages)



Commercial area: 7,200 SF



Site area: 61,117 SF



Parking Stalls: 402 (Electric: 12)



Elevators: 2 in each building



Courtyard: 20,000 SF



Lockers: 300 (150 per building)

Phase 1 - 2976 Saint-Martin Blvd. West

Suite Mix Summary

Suite Mix	Number of Suites	Avg Area (SF)	Avg Rent	Avg Rent (PSF)
3 ½	72	680-790	\$1,543 (No Parking)	\$2.15
4 ½	65	1,004-1,145	\$2,175 (No Parking)	\$2.02
5 ½	6	1,239-1,338	\$2,595 (No Parking)	\$2.05
Total / Average	143	1,032	\$2,104 (No Parking)	\$2.07

Phase 2 - 2990 Saint-Martin Blvd. West

Suite Mix Summary

Suite Mix	Number of Suites	Avg Area (SF)	Avg Rent	Avg Rent (PSF)
3 ½	64	629-795	\$1,505 (No Parking)	\$2.08
4 ½	72	1,014-1,162	\$2,175 (No Parking)	\$2.10
5 ½	8	1,290-1,338	\$2,544 (No Parking)	\$1.95
Total / Average	144	1,038	\$2,075 (No Parking)	\$2.04

* Based on information provided by the owner



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HIGHLIGHTS

- ✓ Situated at the corner of Saint-Martin and Daniel Johnson Boulevards
- ✓ Approximately 1 km from major Laval shopping centers, including Carrefour Laval & Centropolis
- ✓ High visibility and strong commercial traffic to boost your business credibility
- ✓ Located in a Transit-Oriented Development (TOD) zone
- ✓ 7 ground-floor commercial units
- ✓ Shared access to common areas between properties

AMENITIES

State-of-the-Art Fitness Centre
Indoor Heated Swimming Pool
Outdoor Rooftop Swimming Pool
Steam Room & Sauna
Elegant Residents' Lounge
High-End Lobby with Secure Access
Convenient Bicycle Storage
12 Electric Vehicle (EV) Charging Stations
Beautifully Landscaped Outdoor Spaces
Private Glass Balconies in Most Units
4 elevators (2 per building)
24/7 Security Camera Surveillance
Individual Storage Lockers
On-Site Property Management
All units have In-Suite Laundry - Fridge/Stove - Dishwasher
Air Conditioning in each unit (289)



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LOCATION OVERVIEW



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