

MIXED-USE INVESTMENT OPPORTUNITY

71-79 Principale Street

Aylmer (Gatineau), QC

savills



The Opportunity

Executive Summary

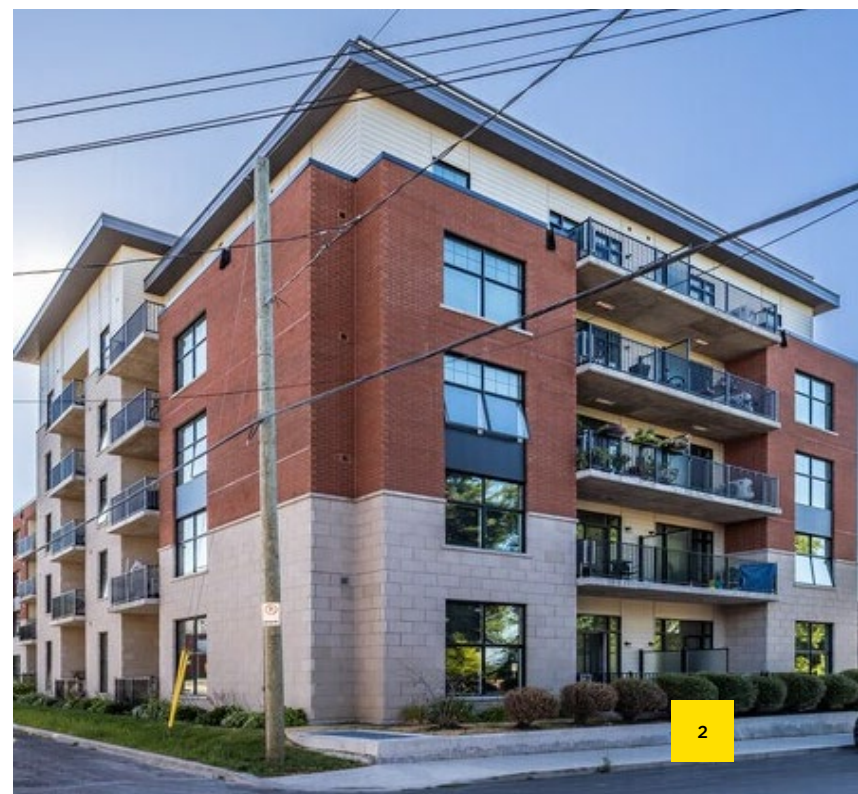
Savills is pleased to present an exceptional opportunity to acquire 71-75-79 Principale Street, a mixed-use property located in the heart of the Aylmer district in Gatineau, the fourth-largest city in Québec and adjacent to Ottawa. The complex includes a recently constructed multi-residential component, as well as two renovated historic commercial properties, offering investors an attractive combination of stable and diversified income streams.

The property benefits from a highly sought-after location along Principale Street, in the western sector of the city. This vibrant commercial corridor is recognized for its strong visibility, historic character, proximity to neighbourhood services, restaurants, and public transit, as well as nearby riverfront parks along the Ottawa River. This desirable location, combined with proximity to the national capital, supports both residential and commercial leasing demand, contributing to the long-term stability and resilience of the asset.

The multi-residential building at 75 Principale Street, constructed in 2022, comprises a total of 85 residential units spread over five storeys, along with select ground-floor commercial spaces. The steel-and-concrete structure offers superior soundproofing and energy efficiency and includes an indoor parking garage with 84 spaces. The contemporary, climate-controlled suites feature private balconies or terraces, a full suite of modern appliances, and a range of additional amenities.











The commercial component of the property (71-79 Principale Street) consists of renovated retail spaces housed within historic buildings. These spaces benefit from excellent street visibility and seamless integration within the established commercial fabric of the neighbourhood, supporting tenant retention and long-term occupancy.

The 71-75-79 Principale Street complex represents a rare opportunity to acquire a high-quality mixed-use asset requiring no short- to medium-term capital investment, located in one of Gatineau's most sought-after sectors.

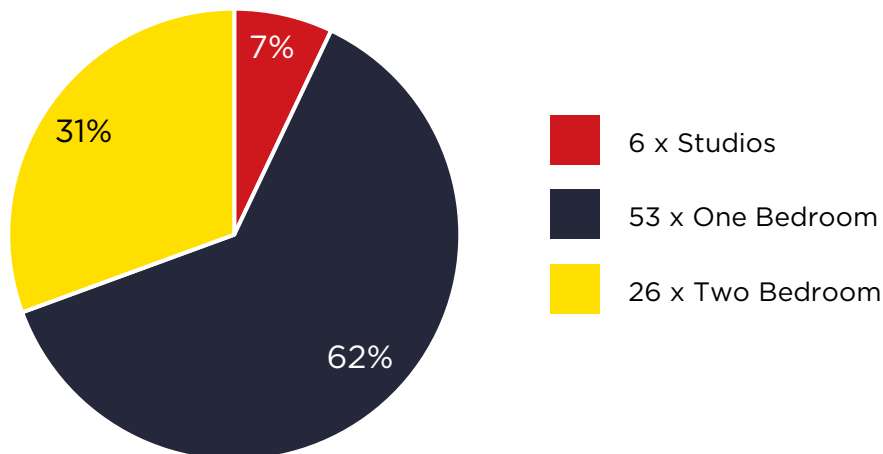




Property Summary: 75 Principale Street, Gatineau

 Civic Address 75 Principale Street	 City Borough Aylmer	 Location Gatineau, Québec	 Multi-residential units 85 88% leased as of Feb. 1, 2026	 Available parking 84 underground spaces
 Number of floors 5	 Year built 2022	 Commercial tenants 2	 Building area 93,467 sq. ft.	 Land area 29,259 sq. ft.

Unit Distribution by Apartment Type





Municipal Assessment and Property Taxes (75 Principale)

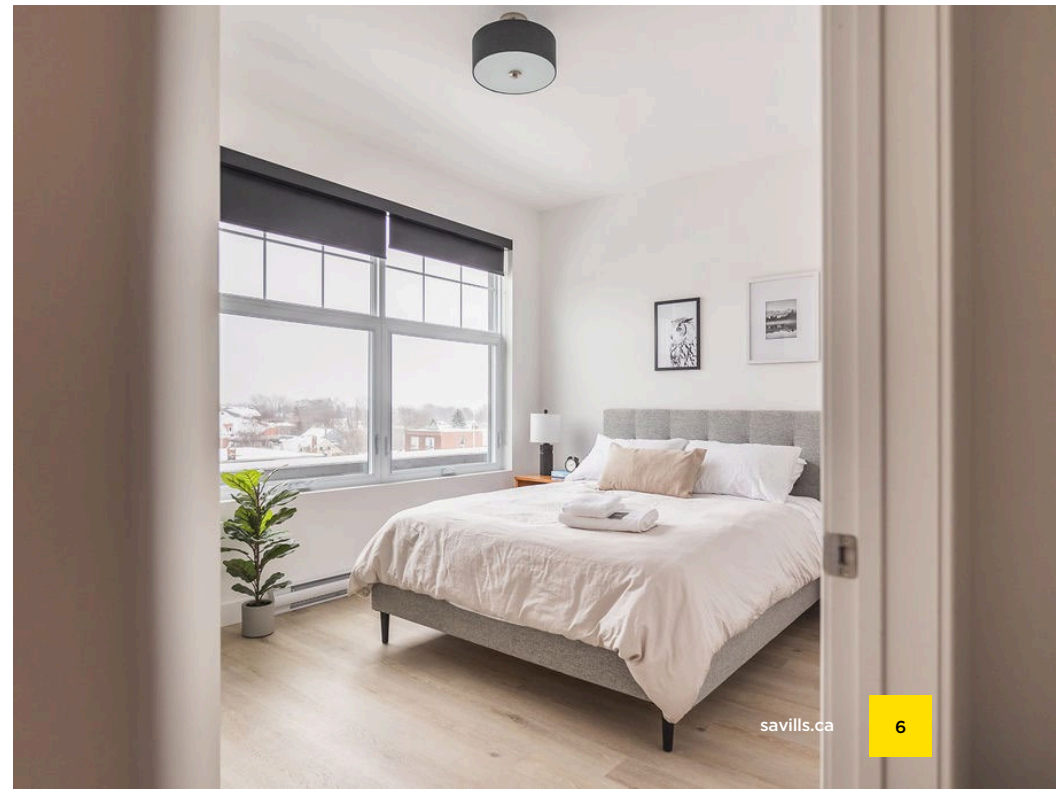
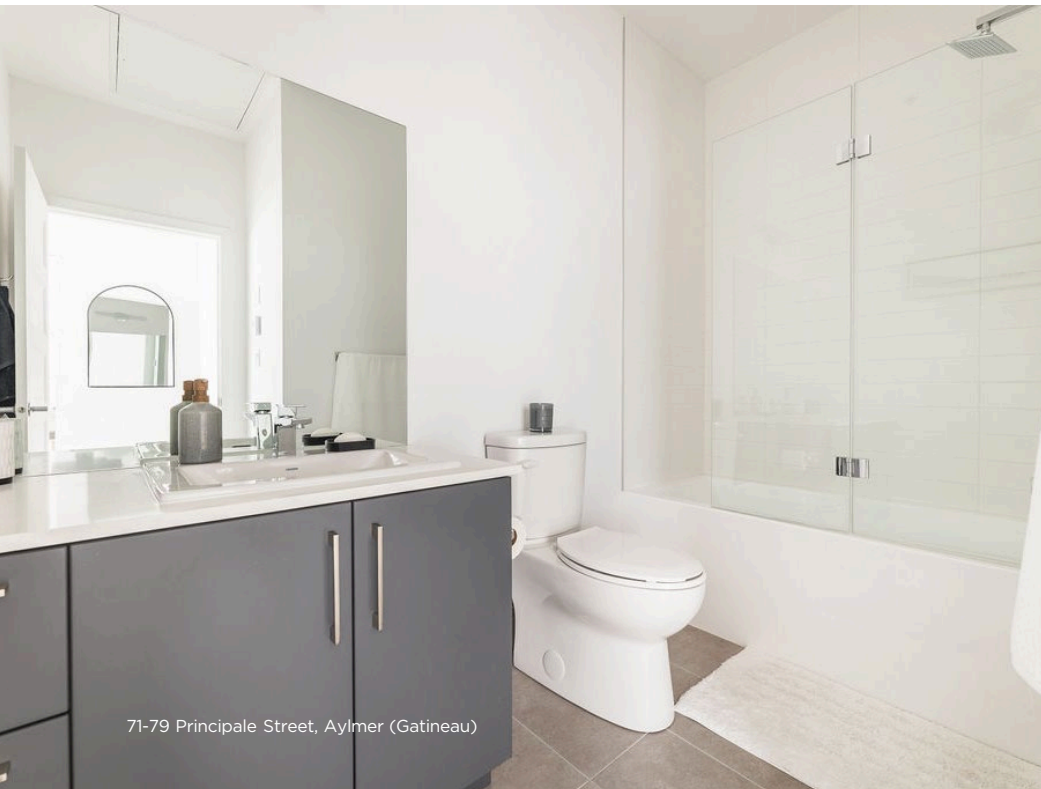
Municipal Assessment (2026-2028)

Land	\$ 100
Building	\$ 29,123,200
Total	\$ 29,123,300

Lot No. 6 366 807, Cadastre of Quebec

Property Taxes

Municipal (2026)	\$ 303,572
School (2025-2026)	\$ 21,619
Total Property Taxes	\$ 325,191



71-79 Principale Street, Aylmer (Gatineau)







Municipal Assessment & Property Taxes (71-79 Principale St.)

Municipal Assessment (2026-2028)

Land	\$ 1,925,400
Building	\$ 4,929,200
Total	\$ 6,854,600

Property Taxes

Municipal (2025)	\$ 193,364
School (2025-2026)	\$ 5,282
Total Property Taxes	\$ 198,364

Lot Nos. 6 366 808, 6 366 809, 6 371 048 and 6 371 123, Cadastre of Quebec

Property Summary: 71-79 Principale Street, Gatineau (Commercial Component)

Location	Description / Use	Gross Rentable Area (SF)
71-Ground floor	Pub	1,164
71-Ground floor	Restaurant	4,835
71-Ground floor	Lounge	662
71-Basement	Basement	2,966
71-Ground floor	Gold Room	2,268
71	Hotel	3,061
201- 71	Hotel	507
203-71	Hotel	390
204-71	Office	330
301-71	Hotel	1,530
302-71	Office	1,853
79-Ground floor	Café	1,444
79-Basement	Café Basement	1,444
79-2nd floor	Office	1,440
Total (including basement levels)		23,894



Number of floors

3



No. of buildings

2



Commercial tenants

5



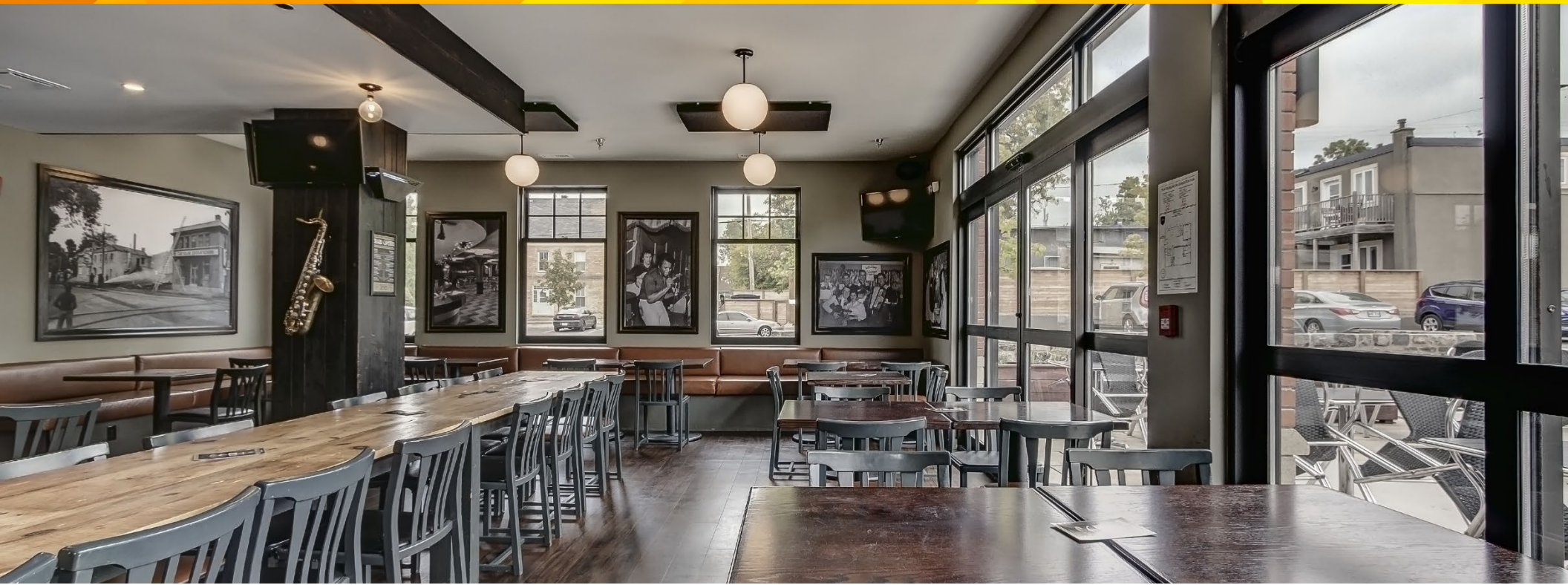
Building area

19,484 sq. ft.



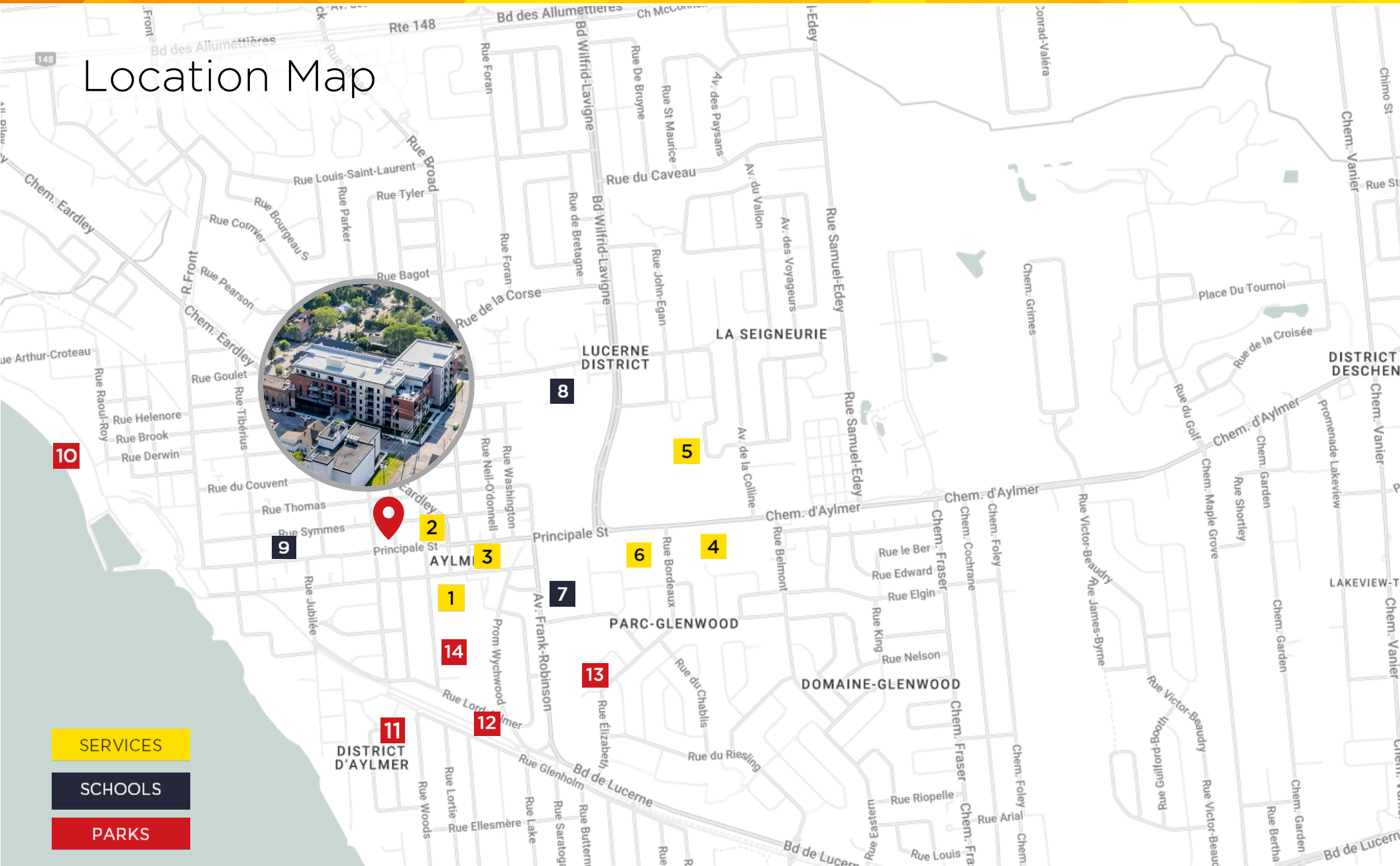
Land area

16,512 sq. ft.





Location Map



- 1** Frank Robinson Arena
- 2** Lucy-Faris Library (future location)
- 3** Marché Laflamme

- 4** Glenwood Plaza
- 5** Galeries Aylmer
- 6** Pharmaprix

- 7** Lord Aylmer Campus Junior School
- 8** Eardley Elementary
- 9** École du Village - Immeuble Limoges

- 10** Parc des Cèdres / Marina
- 11** Aylmer Park
Parc Woods
- 12** Corridor des Explorateurs Sud

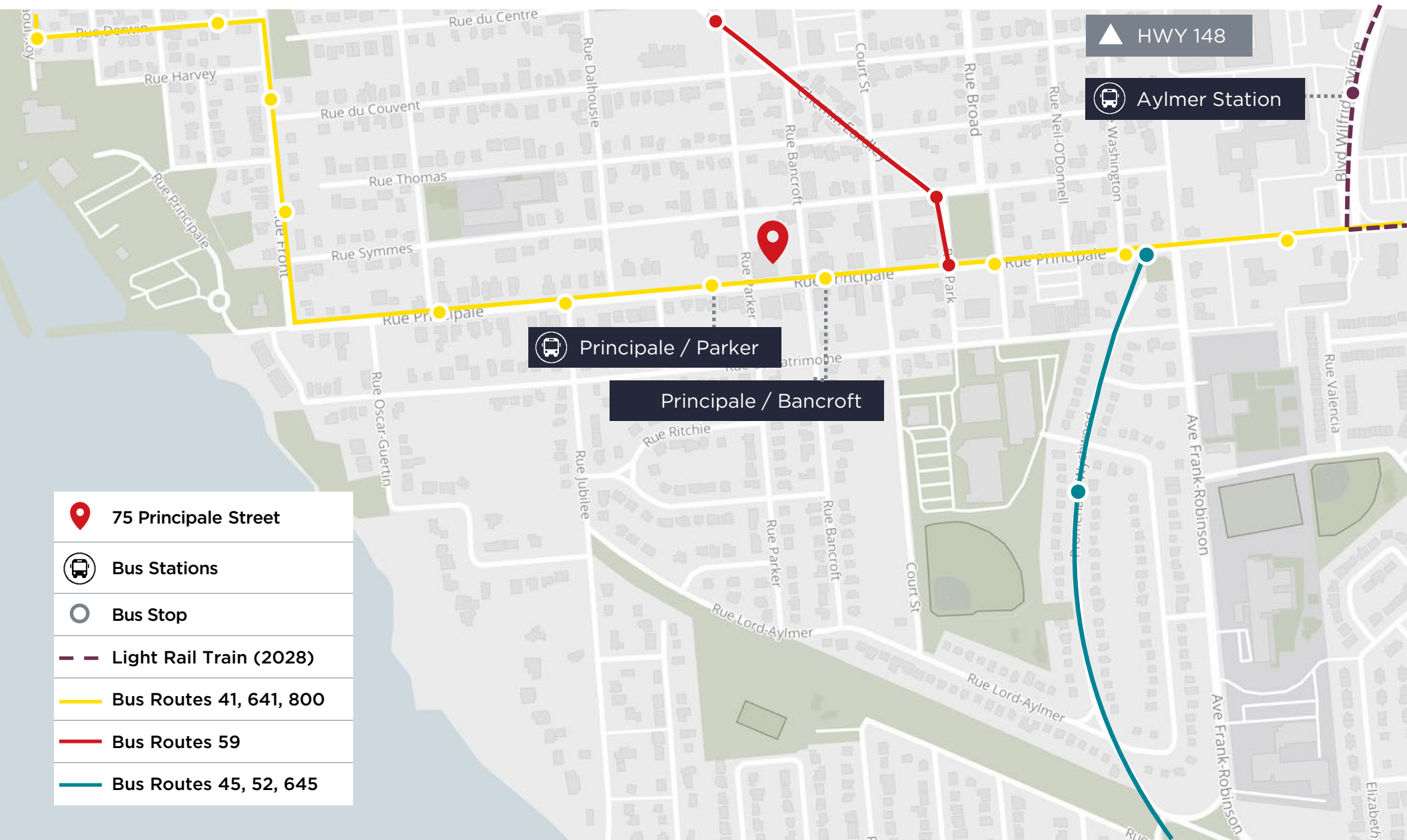
- 13** Parc Aylmer
- 14** Parc Aydelu








Future Light Rail Train Route

Highway 148
5 min | 2.4 km

Airport
33 min | 25 km

Hospital
16 min | 13 km



-  75 Principale Street
-  Bus Stations
-  Bus Stop
-  Light Rail Train (2028)
-  Bus Routes 41, 641, 800
-  Bus Routes 59
-  Bus Routes 45, 52, 645

The Neighborhood

Aylmer, Gatineau

Aylmer is a well-established residential sector in the western part of the city of Gatineau, nestled along the north shore of the Ottawa River with scenic waterfront areas and historic character that dates back to the early 19th century.

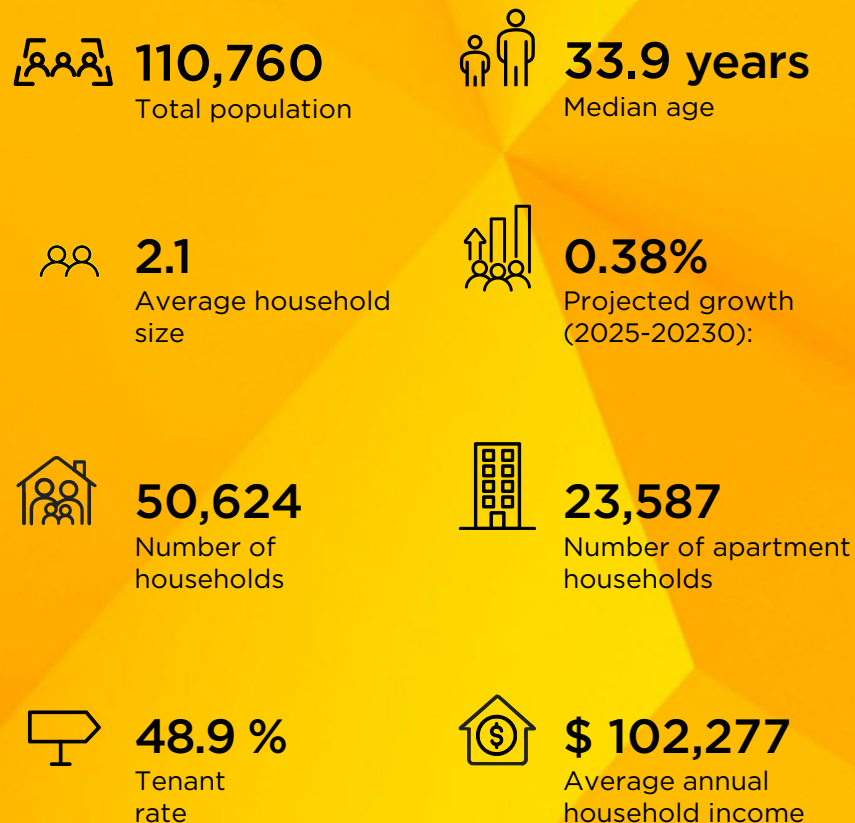
Strategically located about 15 km west of downtown Ottawa, Aylmer benefits from convenient access to major roadways such as Route 148 (Boulevard des Allumettières), bridging the Quebec-Ontario border and supporting easy commuting to both Gatineau and the national capital region.

The sector is known for its mixed urban-suburban lifestyle, blending historic neighbourhoods with modern amenities. Tree-lined streets, local shops and services, riverside parks, marinas, recreational pathways, and community facilities contribute to a high quality of life that appeals to families, professionals, and retirees alike.

Aylmer is set to benefit significantly from the planned extension of Gatineau's Light Rail Transit (Tramway de l'Ouest), which will directly connect the sector to downtown Gatineau and Ottawa's Confederation Line. This major infrastructure project is expected to improve cross-provincial mobility, reduce commute times, and enhance access to employment hubs in the National Capital Region. The arrival of light rail service is anticipated to further strengthen Aylmer's attractiveness, support transit-oriented development, and contribute positively to long-term property values.

Aylmer's rich heritage — visible in preserved architecture and cultural sites — combined with proximity to Ottawa, lends strong lifestyle appeal as both a residential community and a desirable location for long-term rental and owner-occupied housing markets.

Demographic Data 2025



Contact information

For more information on this opportunity, please contact:

Robert Metcalfe

Executive Vice-President
Capital Markets
Real Estate Broker Certified AEO
+1 514 993 4358
rmetcalfe@savills.ca

Jean Pierre Gagnon

Executive Vice-President
Capital Markets
Real Estate Broker Certified AEO
+1 514 895 5383
jpgagnon@savills.ca

Noémie Lefebvre

Senior Director
Capital Markets
+1 514 835 9845
nlefebvre@savills.ca

Olivier Dufault-Gagnon

Associate
Capital Markets
Commercial Real Estate Broker
+1 514 797 5094
odufaultgagnon@savills.ca

Maximilien Rahuba-Pigeon

Analyst
Capital Markets
+1 514 416 1273
mrahubapigeon@savills.ca

Sarah Filgiano

Client Services Specialist
Capital Markets
+1 514 416 1275
sfilgiano@savills.ca