



Quebec Capital Markets Team  
March 2025

# For sale

733 chemin Jean-Adam,  
Piedmont (Saint-Sauveur)

Single Tenant Net Lease





Factories Tanger

733 chemin Jean-Adam, Piedmont

# Executive summary

JLL’s Quebec Capital Markets Team is pleased to offer for sale 733 Chemin Jean-Adam (“The Property”), located in Piedmont / Saint-Sauveur, less than1 hour from Montreal.

The Property is strategically positioned in the heart of the dynamic Saint-Sauveur commercial sector. The Property boasts a Gross Leasable Area (GLA) of 16,387 square feet and is situated on a spacious 40,008 square foot lot. Currently 100% leased to DWB Consultants, a long established professional services firm with 13 offices across Quebec, the Property offers attractive and resilient long-term cash flow with excellent returns.

Its proximity to and visibility from highway 15, the extensive amenity base of shops, restaurants and services make this an irreplaceable location.

Address	733 Chemin Jean-Adam
City, Province	Piedmont, QC
Land Area (SF)	40,008
Lot Number	2 311 473
GLA (SF)	16,387
Floors	2
Year Built	1990
Frontage	57.65 m





# Investment highlights



## 100% leased to a long-standing tenant

DWB Consultants, a tenant since 2017, occupies the entire Property. They recently exercised their second 5-year renewal option, demonstrating their long-term commitment to this location.



## Resilient cashflow providing excellent return on investment

DWB's expansion to 13 Quebec locations with 150+ employees over the past 20 years demonstrates its evolution into a leading multidisciplinary engineering firm across the province. This growth trajectory demonstrates business resilience, for an investor seeking stable, long-term cash flows.



## Irreplaceable location in the heart of the Saint-Sauveur commercial district

733 Jean Adam boasts a prime location in Saint-Sauveur's commercial hub, surrounded by diverse retail, dining, and essential amenities. Its strategic position off Highway 15 ensures optimal accessibility for businesses and clients alike.



## More resilient office market

The Laurentians region's office market is characterized by limited supply and few alternatives for occupiers. This scarcity creates a more stable tenant base, as current occupants face reduced relocation options compared to other markets. This defensive characteristic promotes increased tenant commitment. Since the COVID-19 pandemic, Saint-Sauveur has experienced significant population growth, with many remote workers choosing to relocate to the area full-time. This influx of new residents has further bolstered the local market.





# Location overview

## Overview of Piedmont / Saint-Sauveur

Piedmont and Saint-Sauveur are two neighboring municipalities located in the Laurentian Mountains of Quebec, Canada, about 60 kilometers northwest of Montreal.

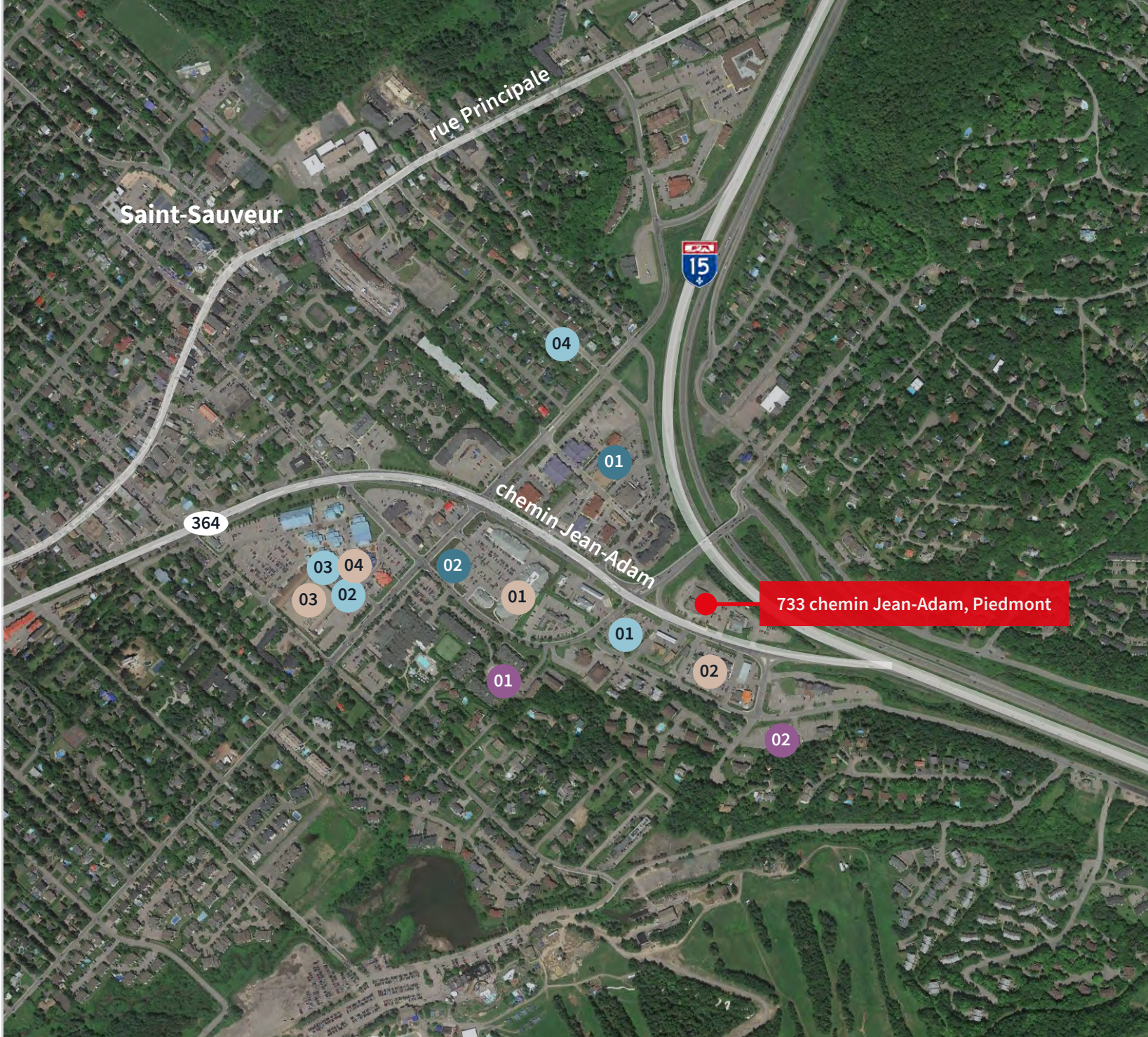
Saint-Sauveur is a popular tourist destination known for its ski resorts, including Mont Saint-Sauveur and Ski Morin Heights. The town offers a vibrant village atmosphere with numerous boutiques, restaurants, and art galleries along its main street, Rue Principale. Saint-Sauveur has experienced steady population growth, with the total population increasing from 11,095 in 2019 to an estimated 12,497 in 2024. Projections suggest the population will continue to grow, reaching approximately 13,868 by 2029.

Piedmont, while smaller and more residential, is known for its natural beauty and outdoor recreational opportunities. It's home to part of the linear park Le P'tit Train du Nord, a popular trail for

cycling and cross-country skiing. Despite its smaller size, Piedmont has also seen significant population growth. The total population rose from 3,281 in 2019 to an estimated 3,844 in 2024, with projections indicating further growth to about 4,324 by 2029.

Both towns are part of the larger Pays-d'en-Haut region, which is renowned for its year-round outdoor activities, including skiing, snowboarding, hiking, and golfing. The area attracts both tourists and second-home owners from Montreal and beyond, especially during peak winter and summer seasons.

The region's economy is largely driven by tourism and hospitality, with a growing number of permanent residents who commute to Montreal or work remotely, attracted by the area's natural beauty and quality of life. The increasing population in both Piedmont and Saint-Sauveur reflects this trend, with many people choosing to make these picturesque towns their permanent homes.



### Grocery Stores & Pharmacies:

1. Super C
2. IGA
3. Provigo
4. Jean Coutu



### Shopping:

1. Outlets Saint Sauveur
2. SAQ



### Restaurants:

1. Tim Hortons
2. Cage aux Sports
3. Starbucks
4. Mcdonalds



### Other:

1. Manoir Saint Sauveur
2. CLSC



# Tenancy overview

## DWB Consultants

DWB is a multidisciplinary engineering consulting firm founded in 2002 in the Laurentians region. It began by offering engineering consulting services primarily in mining and industrial building structures to a local clientele. Following organic growth and business opportunities, the team has expanded and diversified its services over time.

More than 20 years later, DWB now has 13 branches and over 150 employees. Their multidisciplinary strategy has allowed them to broaden their practice and offer optimized and coordinated solutions, providing services in structural engineering, building mechanics, electrical engineering, civil engineering, industrial/mining engineering, industrial mechanics, energy efficiency, and recreational tourism.

Their website allows you to view many of their achievements and fields of expertise.





# Get in touch

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