



# For Sale

Les Résidences André-Laurendeau  
61 Student-Housing Studios

1300 rue Ducas, Lasalle



# The Offering

JLL has been retained on an exclusive basis to arrange the sale of a multifamily student housing building located at 1300 Ducas Street, in the heart of the Montréal suburb of LaSalle (the "Property", "The Residences", or "Les Résidences André-Laurendeau").

Les Résidences André-Laurendeau is a purpose-built student housing complex featuring 61 studio units on the André-Laurendeau CEGEP campus. The Property offers both one-bed and two-bed studios, all equipped with essential amenities including a bed, fridge, stove, desk, and other basic appliances. Residents enjoy free internet access supplied by the CEGEP, access to a convenient common laundry room in the basement as well as easy access to facilities like the campus athletic center and the Michel-Leduc aquatic complex.

This strategic asset benefits from its unparalleled on-campus location, offering students direct access to their place of study. Parking is available on CEGEP grounds at student-friendly rates. While primarily serving André-Laurendeau CEGEP students, the residence can also accommodate students from the Centre intégré de mécanique, de métallurgie et d'électricité (CIMME), broadening its appeal and demand base.

The Property has maintained an impressive 100% occupancy rate, underpinned by the constant influx of students each academic year. This guaranteed turnover ensures a stable and predictable income stream for investors. Additionally, its location in LaSalle provides excellent connectivity to the rest of Montréal through public transportation and easy access to major roads, making this an exceptional investment opportunity in the growing student housing sector.

## At a Glance



**Student  
Housing Property**

61 Studios



**Strategic  
Location**

On CEGEP Grounds  
and near all services



**Attractive  
Tenancy**

Consistent occupancy  
and guaranteed turnover

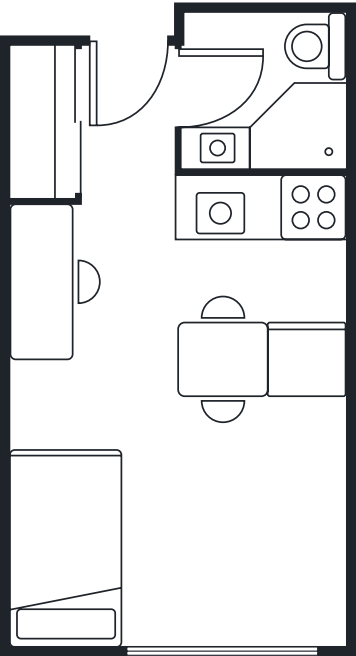




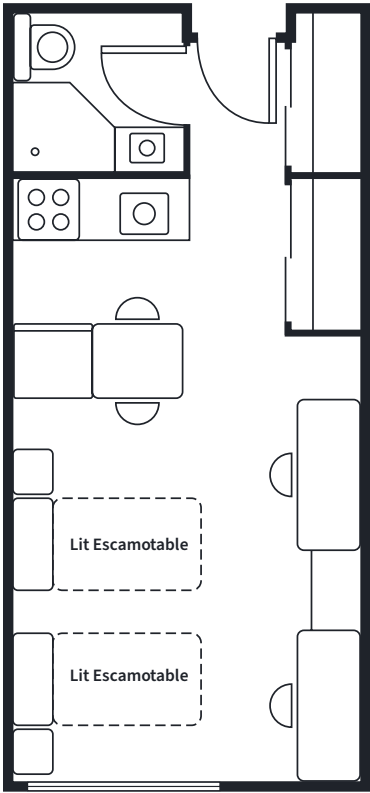
# Property Overview

Address	1300 rue Ducas, LaSalle
Building Profile	Student Housing
Lot Number	1 449 597
Lot Size	18,765 SF
Frontage	144 feet
Type of Structure	Brick and Wood
Laundry	Common in basement
Appliances	Included (Bed, Refrigerator, Stove, Desk, Other Basic Appliances)
Hot Water/Heating	Included
Electricity	Included
Municipal Tax*	\$38,593
School Tax**	\$4,924

\*As per municipal tax from Montreal  
\*\* As per school tax from Montreal



Studio Single A  
(12'x 22'6")



Studio Double B  
(12'x 28'9")



**61 Suites**  
51 One-Bed Studios  
10 Two-Bed Studios



**Property Size**  
21,774 SF



**Land Size**  
18,765 SF



**100%**  
Occupancy



# Investment Highlights

## Prime On-Campus Location

Les Résidences André-Laurendeau enjoys an unparalleled position directly on the André-Laurendeau CEGEP campus. This strategic location offers students unmatched convenience, eliminating commute times and enhancing their academic experience. The on-campus setting ensures sustained demand, as incoming students consistently seek accommodations closest to their place of study. This prime location not only attracts tenants but also insulates the property from off-campus competition, providing a significant competitive advantage in the student housing market.

## Consistent 100% Occupancy

The Property boasts an impressive track record of 100% occupancy, a testament to its strong appeal and the robust demand for student housing in the area. This consistent full occupancy minimizes vacancy risk and ensures maximum utilization of the asset. The Property's ability to maintain full occupancy through various economic cycles demonstrates its resilience and stability as an investment, providing investors with confidence in the property's long-term performance and revenue generation potential.

## Guaranteed Annual Turnover

The inherent nature of student housing provides a unique advantage in the form of guaranteed annual turnover. As academic years conclude and new ones begin, there is a natural cycle of incoming and outgoing tenants. This predictable pattern ensures a consistent refresh of the tenant base, allowing for regular unit inspections, timely maintenance, and the opportunity to adjust rents to market rates annually. The guaranteed turnover minimizes the risk of long-term vacancies and provides a stable, foreseeable income stream that is highly attractive to investors seeking reliable cash flow.

## Purpose-Built Student Living with Essential Amenities

Les Résidences André-Laurendeau offers tailored student living with recently renovated studios featuring updated bathrooms and kitchens. The property includes a vibrant clubhouse, communal laundry room, and high-speed internet provided by CEGEP André-Laurendeau. Students also benefit from access to student-rate parking. This purpose-built approach combines comfortable living spaces with practical amenities, enhancing student experience. Additionally, students benefit from the campus facilities, like the gym and library. The thoughtful design and recent upgrades make Les Résidences André-Laurendeau an attractive option for students and a compelling investment in student housing.



## Opportunity to Construct Additional Units

This property presents a compelling investment opportunity through its emphyteutic lease agreement, which allows for significant development potential. The lease permits the construction of a new 3-to-6-story concrete building on the land, designed to house additional students, subject to a tender process. This expansion possibility represents a strategic avenue for increasing the property's value and revenue potential, while the tender process ensures transparency and competitive pricing for the development project.





# Location Overview



# For more information

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