

FOR SALE

MERIDIEM ST-JÉRÔME
219 RUE CALIXA-LAVALLEE, SAINT-JÉRÔME • QC

Modern Newly-Built 82 Suites Multifamily Property



MERIDIEM ST-JÉRÔME

EXECUTIVE SUMMARY

Meridien St-Jérôme presents the opportunity to acquire a modern 82 suites multifamily investment property set within the residential node of St-Jérôme, Quebec.

Situated on an expansive 87,359 SF of land in St-Jérôme, QC, this modern property offers 82 thoughtfully designed suites with an above average suite size of 980 SF, all within walking distance of Carrefour du Nord. Located on Montreal's north shore, approximately 30 minutes from the city center and serving a population of 132,000 residents within a 10 km radius, Meridien St-Jérôme features an attractive unit mix of 28 (34%) one-bedroom, 39 (48%) two-bedroom, and 15 (18%) three-bedroom suites. With exceptional amenities and luxurious finishings throughout, this offering presents a rare opportunity to acquire a care-free property with stable rental income in a prime location.



98,364 SF
BUILDING SIZE



87,359 SF
LAND SIZE

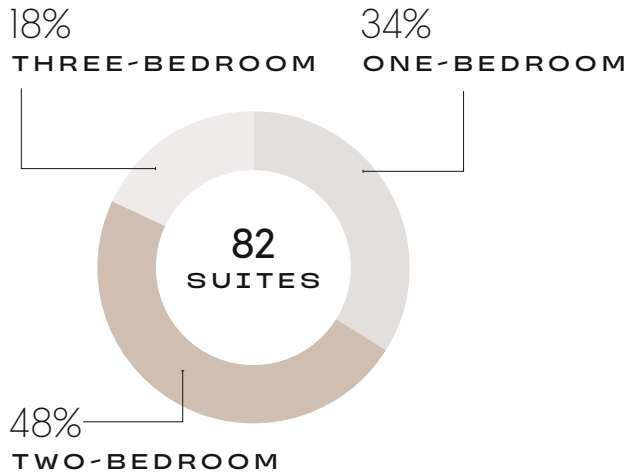
MERIDIEM ST-JÉRÔME

ASSET DETAILS

Meridien St-Jérôme is located in St-Jérôme, Quebec, an economic hub that sits strategically between Montreal and the Laurentian mountains.

Situated off Autoroute 15, the Property is just a 15-minute walk to Carrefour du Nord and easily accessible to bus lines, parks and all St-Jérôme shops and services. Residents will enjoy a variety of modern suite offerings, with one, two and three bedroom options tailored to serene living in a peaceful neighborhood. On site amenities include an inground pool and gym for the tenants.

SUITE MIX



New Construction with Established Performance and Growth Trajectory

The Property showcases exceptional occupancy rates and proven revenue performance, ensuring dependable income streams for investors from day one of acquisition. Our comprehensive competitive assessment reveals an attractive 6% rental growth opportunity, delivering both immediate returns and future value enhancement within a single, newly constructed asset.

Gateway to Laurentian Lifestyle

Perfectly situated within Saint-Jérôme, the Property offers quick connectivity to Autoroute 15 and the magnificent Laurentian region. The immediate vicinity provides convenient access to essential services including Carrefour du Nord retail destination, the commuter rail station, and regional healthcare facilities, perfectly balancing mountain gateway living with everyday conveniences.



ASSET OVERVIEW



2021
YEAR BUILT



88%
OCCUPANCY



4
FLOORS



80 Interior Stalls (Including
9 EV Stalls), 36 Exterior Stalls
PARKING



98,364 SF
BUILDING SIZE



980 SF
AVERAGE UNIT SIZE



87,359 SF
LAND SIZE



82
UNITS

Spacious Suites for All Tenant Types

Meridiem St-Jérôme delivers a thoughtfully balanced mix of apartment configurations ranging from efficient one-bedroom layouts to generous three-bedroom residences, boasting an impressive average unit size of 980 SF— notably above market standards for this type of offering. This strategic diversity effectively captures rental demand across multiple tenant segments from young singles to empty nesters, ensuring consistent occupancy and income stability throughout various economic cycles.

Contemporary Building with Operational Efficiency

Completed just recently in 2021, the property represents the newest residential offering in its submarket. The fresh construction showcases current design preferences and trending finishes appealing to quality-conscious renters, while simultaneously minimizing repair requirements and capital expenses for ownership over the foreseeable future.

Resort-Inspired Amenity Collection

Setting itself apart from competitive properties, Meridiem St-Jérôme features lifestyle enhancements rarely found in surrounding housing options, including fitness facilities, pool recreation, outdoor social spaces, and community gathering areas. This superior amenity program creates meaningful competitive advantage, supporting premium rents and enhanced tenant retention in the local marketplace.

Attractive In-Place Financing

A prospective investor would benefit from an existing mortgage at a below-market rate of 2.65%, expiring on May 1st, 2027.



Address	219 Rue Calixa-Lavallee, Saint-Jérôme
Lot Numbers	2 139 879, 2 139 880, 2 139 881, 2 139 914, 2 139 916, 2 662 816, 2 663 223, 5 442 916
Lot Size	87,359* SF
Year Built	2021
Building Profile	Apartment-Style Suites
Building Type	Brick & Wood
# of Suites	82
Building Size	98,364* SF
Parking Surface	Below Grade & Exterior
Parking Stalls	80 Interior Stalls (Including 9 EV Stalls) 36 Exterior Stalls
Lockers	96
Laundry	In each unit
Elevators	2
Appliances	Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Wall-Mounted A/C
Hot Water	Natural Gas – Paid by owner
Electricity	Individually metered – Paid by tenants
Heating	Electric baseboards – Paid by tenants







*As per municipal assessment

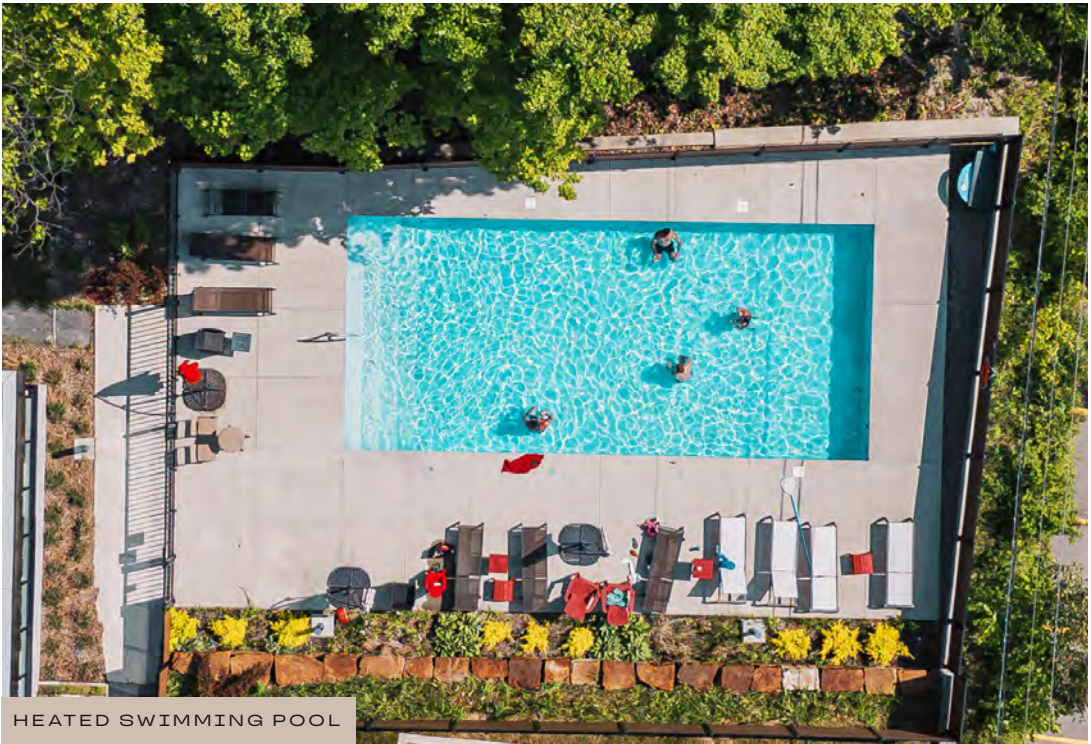
PREMIUM AMENITY OFFERING

Meridien St-Jérôme elevates the resident experience through an exceptional amenity program that outclasses local alternatives.

The Property delivers lifestyle enhancements typically found only in luxury communities, including:

FEATURED AMENITIES

-  Professional fitness facility with complete cardio and resistance equipment
-  Outdoor swimming pool and expansive sun terrace
-  Landscaped outdoor social spaces with professional grilling stations
-  Designer community lounge with contemporary furnishings and entertainment areas
-  Full elevator service
-  Indoor (heated) and outdoor parking options, including 9 EV-ready stalls



This comprehensive amenity package represents a significant competitive advantage over neighboring rental options, where such features are virtually non-existent.

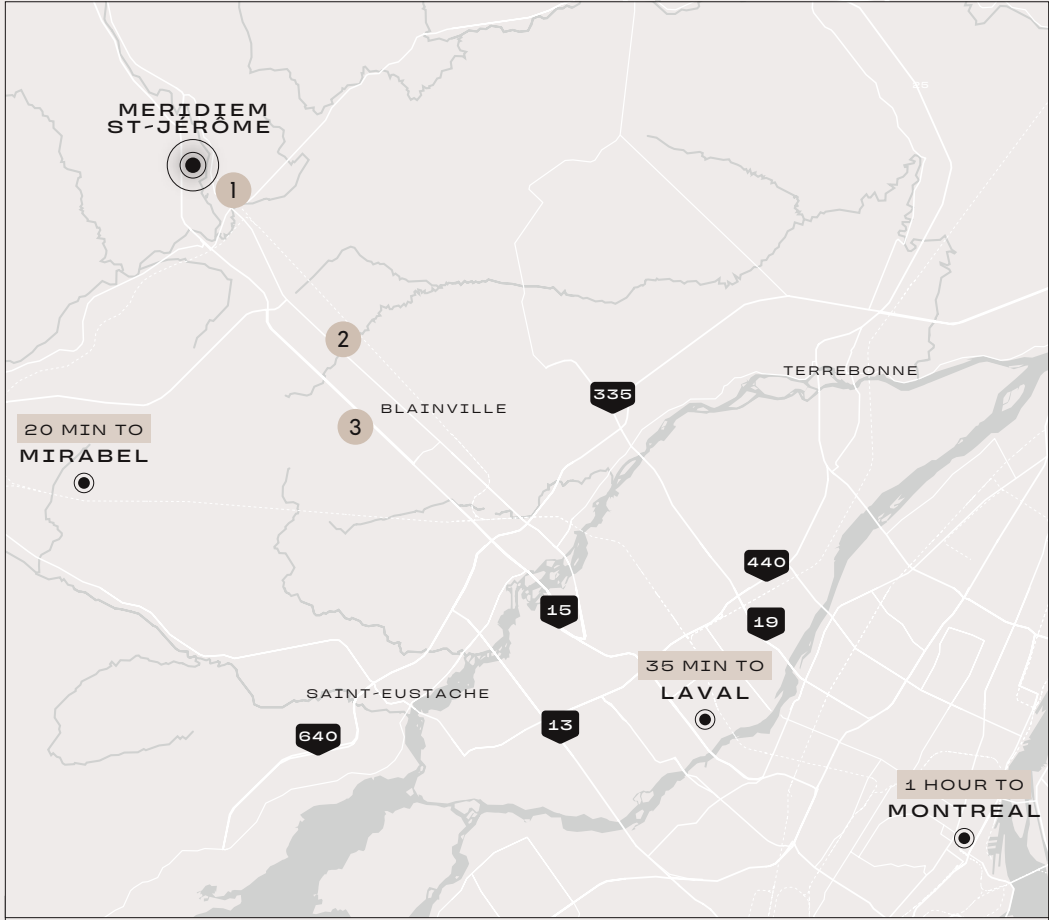
The result is a distinctive value proposition that attracts quality residents, justifies premium rental rates, and enhances tenant retention metrics, ensuring the Property maintains its competitive edge and performance advantages for years to come.



 45 minutes
MONT-TREMBLANT

 15 minutes
SAINT-SAUVEUR

CONNECTED URBAN LIVING



ST-JÉRÔME AMENITIES

1

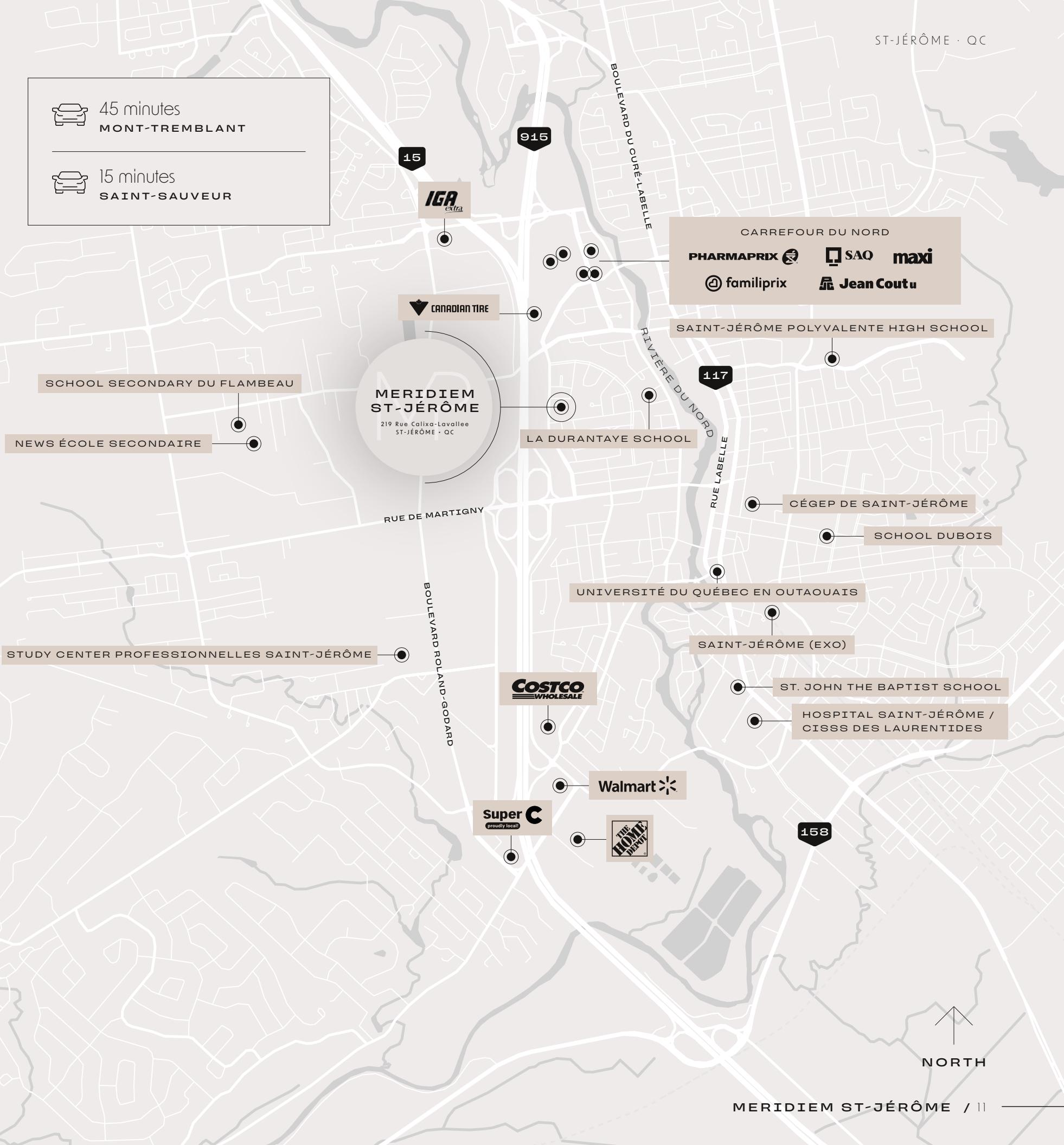
SAINT-JÉRÔME (EXO)

2

IN VIA PHASE 1 (32 UNITS)

3

PREMIUM OUTLETS MONTRÉAL



FOR SALE

MERIDIEM ST-JÉRÔME
219 RUE CALIXA-LAVALLEE, SAINT-JÉRÔME • QC

Modern Newly-Built **82 Suites** Multifamily Property

JACOB HAYON, CPA*

Executive Vice President

jacob.hayon@jll.com

+1 514 572 2420

*Commercial Real Estate Broker acting with the
business corporation Jacob Hayon Real Estate Inc

RYAN GERTLER, MBA**

Associate

ryan.gertler@jll.com

+1 514 594 0331

**Commercial Real Estate Broker

JONES LANG LASALLE REAL ESTATE SERVICES INC

1 Place Ville Marie, Suite 3838, Montreal, Quebec H3B 4M6



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.