



30, 90, 150 RUE DE LA LOBÉLIE AND DEVELOPMENT OPPORTUNITY

FOR SALE

ASKING PRICE : \$50,995,000 + taxes

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IMMEUBLES GLORIA INC.
Real Estate Agency

THE OFFERING

RUE DE LA LOBÉLIE

Immeubles Gloria Inc. (the “Agency”) is pleased to represent 9429-1036 Québec Inc. (the “Seller”) to offer for sale, on an exclusive basis, Le Majestic du Lac Boivin, a 8-floor multifamily building located in Granby, Montérégie and the two adjacent lots for a future development project (the “Properties 1 and 2”).

Immeubles Gloria Inc. also represents Fiducie F.B.I. to offer for sale 30 and 90 rue de la Lobélie, two adjacent 22 units buildings (the “Property 3”).

The offering presents an opportunity to acquire :

- **PROPERTY 1** : Le Majestic du Lac Boivin located at 150 rue De La Lobélie, Granby, is a high-end 2022 newly constructed 86 units building sitting on lot # 5 564 097 of $\pm 102,700$ SF and adjacent lot # 5 564 098 of $\pm 99,000$ SF.
- **PROPERTY 2** : Adjacent lot # 5 564 099 of $\pm 87,000$ SF boasting a partial 8-storey zoning with development potential.
- **PROPERTY 3** : 30 and 90 rue de la Lobélie are two adjacent buildings of 22 units each (total of 44 units) on 4 floors with elevator built in 2016-2017.

All the properties must be sold together.

ASKING PRICE : \$50,995,000 + taxes



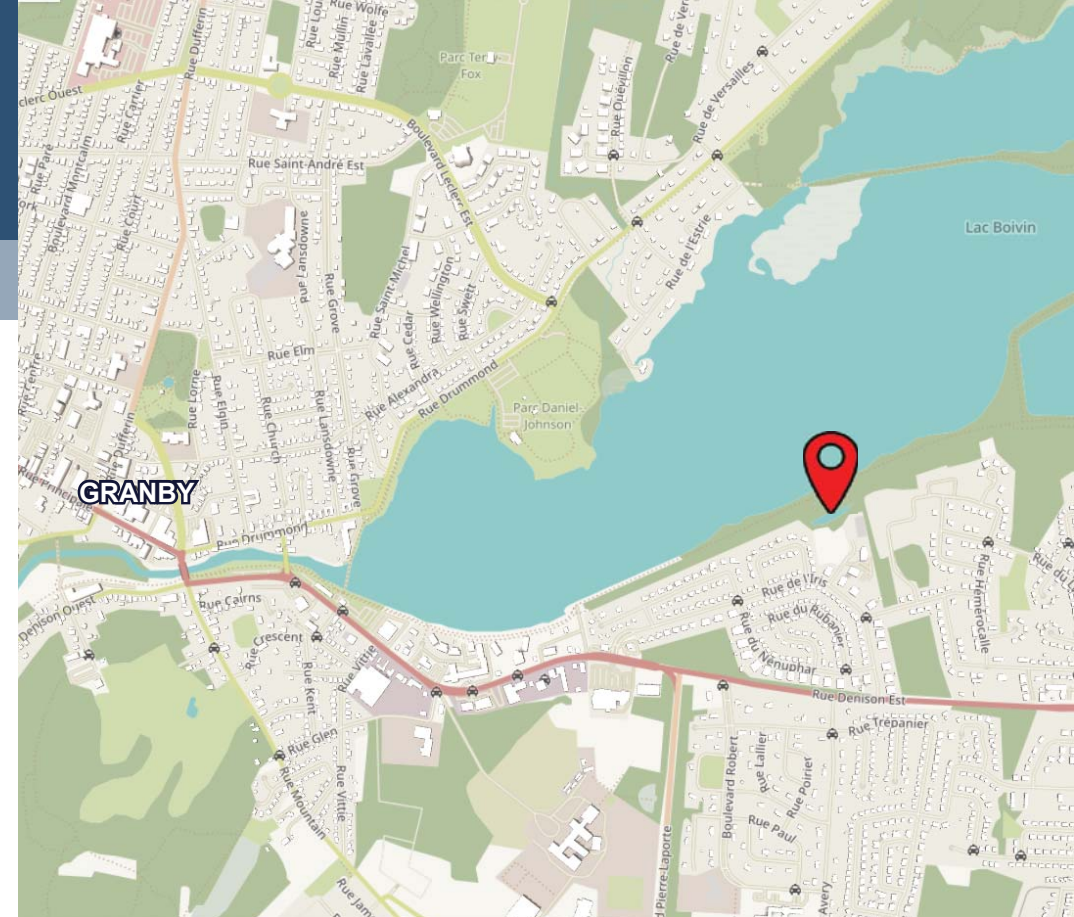
This plan is for reference only. Please refer to certificate of location for details.

THE LOCATION

GRANBY

Granby is a charming town known for its vibrant community and picturesque landscapes. Located in the Montérégie region, it offers a perfect blend of urban amenities and natural beauty. The town is home to the renowned Granby Zoo, attracting visitors from all over. Granby's downtown area features a variety of shops, restaurants, and cultural venues, creating a lively atmosphere. Outdoor enthusiasts can explore numerous parks, bike trails, and the scenic Lac Boivin.

Granby also hosts various festivals and events throughout the year, fostering a strong sense of community. With excellent schools and healthcare facilities, it's a great place for families. Granby's welcoming spirit and diverse attractions make it a delightful place to live and visit.



HIGHLIGHTS



Distance from Montreal
1 hour drive (85 km)



Total Population
90,833



Median Age
47



Average Household Income
\$88,400

Source: 2021 Canadian Census data

PROPERTY 1

150 RUE DE LA LOBÉLIE

Address	150 rue De La Lobelie, Granby, Québec, J2H 2R2	
Legal Description	Lots 5 564 097, 5 564 098 Cadastre du Québec	
Lot Size	± 201 718 SF	
Zoning	Zone HM03R Usage R4+ (9 units and more)	
Year Built	2022	
Storeys	8 storeys	
Number of Units	86 Units	
Unit Breakdown	Studio : 4 units 1 bedroom : 31 units 2 bedrooms : 28 units (with 2 bathrooms) 3 bedrooms : 23 units (with 2 bathrooms)	
Average Unit Size	± 1 005 SF	
Parking Spaces	Interior Garage : 86 spaces Exterior : 42 spaces	



PROPERTY 1

150 RUE DE LA LOBÉLIE

Welcome to 150 rue De La Lobélie, Granby, a prestigious 8-storey apartment building exclusively designed for residents aged 50 and over. This luxurious property features 86 premium apartments with modern finishes and top-of-the-line amenities, offering a serene and upscale living experience. Nestled on the waterfront of Lac Boivin, it provides stunning lake views and direct access to scenic walking trails. Residents can enjoy spacious balconies, a state-of-the-art fitness center, and beautifully landscaped exteriors. The building also features a secure 86-space underground parking with electric car charger stations and a car wash station for ultimate convenience. Located near downtown Granby, this community offers both the tranquility of nature and the convenience of urban living. Experience upscale living in this exclusive waterfront residence.



PROPERTY 1

150 RUE DE LA LOBÉLIE



PROPERTY 2

LOT RUE DE LA LOBÉLIE

Address	31-93 rue De La Lobelie, Granby, Québec, J2H 2R2
Legal Description	Lot 5 564 099 Cadastre du Québec
Lot Size	± 87 063 SF
Zoning	Zone HM03R Usage R4+ (9 units and more)
Current Use	Vacant
Real Estate Taxes	\$7,488 (2024)

Development Possibilities

- Standalone development of a 8-storey building of 64 units (subject to approval by the City). Preliminary plans are available.
- One 8-storey building of 84 units can be built on Property 1 and Property 2 combined (subject to approval by the City). Preliminary plans are available.



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DEVELOPMENT POTENTIAL

PROPERTY 2 ONLY

Project Name	Excellence sur le Lac
Legal Description	Lot 5 564 099 Cadastre du Québec
Lot Size	± 87 063 SF
Zoning	Zone HM03R Usage R4+ (9 units and more)
Buildable Surface	± 13 084 SF per floor
Storeys	8 storeys
Number of Units	64 Units
Unit Breakdown	1 bedroom : 9 units 2 bedroom : 53 units 3 bedrooms : 2 units
Average Unit Size	± 1 200 SF
Parking Spaces	Interior Garage : 44 spaces Exterior : 48 spaces

Note

Architect plans have been prepared for a future development project on Property 2 alone. This development project requires an approval from the City.



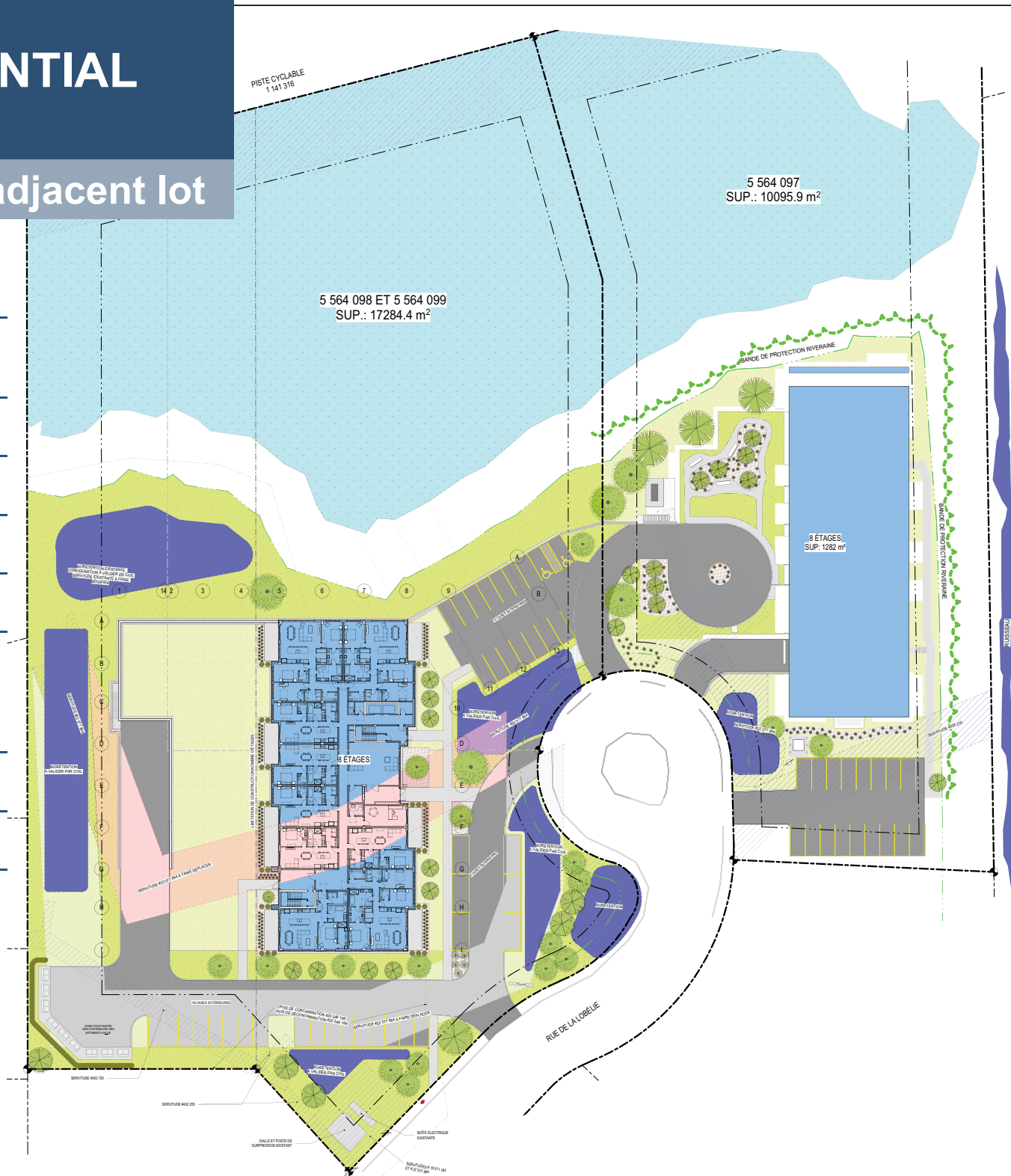
DEVELOPMENT POTENTIAL

PROPERTY 2 + portion of adjacent lot

Project Name	La Brise du Lac
Legal Description	Lot 5 564 099 and a portion of adjacent lot 5 564 098 Cadastre du Québec
Lot Size	TBD
Zoning	Zone HM03R Usage R4+ (9 units and more)
Storeys	8 storeys
Number of Units	84 Units
Unit Breakdown	1 bedroom : 60 units 3 bedrooms : 24 units
Average Unit Size	± 1 150 SF
Parking Spaces	Interior Garage : 121 spaces Exterior : 24 spaces

Note

Architect plans have been prepared for a future development project on lot 5 564 099 and a portion of adjacent lot 5 564 098 . This development project requires an approval from the City.



RUE DE LA LOBÉLIE

Règlement de zonage numéro 0663-2016
Grille des usages et des normes d'implantation par zone

Usage principal et secondaire					Normes d'implantation														Type de toiture				
Classe d'usage principal	Notes	Usage sec. Sart	Usage sec. Sgite	Usage sec. Scham	Isolée	Jumelée	Rangée	Marge avant min. (m)	Marge avant max. (m)	Marge latérale min. (m)	Marge latérale max. opposée (m)	Marge arrière min. (m)	% d'occ. max. bâtiment principal	% d'occ. max. bâtiment accessoire	% d'occ. max. bâtiments	Nombre d'étages minimal	Nombre d'étages maximal	Hauteur max. bâtiment principal (m)	Hauteur max. bâtiment accessoire (m)	1 versant	2 versants	4 versants	Plat
R4+	Note 4				x			5		6	6	13			40	2	Note 63		7		x	x	x
Notes					Notes														Notes				
Note 4 : 9 logements et plus.					Note 63 : 4 étages maximum. Le nombre d'étages maximal peut être augmenté à 8 étages pour tout bâtiment situé à plus de 40 m des zones résidentielles contiguës HM02R et HM04R. La hauteur des bâtiments est limitée à 33 m par rapport au niveau de la rue de la Lobélie soit l'élévation géodésique 122 m.																		
Notes générales		Note 51 : Il doit être maintenu un espace d'au moins 3 m entre toute construction ou infrastructure et la limite d'un terrain riverain de la limite d'une zone « P » relative au corridor récréotouristique. Cet espace doit être aménagé avec du gazon, des végétaux ou un écran d'arbres. Cet espace libre peut toutefois servir à l'aménagement de traverses destinées à relier les terrains riverains de part et d'autre de la zone « P » visée par ce corridor récréotouristique.																					
Affichage		Groupe de zone : Zones autorisant les usages « commercial et public »																					
Amendements		0663-2016 (échu) 0663-2016 (actif) 0847-2019 (actif)																					

PROPERTY 3

30-90 RUE DE LA LOBÉLIE

Address	30 and 90 rue De La Lobelie, Granby, Québec, J2H2R2	
Legal Description	Lots 5 564 095 and 5 564 096 Cadastre du Québec	
Lot Size	± 96 080 SF	
Zoning	Zone HM03R Usage R4+ (9 units and more)	
Year Built	2016-2017	
Storeys	4 storeys	
Number of Units	44 Units (22 units per building)	
Unit Breakdown	1 bedroom :	1 unit
	2 bedrooms :	35 units
	3 bedrooms :	8 units
Average Unit Size	1 200+ SF	
Parking Spaces	Exterior : 79 spaces	



PROPERTY 3

30-90 RUE DE LA LOBÉLIE



DISCLOSURE

RUE DE LA LOBÉLIE

DISCLOSURE

This is not an offer or promise to sell that could bind the Seller to the buyer, but an invitation to submit promises to purchase.

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable, but has not been verified. No warranty or representation, express or implied, is made as to the condition of the immovable referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

BROKER

IMMEUBLES GLORIA INC.'s (the "Agency") services have been retained by the Seller towards the sale of the Properties. Since the Agency is bound by a brokerage contract with the Seller, it does not represent or defend the buyer's interests. The prospective buyer acknowledges having been informed that the Agency represents solely the interests of the Seller, but must treat the prospective buyer fairly, i.e. they shall provide objective information relevant to the transaction, notably regarding the rights and obligations of all parties to the transaction. The prospective buyer also acknowledges having been informed of his right to be represented by another real estate broker through a brokerage contract to purchase. The seller's Agency shall not claim any remuneration or fees from the buyer. The remuneration of the Seller's Agency shall be established in accordance with the brokerage contract signed by the Seller.

CONTACT US FOR MORE INFORMATION ABOUT THE PROPERTY.



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