MULTIFAMILY INVESTMENT OPPORTUNITY

75 Principale Street

Aylmer (Gatineau), QC

The Opportunity

Executive Summary

Savills is pleased to present an exceptional opportunity to acquire 75 Principale Street, a recently constructed multi-residential property located in the heart of the Aylmer district in Gatineau, the fourth-largest city in Québec and adjacent to Ottawa. The property offers investors a stable income stream.

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 residential 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.

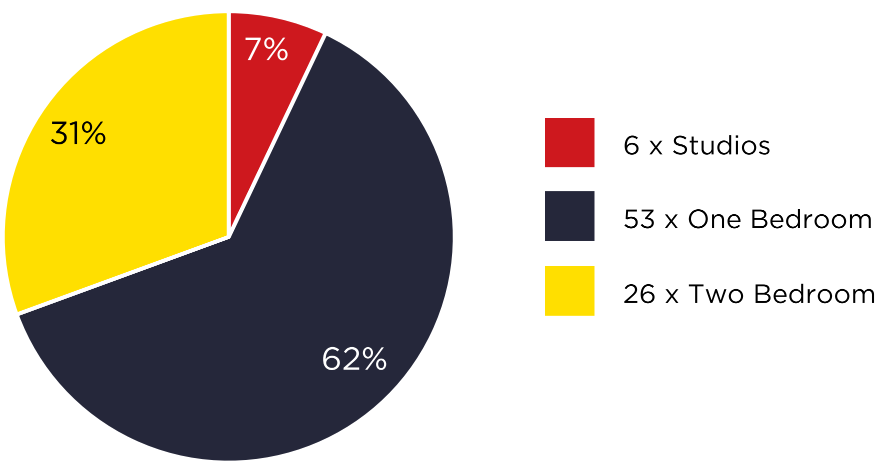
75 Principale Street represents a rare opportunity to acquire a high-quality asset requiring no short- to medium-term capital investment, located in one of Gatineau's most sought-after sectors.

Property Summary: 75 Principale Street, Gatineau

Civic Address	City Borough	Location	Multi-residential units	Available parking
75 Principale Street	Aylmer	Gatineau, Québec	85 (99% leased)	84 underground spaces

Number of floors	Year built	Commercial tenants	Building area	Land area
5	2022	2	93,467 sq. ft.	29,259 sq. ft.

Unit Distribution by Apartment Type



Municipal Assessment and Property Taxes (75 Principale)

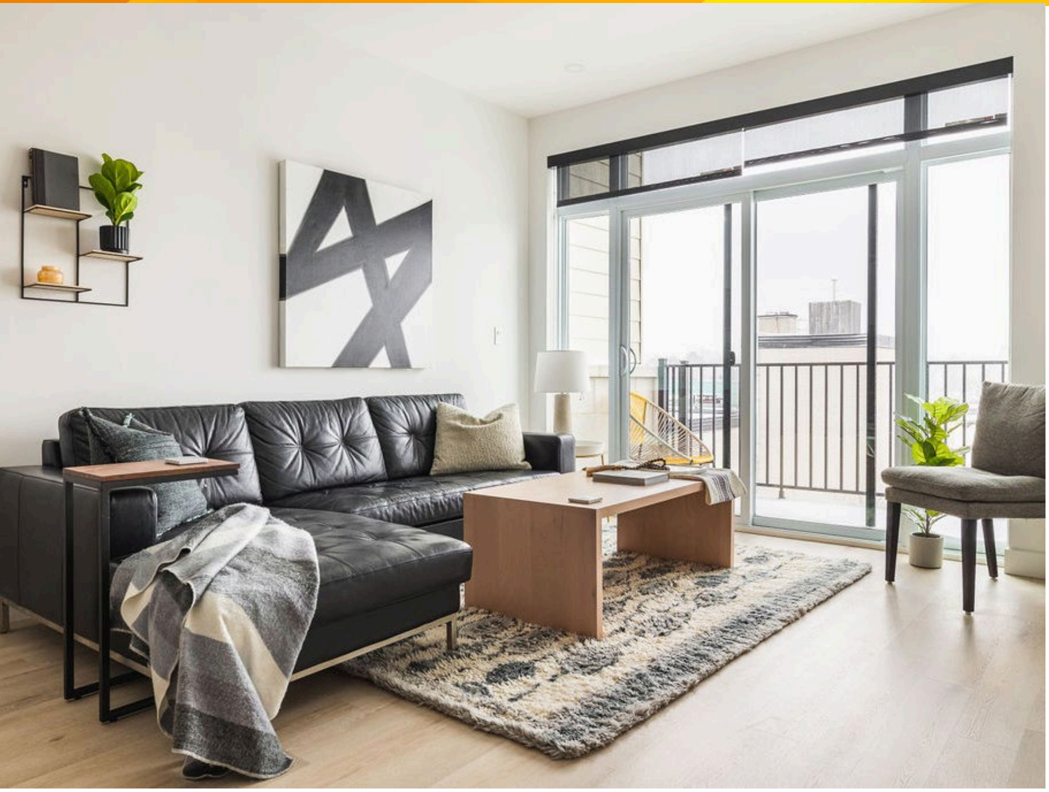
Municipal Assessment (2026-2028)

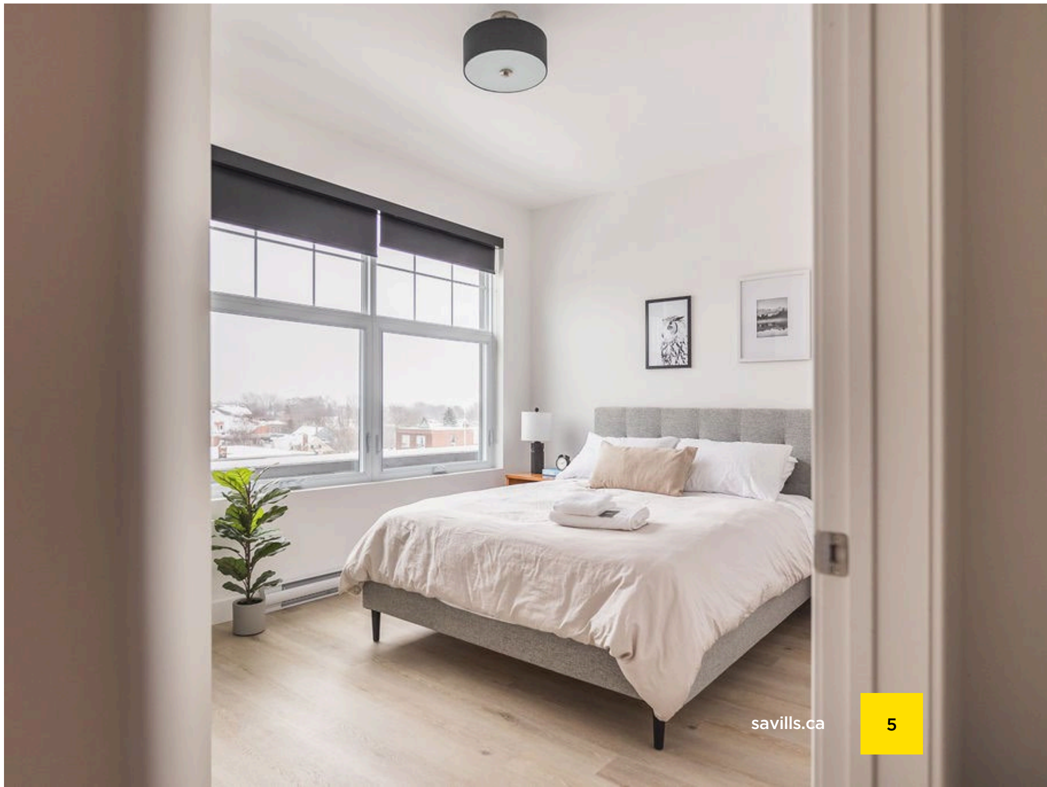
Land	$ 100
Building	$ 29,123,200
Total	**$ 29,123,300**

Lot No. 6 366 807, Cadastre of Quebec

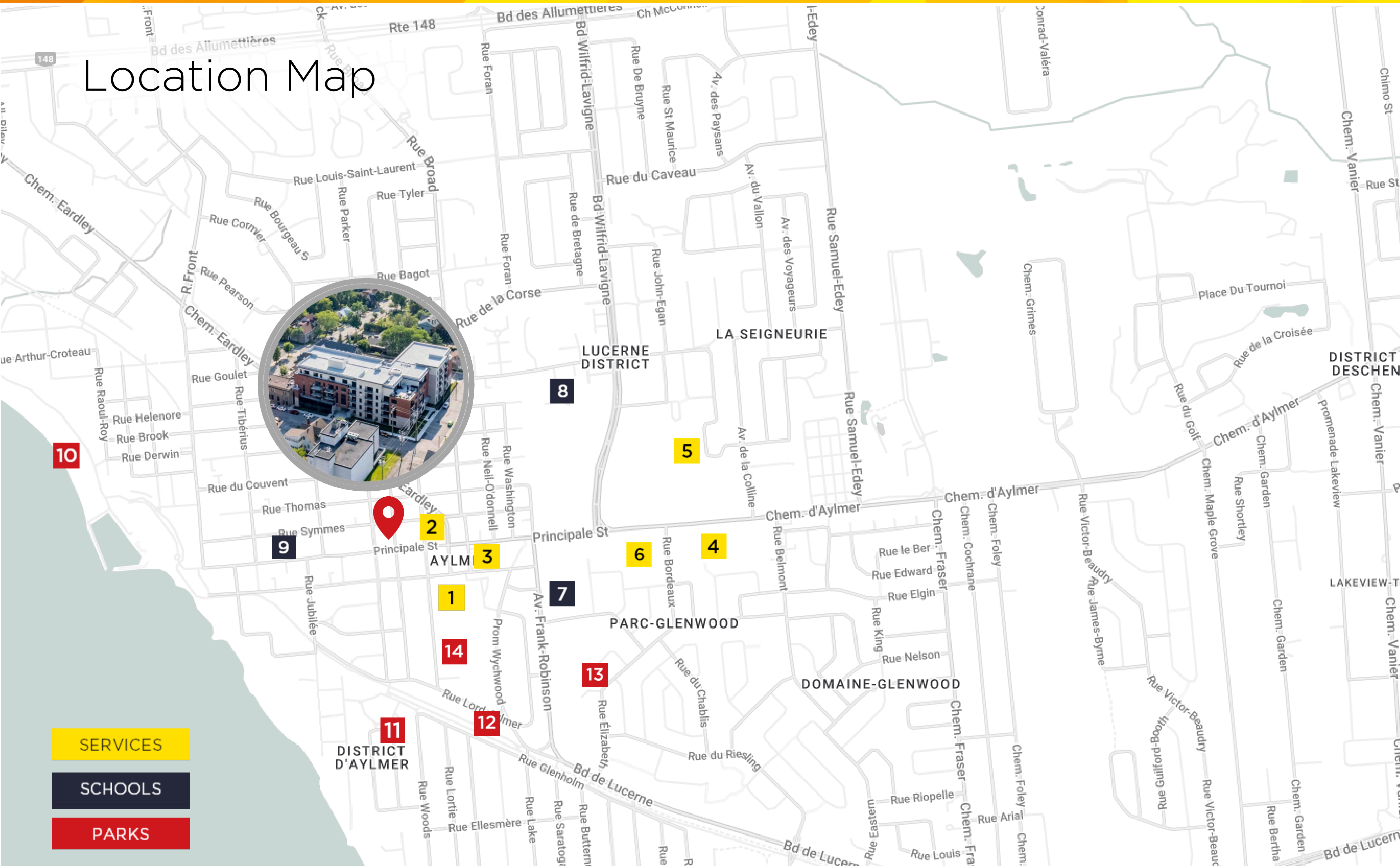
Property Taxes

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





Location Map



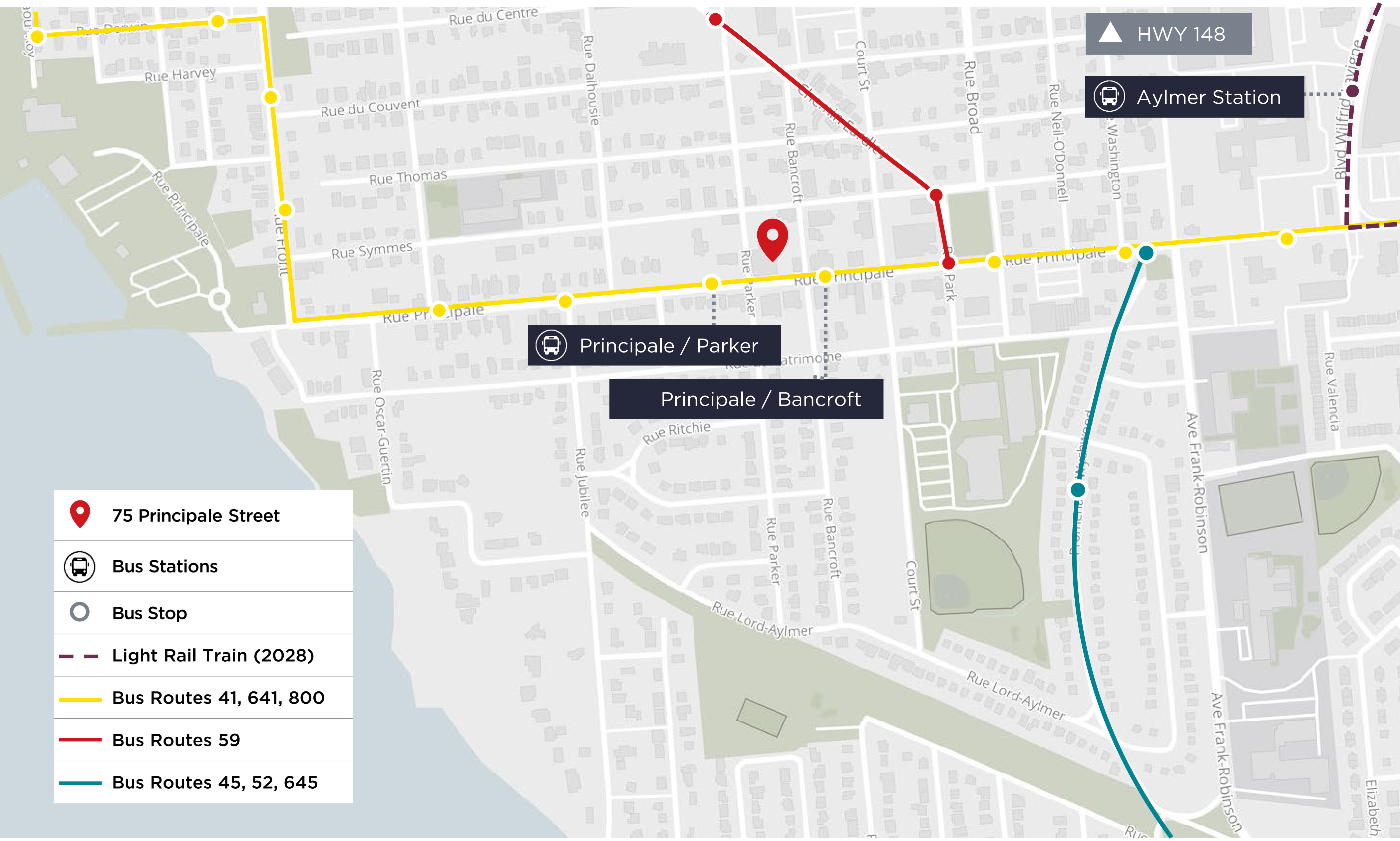
1	Frank Robinson Arena
2	Lucy-Faris Library (future location)
3	Marché Laflamme
4	Glenwood Plaza
5	Galeries Aylmer
6	Pharmaprix
7	Lord Aylmer Campus Junior School
8	Eardley Elementary
9	École du Village – Immeuble Limoges
10	Parc des Cèdres / Marina Aylmer Park
11	Parc Woods
12	Corridor des Explorateurs 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



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

110,760
Total population

33.9 years
Median age

2.1
Average household size

0.38%
Projected growth (2025-20230):

50,624
Number of households

23,587
Number of apartment households

48.9 %
Tenant rate

$ 102,277
Average annual household income

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

Maximillien Rahuba-Pigeon
Analyst
Capital Markets
+1 514 416 1273
mrahubapigeon@savills.ca