Prime investment opportunity in the heart of the Laurentians

CHALETS ROYAL LAURENTIEN
Mont-Blanc

CBRE

CHALETS ROYAL LAURENTIEN *Mont-Blanc*

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The Offering

CBRE is proud to announce the sale of a 100% freehold interest in Chalets Royal Laurentien, an iconic property that embodies the art of Laurentian resort living.

Located in the heart of the Laurentian Mountains, in Mont-Blanc, Chalets Royal Laurentien has embodied a family vision of upscale resort living since the 1990s. Carefully developed by the Ménard family, this 280-acre estate offers an immersive nature experience, combining quality accommodations, recreational facilities, and real estate development potential.

From its humble beginnings, the Ménard family has built an estate renowned for its exceptional hospitality and consistent offerings.

Each stage of development has been guided by a desire to create a memorable guest experience, where comfort, tranquility, and quality facilities are central. This philosophy is reflected in the loyalty of its clientele and the estate's reputation as a premier destination in the Laurentians.

The resort includes 17 four-star rated rental chalets, four single-family rental residences, a complete recreation center with an in-ground pool, beach, tennis courts, walking trails, and direct access to the "Le P'tit Train du Nord" linear park. The entire complex is designed to accommodate families, corporate clients, and tourists in a peaceful and rustic setting.

360° Views

Watch the promotional video here.

Land Site

Over 10,000,000 sq. ft. of land.

Leasing

17 rental cottages and 4 single-family rental homes.

Direct Access

"Le P'tit Train du Nord" linear park.

Zoning

Resort and tourist habitations.

Premium Access

Directly on the golf course or along the lakefront.

Investment Highlights

The Chalets Royal Laurentien estate offers a strategic investment opportunity, combining immediate profit-ability with long-term growth potential.

With its operational assets generating stable income and its vast tracts of land ready for development, the site benefits from flexible zoning and permits already obtained, guaranteeing rapid implementation. Its prime location, near Mont-Tremblant, Saint-Sauveur, and Montreal, ensures lasting appeal and superior return prospects.


THE SITE


LAURENTIENNE


INUKSHUK


CANADIENNE


EXECUTIVE


INUKSHUK


2-BEDROOM CHALETS

2-bedroom chalets **11**

1-bedroom chalets **6**

High-end single-family residences — EXECUTIVE, CANADIENNE, LAURENTIENNE, INUKSHUK **4**

Each facility is thoughtfully designed to offer a four-season resort experience, with amenities such as a spa, private pool, sauna, fireplaces, terraces, and access to the private lake or golf course. These features ensure consistent appeal to families, corporate clients, and tourists.

Buildable land **+ 10 M sq. ft.**

Other revenue sources

Streets and roads generating an upkeep and mainte-nance revenue: 1,037,430 sq. ft.

Zoning

Resort and tourist habitations (short-term rentals authorized)

Strategic access

→ Route 117
→ “Le P’tit Train du Nord” linear park
→ 10-min drive from Mont-Tremblant

Client Experience

Alpine Skiing

Quick access to Mont-Blanc, as well as the Mont-Tremblant and Saint-Sauveur resorts, renowned for their varied slopes and tourist appeal.

Snowmobiling

Direct access to a 2,473 km network of marked and maintained trails belonging to the Pionniers Snowmobile Club, ideal for motorized sports enthusiasts.

Hiking

Outdoor enthusiasts can enjoy numerous hiking, snowshoeing, and cross-country skiing trails, some right on the property.

Water Sports and Boating

On-site services including a beach, private lake, and water sports equipment.

Complete Recreation Centre

Pickleball, volleyball, and pétanque courts, as well as a private beach: an offering that attracts families, businesses, and tourists, confirming the resort as a high-end destination.

Golf

Located next to the Royal Laurentien Golf Course, ranked among the 20 most beautiful courses in Quebec and semi-private.

Location

In close proximity to touristic attractions

- Route 117 — 1 min
- Ski Mont-Blanc — 10 min
- Town of Mont-Tremblant — 20 min
- Resort Town of Mont-Tremblant — 30 min
- Town of Saint-Sauveur — 30 min
- Mirabel Airport — 45 min
- Montréal-Trudeau International Airport — 60 min

Services & Amenities just steps away.

"Le P'tit Train du Nord" linear park

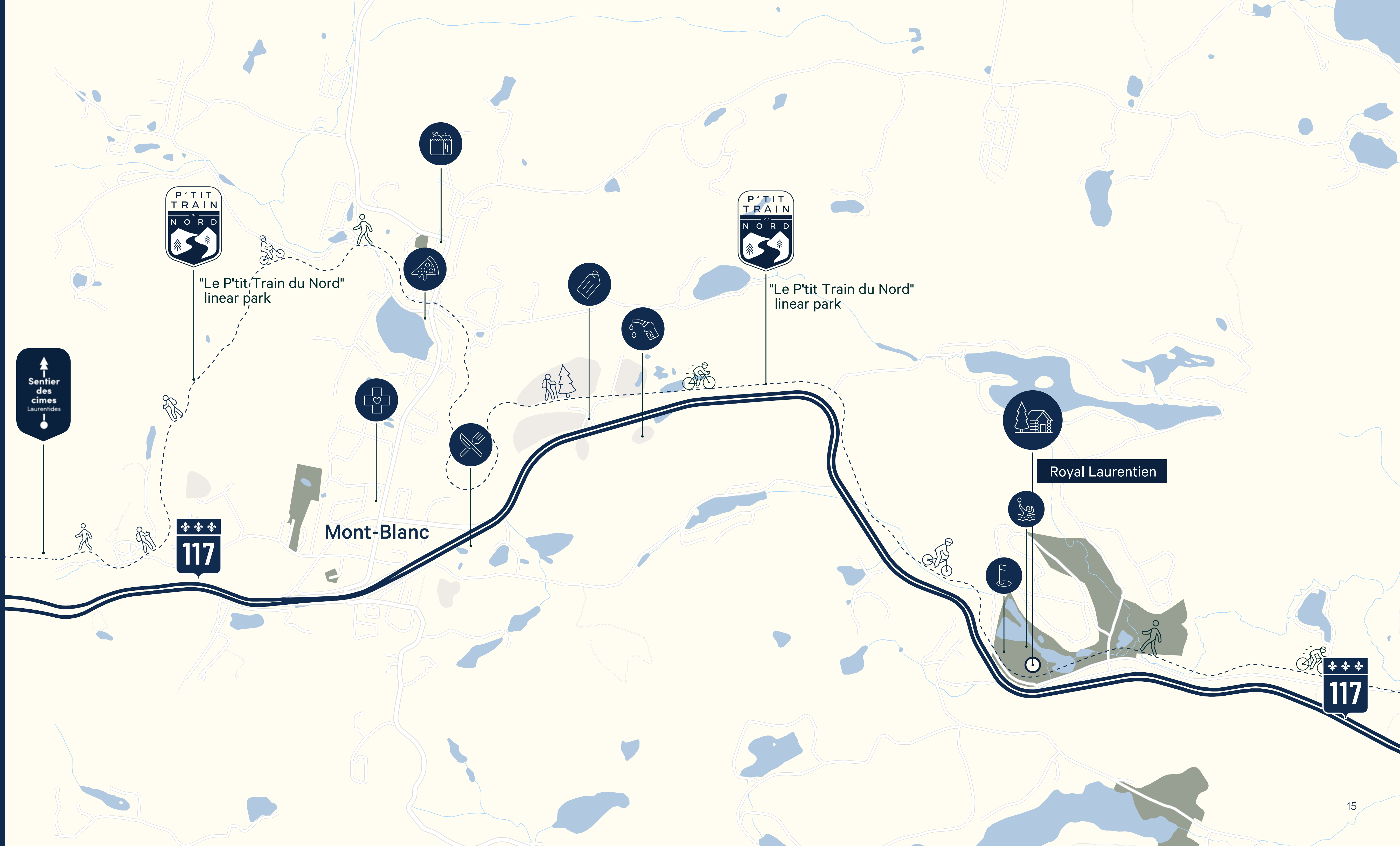
Golf Royal Laurentien

Close to major roads

Steps away from the beach

Nearby shops

Des Cimes Trails



Market Snapshot

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Integrated resort complexes, combining tourist accommodation and development potential, are attracting increasing interest from investors.

Considering the current volatility of traditional markets, these assets offer dual strategic value: immediate income and land reserves for future development.

The Chalets Royal Laurentien estate perfectly embodies this logic and is positioned as a premium asset to capitalize on this trend.

Attractive Yield

Operating assets generating stable cash flow with optimizable margins.

Growth Potential

Over 230 acres ready for development, with flexible zoning and permits already obtained.

Regulatory Scarcity

Lands authorized for short-term rentals, a rare advantage in a market where rezoning is complex.

Premium Positioning

Strategic location near Mont-Tremblant, Saint-Sauveur, and Montreal.

Macro Trend

The growing interest for spending the Holidays within the province, amplified by the geopolitical context and the search for affordable options, is driving demand for nature destinations and short-term rentals.

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