



ESTATE MONTREAL
Maximizing Your Valuable Assets

Sell Your Multifamily Property Faster & for More with Proven Strategies

**Unlock Your Property's True Value
Book a Free Consultation**

Why choose ESTATE MONTREAL ?

***Discover Your Building's Market Worth -
Get a Free Evaluation !***

At Estate Montreal, we specialize in strategic asset maximization for multifamily property owners. With unparalleled expertise, transparency, and client-centric strategies, we ensure your property sale achieves maximum value and aligns with your long-term goals.

Our deep understanding of the Montreal multifamily real estate market enables us to position your property effectively, attract the right buyers, and secure the best possible price — all while making the process effortless for you.

Addressing Your Concerns

1/ Struggling to find the right buyer?



EXTENSIVE NETWORK

We leverage our large network of qualified investors to ensure your property is matched with the right buyers quickly and efficiently.



TARGETED MARKETING

Estate Montreal uses advanced analytics and tailored campaigns to attract qualified buyers quickly.





2/ Concerned about navigating market complexities?



EXPERT GUIDANCE

Our team navigates market complexities with ease, ensuring every step is clear and efficient.

3/ Worried about maximizing your property's value?



STRATEGIC PRICING

We conduct in-depth market analysis to set the optimal price, maximizing your return on investment.



NEGOTIATION EXPERTISE

With years of experience, we secure the best terms and highest value for your property.



Your Building Might Be Worth More Than You Think – Let's Talk

What Sets Us Apart ?

Maximize Your Sale Price – Schedule a No-Obligation Call

TRUSTED NETWORK

Our extensive network of investors includes those ready to make direct, off-market offers, saving you time and ensuring competitive pricing. This approach maximizes value while streamlining the sales process.

EXPERT MARKET INSIGHTS

Benefit from our deep understanding of the Montreal multifamily real estate market to price and market your property effectively.

PERSONALIZED SERVICE

Receive dedicated attention from our team, ensuring a smooth, tailored selling experience that meets your unique needs.

MAXIMIZED PROPERTY VALUE

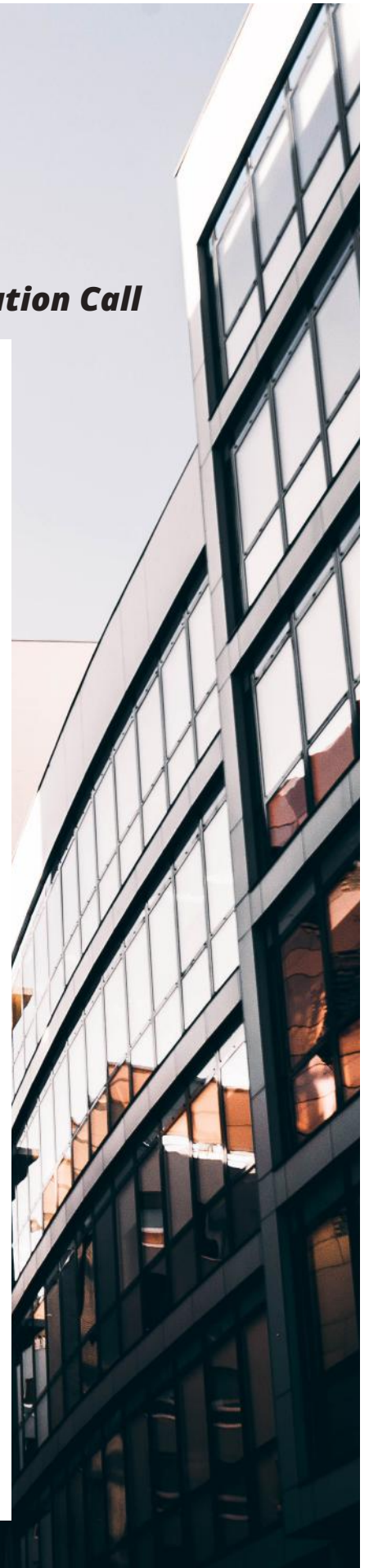
We specialize in strategies that enhance your property's appeal and negotiation management, securing the best possible sale price.

STRATEGIC MARKETING

Our marketing ensures your property reaches the right audience, maximizing visibility and attracting serious buyers.

EFFICIENT SELLING PROCESS

Our streamlined processes and expert negotiation skills mean quicker sales, reducing the time your property spends on the market.





A Smart Decision for Your Future

Imagine a seamless selling experience where your goals are prioritized, your fears are alleviated, and your financial future is secured. With Estate Montreal, you're not just selling property—you're building wealth.

The Estate Montreal Method

1

COMPREHENSIVE MARKET ANALYSIS

Accurately assess your property's value with in-depth market data.

→

TAILORED MARKETING STRATEGIES

Custom campaigns designed to showcase your property's unique appeal.

2

3

TRANSPARENT COMMUNICATION AT EVERY STEP

Stay informed and confident with clear updates throughout the process.

←

→

STRATEGIC NEGOTIATION FOR MAXIMUM VALUE

Achieve the best deal with expert negotiation strategies

4

5

SMOOTH CLOSING PROCESS

Effortlessly finalize your sale with our seamless closing support.

←

With The Estate Montreal Method, every step is designed to ensure a smooth, transparent, and successful real estate experience.

Get a No-Obligation Offer on Your Multifamily Property

Success Stories

CASE STUDY #1

53 UNIT-MULTIFAMILY – RUE RENOIR, MONTRÉAL-NORD

ROLE

Represented Buyer

CHALLENGE

The property had been quietly available for over two years with no takers, despite strong fundamentals. It lacked traction and buyer engagement.

SOLUTION

We identified the asset as a fit for a long-term client's expansion criteria. A direct, strategic approach was taken to reignite seller interest and negotiate favorable terms.

RESULT

- *Successfully secured the building off-market.*
- *Closed at a price that aligned with buyer's target cap rate.*
- *Seller finally exited after prolonged market stagnation.*

CASE STUDY #2

24 UNIT-MULTIFAMILY MIXED-USED - RUE JEAN TALON, SAINT-MICHEL

ROLE

Represented Seller and Buyer

CHALLENGE

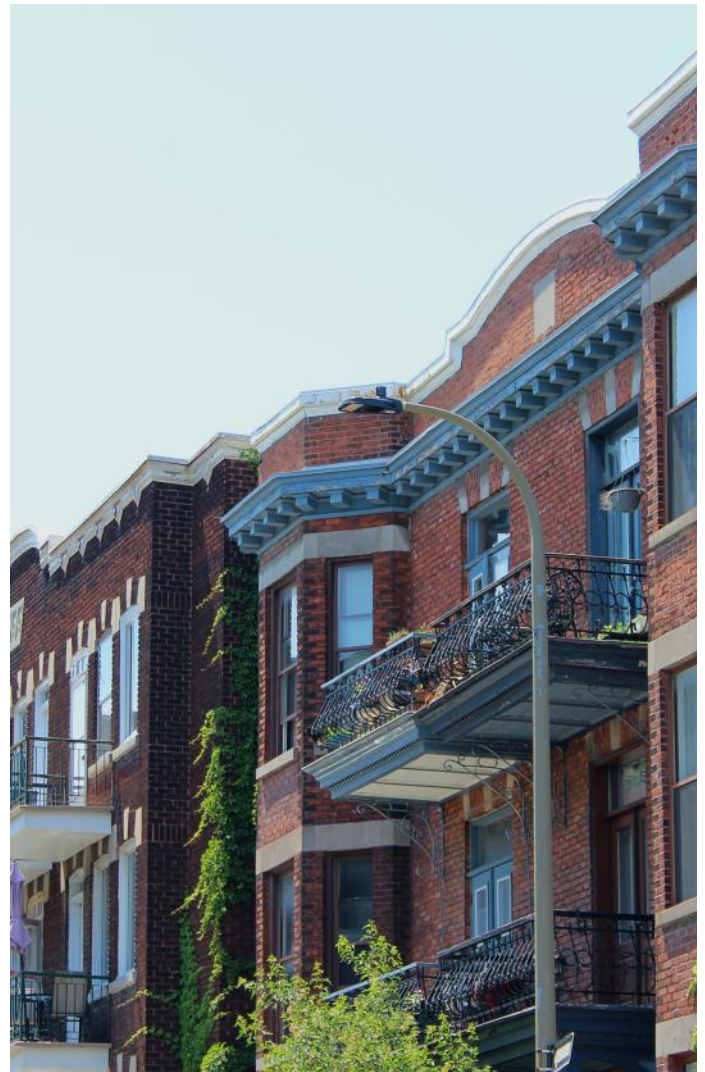
Property was previously listed with another agent but failed to close. Complexities in the commercial component and buyer reliability stalled past efforts.

SOLUTION

We stepped in to restructure the offer, qualify the right buyer, and bring clarity around the asset's value. Both sides trusted us to manage expectations and execution.

RESULT

- *Closed off-market within weeks*
- *Buyer secured stable cash flow with repositioning potential*
- *Seller exited with a smooth, agent-managed process*



CASE STUDY #3

14 UNIT-MULTIFAMILY – RUE PRINCIPAL, CHÂTEAUGUAY

ROLE

Represented Buyer

CHALLENGE

Publicly listed asset with oversized units and newer construction—competition was heating up, and interest was strong.

SOLUTION

We acted swiftly to get our client into position with a clean, aggressive offer. We helped navigate through diligence quickly to avoid bidding pressure.

RESULT

- *Acquired on-market with favorable terms*
- *Buyer added quality asset to portfolio at excellent \$/door value*
- *Transaction closed smoothly with seller cooperation*



CASE STUDY #4

20 UNIT-MULTIFAMILY MIXED-USED – RUE BEAUBIEN E, ROSEMONT

ROLE
Represented Seller and Buyer

CHALLENGE
Privately held mixed-use building in a high-demand sector. Seller wanted confidentiality and control, while buyers needed to understand mixed cash flows.

SOLUTION
We arranged a private transaction between vetted parties, structured around seller's preferred timeline and buyer's analysis criteria.

RESULT

- *Closed off-market without listing exposure*
- *Seller received competitive value*
- *Buyer acquired prime-location income stream*

CASE STUDY #5

64 UNIT-MULTIFAMILY – RUE CÔTE SAINT LUC, CÔTE SAINT-LUC

ROLE
Represented Seller and Buyer

CHALLENGE
Concrete construction, stabilized asset priced at \$220K/door. Needed a buyer that could appreciate the long-term hold and act quickly.

SOLUTION
We managed a quiet, targeted outreach and secured a qualified buyer with institutional-grade interest. Handled everything from valuation to deal structure.

RESULT

- *Off-market deal executed on both sides*
- *Seller exited at full value*
- *Buyer secured a strong-performing, large-scale asset in a prime district*

CASE STUDY #6

13 UNIT-MULTIFAMILY – RUE ATATEKEN, VILLE-MARIE

ROLE
Represented Buyer

CHALLENGE
Publicly listed asset in downtown Montreal that attracted over 10 offers due to location and upside potential. Highly competitive and fast-moving.

SOLUTION
We guided our client to structure a strategic cash offer with strong terms, credibility, and minimal conditions—positioning them as the cleanest, most reliable buyer in the pool.

RESULT

- *Buyer won a competitive bid despite intense interest*
- *Closed with cash, no financing delays*
- *Secured a core asset in Ville-Marie at an attractive long-term value*



CASE STUDY #7

6 UNIT-MULTIFAMILY – RUE DURANCEAU, LACHINE

ROLE
Represented Seller and Buyer

CHALLENGE
Privately owned, under-the-radar building. Both parties wanted a no-nonsense, fast deal without going to market.

SOLUTION
We coordinated a direct sale between two local investors, managing diligence, pricing, and documents for a frictionless close.

RESULT

- *Closed off-market at fair market value*
- *Zero tenant disruption*
- *Seamless, clean execution with satisfied parties*



Building a Better Montreal

We align with the UN's Sustainable Development Goals, promoting urban growth, community vibrancy, and sustainable real estate practices.

Driving Sustainable Growth and Thriving Communities

At Estate Montreal, we are committed to driving economic growth by empowering investors to contribute to the development of dynamic and sustainable communities through real estate.

By focusing on multiplexes and income properties, we optimize urban land use and promote access to safe, affordable housing.

Our responsible approach directly supports the local economy by creating job opportunities and fostering entrepreneurship in the West Island real estate market. Through inclusive and resilient projects, we are shaping sustainable cities where people can live, work, and invest with confidence.

11 SUSTAINABLE CITIES
AND COMMUNITIES



8 DECENT WORK AND
ECONOMIC GROWTH



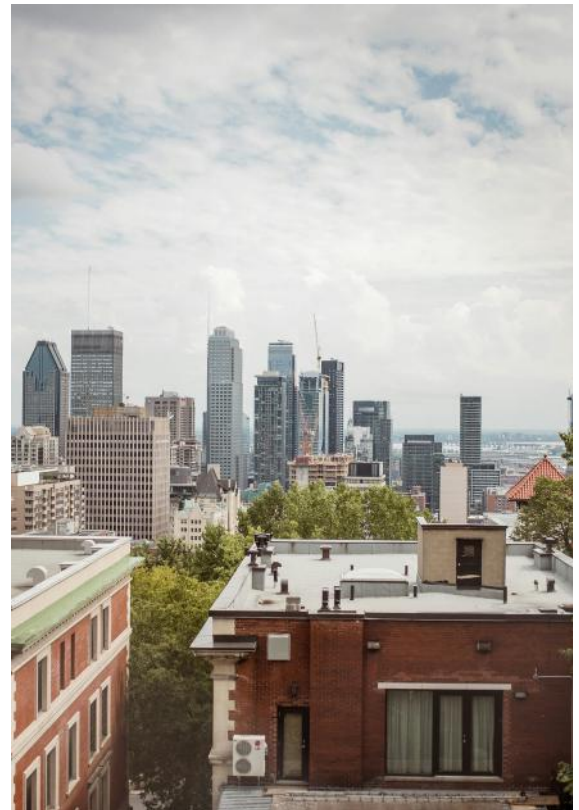
Meet the Team Behind ESTATE **MONTREAL**



Estate Montreal is a team of dedicated real estate professionals passionate about helping property owners achieve their goals. Our experts combine decades of experience with cutting-edge strategies to ensure unparalleled results for multifamily property sales in Montreal.

OUR MISSION

Our mission is to empower multifamily property owners with strategic market intelligence and expert insight — enabling informed decisions and maximizing sale value by unlocking the full potential of their properties.



Ready to Maximize Your Property's Value ?



Don't wait for the market to decide—take control of your property's future today. Contact Estate Montreal to start your journey.

www.EstateMontreal.com | info@estatemontreal.com | (514) 246-1085



Estate Montreal **The #1 Choice for Multifamily Property Sales in Montreal**

www.EstateMontreal.com



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Maximizing Your Valuable Assets