



Commercial



Office



Industrial

PROFUSION

IMMOBILIER | COMMERCIAL



RPA



Multi-Unit

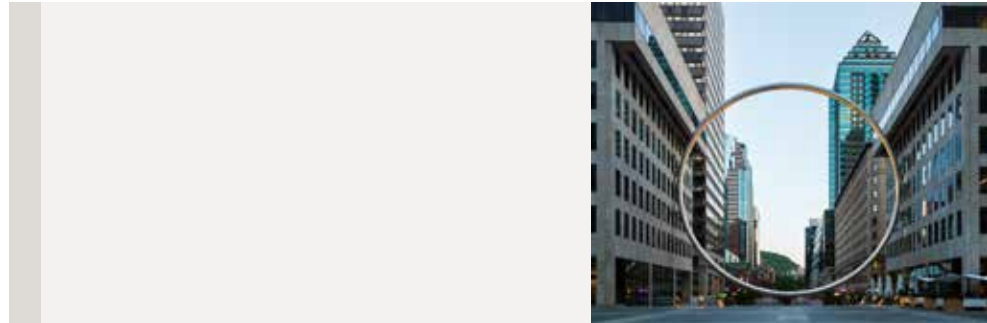


Agricol



Land

*We have selected each of our
commercial brokers for their expertise,
to make your buying, selling, or renting
experience simpler and more efficient.*



Introduction

Tailored Services for Your Needs

We are pleased to introduce the commercial division of our real estate agency. This brochure provides an overview of our brokerage services and helps you understand how we meet your needs—whether you are a seller, buyer, tenant, or looking for commercial and industrial properties, office spaces, income properties, land, agricultural properties, or senior residences.

Profusion Immobilier’s Mission

Our mission is to be your trusted real estate partner at all times by offering high-quality services and guiding you through every step of your real estate journey. Our core values—respect, integrity, know-how, collaboration, and discretion—are deeply embedded in our philosophy. We are committed to always prioritizing your interests.

Commercial | Industrial | Multi-unit Land | Agricultural | Senior Residences

Our specialized brokers focus on **sales, purchases, and leasing**. With in-depth market knowledge, they are ready to guide you through every stage of your transaction and provide professional advice to ensure your protection. Our goal is to make your experience as seamless, transparent, and rewarding as possible.

Profusion Immobilier is committed to delivering top-tier services. Whatever your real estate needs, we are here to guide and support you while delivering exceptional results. We look forward to working with you and making your real estate experience a success.



ABOUT PROFUSION IMMOBILIER | COMMERCIAL

A Leading Force in Real Estate Since 2008

Profusion Immobilier is a premier independent real estate agency in Quebec, founded in 2008.

As the exclusive Forbes Global Properties member for all of Quebec, Profusion Immobilier has a presence on six continents.

Profusion Immobilier is a leader in Quebec's real estate market, holding a significant market share in the most sought-after sectors. The agency handles high-value transactions and enjoys a strong position in the industry.

Our Values Enhance the Marketing of Your Property:

- Respect
- Expertise
- Integrity
- Collaboration
- Discretion

Inclusive and client-focused, our agency is committed to understanding and meeting your needs.



OUR COMPETITIVE ADVANTAGES

Why Choose Profusion Immobilier?

01 A Recognized Brand

Founded in 2008, Profusion Immobilier is a globally recognized leader and the exclusive Forbes Global Properties member in Quebec. We provide both local know-how and global reach through our extensive international network, offering increased visibility and access to exclusive opportunities.

02 Experienced Brokers

Our real estate brokers have an average of over 12 years of experience, deep market knowledge, and strong know-how. You can rely on them for professional and efficient representation in all your transactions. Our agency includes approximately 40 commercial real estate brokers.

03 A Culture of Collaboration

We foster collaboration and teamwork, enabling our brokers to work together efficiently to achieve the best results.

04 A Specialized Marketing Team

Our in-house marketing team, specialized in real estate, implements innovative strategies tailored to your needs. We maximize the visibility of your properties and attract a large pool of potential buyers.



05 Access to a Vast Client Base

With our extensive network and resources, we provide access to a broad local and international clientele, significantly increasing your chances of buying or selling your property quickly.

06 Personalized Service

We believe in delivering tailored service to every client. Our personalized approach allows us to understand your specific needs and provide customized solutions, ensuring an exceptional client experience.

07 Advanced Technological Tools

We utilize cutting-edge technology to streamline real estate transactions, enhance the client experience, and ensure efficient follow-ups.

08 Strategic Market Monitoring

Our team continuously tracks market trends and developments. We conduct strategic market analysis to provide you with relevant insights and expert advice, empowering you to make informed decisions when buying, selling, or leasing.



Selling Your Property

A Team of Commercial Real Estate Professionals

The successful sale of a commercial property begins with a comprehensive understanding of the many factors that influence the transaction. Every property is unique, as is the context of its sale.

Our experienced real estate professionals have the knowledge, tools, and resources necessary to fully understand your property and your specific situation.

A Strong Professional Network

Access to a reliable and well-connected professional network is essential for a successful real estate transaction. Whether you need accurate market insights, professional advice, or a discreet and efficient sale through your brokerage's network, the quality of your brokerage's connections plays a key role when choosing the right agency to represent your property.

At Profusion Immobilier Commercial, our professionals are part of international professional networks, allowing them to connect with over 135,000 associates worldwide with a single click.

Maximizing Your Property's Value with Personalized Support

Before bringing your commercial property to market, our professionals conduct a detailed and strategic analysis to assess your needs and identify opportunities to maximize your property's value. With strong financial know-how, our team helps you secure the best possible sale price.

Our commercial real estate professionals specialize in marketing properties in Montreal and throughout Quebec.

By choosing to work with a Profusion Immobilier Commercial professional, you gain the professional, discreet, and honest support of our entire team. At every stage of the process, you will be guided and supported, ensuring that you always make the best decisions for your business goals.





Acquiring Commercial Properties

Whether you are looking for an income property, a development site, a golf course, or the future location for your expanding business, entrust your search to our trusted team. We are committed to finding you the perfect location under the best conditions.

Proven Know-How to Protect Your Interests in Commercial Real Estate

Acquiring a commercial property is a complex process that requires a clear understanding of your needs and expectations. Each property is unique, with specific characteristics that can impact the acquisition.

Our dedicated commercial real estate professionals have proven know-how and extensive knowledge to guide you with confidence in purchasing the right commercial property for your needs.

A Large-Scale Professional Real Estate Network

Access to a vast and reliable professional network is essential for commercial real estate transactions. Whether you need a trusted reference for accurate information, the services of a talented broker on short notice, or a discreet and professional property purchase through your broker's network, the quality of this network plays a key role in selecting the right real estate agency to represent your interests.

Professional Service Focused on Your Needs

Buying or leasing a commercial property is a major decision that can significantly impact your company's growth. Every year, our experienced commercial real estate professionals assist hundreds of entrepreneurs and business professionals in finding the ideal commercial property for their projects.

Our team possesses the financial know-how to guide you in making sound, strategic, and sustainable decisions that align with your long-term goals.



Buying and Selling Services Private Seniors' Residences (RPA) Intermediate Resources (RI)



***By 2031, one in four
people in Quebec will
be aged 65 or older,
increasing the demand
for specialized and
adapted services for
seniors.***

The RPA-RI team at Profusion Immobilier Commercial acts as facilitators, guiding property owners and investors through every stage, including buying, selling, financing, restructuring, and redeveloping senior living projects, while creating sustainable opportunities.

Humanize | Create | Excel





Private Seniors' Residences (RPA) Intermediate Resources (RI)

**From Strategy to Success:
Our Commitment to You**

01 Tailored Support for Your Investments

Our team applies its know-how to identify buying and investment opportunities that align with your objectives. We believe that transparency and fairness are essential for navigating a constantly evolving market with confidence.

02 Proven Know-How and a Strategic Network

With decades of experience handling complex transactions involving thousands of units across Quebec, we provide access to an exclusive network. Our direct connections to qualified buyers, both local and international, give you a key advantage in successfully completing your projects.

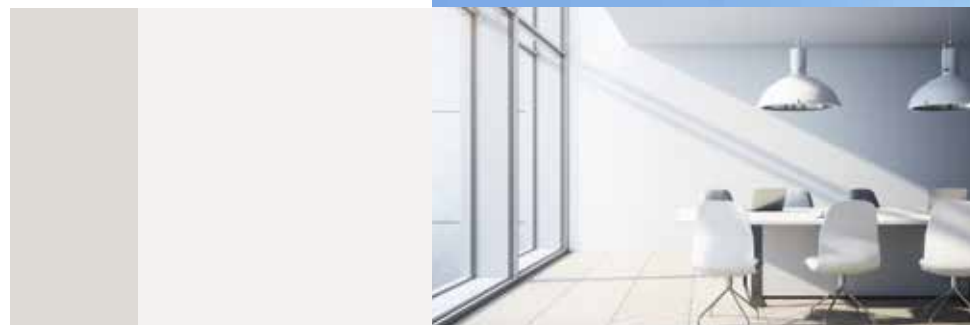
03 Customized Solutions for Every Client

Every project is unique, which is why we offer personalized and discreet support to meet your specific needs. Our strategic guidance and tailored solutions help you maximize the value of your assets.

04 Optimizing and enhancing your assets

We assist property owners in optimizing and selling their assets by leveraging our know-how and network of qualified buyers. Through customized strategies, we help you maximize the profitability of your real estate investments.

How can we help you achieve your goals today?



Commercial Leasing

A comprehensive know-how for your commercial real estate rental needs

Our commercial division assists both property owners and tenants in searching for and negotiating spaces tailored to their activities. Thanks to our in-depth market know-how, we help our clients optimize their real estate decisions:

- *Office space leasing*
Whatever your needs, we identify spaces that meet your requirements in terms of size, budget, and strategic positioning.
- *Industrial real estate*
Warehouses, factories, logistics centers... we find infrastructures that cater to the needs of manufacturing, distribution, and storage businesses.
- *Commercial properties and shopping centers*
We support retailers, franchisees, and investors in selecting strategic locations within shopping centers or commercial buildings.
- *Tenant and landlord representation*
We negotiate the best lease terms to maximize investment profitability while ensuring favorable conditions for occupants.



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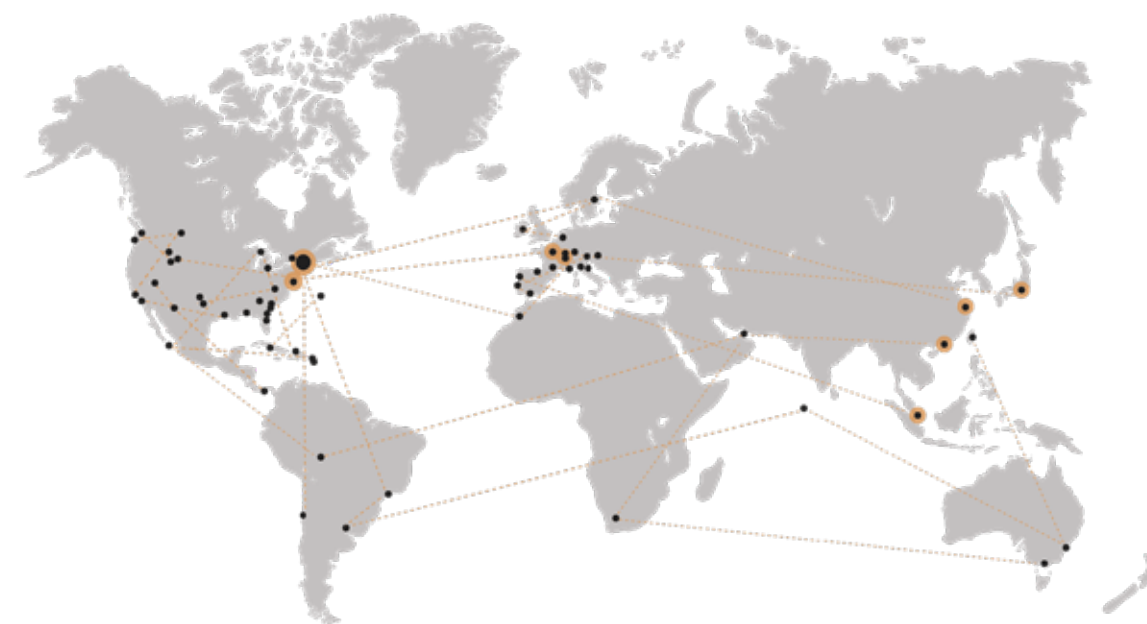
THE BEST INTERNATIONAL VISIBILITY IN QUEBEC THE POWER OF 5 INTERNATIONAL NETWORKS

Profusion Immobilier is a member of Forbes Global Properties, Leading Real Estate Companies of the World, Mayfair, Luxury Real Estate, and Juwai, making it the largest and most prestigious professional network in Quebec.

MORE THAN
138 000
ASSOCIATES

PRESENT IN OVER
70
COUNTRIES

WITH
4900
OFFICES



A presence on 6 continents.

Forbes
GLOBAL PROPERTIES

Leading REAL ESTATE
COMPANIES
OF THE WORLD

BOARD OF REGENTS
LUXURY
REAL ESTATE

MAYFAIR
International Realty

居外
Juwai.com

Services provided by your broker

At Profusion Immobilier, we are here to assist you with the purchase, sale, or lease of your property. Our commercial real estate brokers offer personalized support and high-quality services. Here is an overview of what we provide.

01 Familiarization with the property

Before starting the buying, selling, or leasing process, your broker will familiarize themselves with your property. A detailed visit will be conducted to gather all relevant information, such as square footage, special features, recent renovations, and property history. This step ensures a comprehensive and accurate understanding of the property.

02 Determining fair market value through comparative market analysis and cash flow analysis

We use a comparative market analysis and cash flow analysis approach to determine the fair market value of the property. An in-depth study of the local real estate market will be conducted, taking into account recent sales, market trends, and the unique characteristics of your property. This allows us to establish a competitive and realistic valuation.

03 Developing a sales and marketing strategy

In collaboration with you, your Profusion commercial broker will develop a customized strategy. For property sales, this includes creating attractive promotional materials such as professional photography, detailed descriptions, and virtual tours. We will also leverage our extensive network and online presence to reach a wide audience of potential buyers.

04 Implementing the strategy

We will execute the agreed-upon strategy for your property. For sales, your broker will ensure that your listing is promoted on major real estate platforms, local media, and our proprietary online channels. Viewings will be organized for interested buyers, and your broker will be present to answer their questions and effectively represent your interests.



05 Scheduling and managing property viewings

Your broker will coordinate property viewings according to your schedule. Detailed information will be provided to potential buyers or tenants, and follow-ups will be conducted after each visit to gather their feedback and answer any questions. This information will then be communicated to you.

06 Receiving offers and negotiation

When offers are received for your property, your broker will thoroughly review and present them to you, along with a detailed analysis. Using their negotiation skills, your broker will work to secure the best possible terms while protecting your interests throughout the process.

07 Managing conditions and preparing documentation for closing

Once you accept an offer, your broker will closely monitor all conditions specified in the purchase or lease agreement. They will coordinate with all parties involved, including inspectors, appraisers, and mortgage brokers, to ensure that all requirements are met. Additionally, your broker will meticulously prepare all necessary documentation for closing, ensuring compliance with current regulations.

08 Post-transaction service

Our commitment to you does not end with the closing of the transaction. We offer comprehensive post-transaction support to assist you with any questions or concerns that may arise after the purchase, sale, or lease of your property. Whether you need recommendations for professionals, information on local utilities, or advice on property maintenance, our team remains available to support you.

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T. 514.935.3337
info@profusion.global

711-1, Westmount Square, Westmount (QC), H3Z 2P9

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