

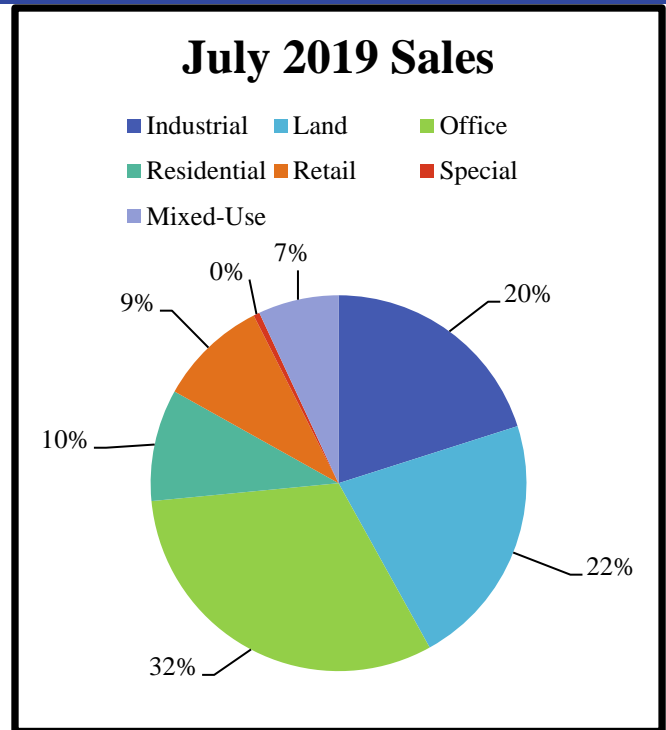
of Capital Interest | September 2019

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of July as reported by Statistics Canada decreased to 5.0% from 5.6% the previous month. The national rate remained unchanged at 5.5% while Ontario's unemployment rate also remained unchanged at 5.4%.

There were a total of 28 sales in the month of July with a total value of \$177,710,544. Office building sales accounted for 31.5% of the total, land sales 21.9%, industrial buildings 20.1%, residential building sales 9.6%, retail buildings 9.4%, mixed-use building sales 6.9% and special buildings 0.5%. Sales data has been provided by RealTrack Inc. for more information visit www.realtrack.com or call 1-877-962-9033.



Office Building Sales

There were 2 office building sales in the month of July for a total consideration of \$56,050,000.

The most notable sale for the month was the purchase of 99 Metcalfe Street by Morguard 99 Metcalfe Ltd. from Pensionfund Realty Ltd. for \$52,000,000 or \$330 per square foot. It is improved with a 12-storey multi-tenant office building with three-levels of underground parking. The property was listed for sale by Nathan Smith and Scott Brooker of Cushman & Wakefield Ottawa.

73 Breezehill Avenue North was purchased by 11007424 Canada Inc. from Vivomica Inc. for \$4,050,000 or \$344 per square foot. It is improved with a single-storey office building divided into two units. The property was listed

for sale by Graeme Webster of Koble Commercial.

Land Sales

There were 11 land sales in the month of July for a total consideration of \$38,835,644.

Future Growth Land Sales

4198 Hawthorne Road was purchased by Claridge Homes (245 Rideau Phase 4) Inc. from G Lemay Construction (1998) Inc. for \$12,389,069 or \$185,771 per acre.

2244 Frank Kenny Road, to the east of Orleans, was purchased by Richcraft Homes Ltd. from Wantage Developments Inc. for \$11,682,200 or \$78,594 per acre.

Commercial Land Sales

265-279 King Edward Avenue & 260 Murray Street was purchased by 165177 Canada Inc. from Immeubles Famille Claude Lauzon Ltée. for \$2,500,000 or \$182 per square foot.

Residential Land Sales

2112 Belair Drive, in the west end of the City, was purchased by Uniform Developments Ltd. from The Incorporated Synod of the Diocese of Ottawa for \$2,200,000 or \$25 per square foot of site area.

Industrial Building Sales

There were 2 industrial building sales in the month of July for a total consideration of \$35,700,000.

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1250-1270 & 1280 Humber Place was purchased by DIR Properties (GP) Inc. (*Dream Group*) from Admins Leeds Investment Corp. for \$32,800,000 or \$141 per square foot. It is improved with a single-storey industrial building. The property was listed for sale by CBRE.

330 Moodie Drive was purchased by 2118765 Ontario Inc. from 718154 Ontario Ltd. for \$2,900,000 or \$245 per square foot. It is improved with a one-storey industrial flex building.

Residential Building Sales

There were 7 residential building sales in the month of July for a total consideration of \$17,114,000.

425 & 429 Daly Avenue was purchased by Daly Avenue Apartments Inc. (*SerCo Construction Ltd.*) from Daly Court Apts Ltd. (*Saickley Enterprises*) for \$8,390,000 or \$209,750 per unit. It is improved with two four-storey apartment buildings.

330 Mcleod Street was purchased by Smart Living on Mcleod Street Inc. from Kyso Brunet Investissements Inc. for \$4,400,000. It is improved with a four and one half-storey apartment building.

Retail Building Sales

There were 3 retail building sales in the month of July for a total consideration of \$16,760,000.

1720 Innes Road was purchased by 2697620 Ontario Inc. (*Dragona Flooring*) from Riotrin Properties (Gloucester) Inc. for \$13,900,000 or \$293 per square foot. It is improved with a retail project comprised of three buildings.

1905 Merivale Road was purchased by 1905 Merivale Inc. from named individuals for \$2,000,000 or \$218 per square foot. It is improved with a single-storey retail/industrial building.

Mixed-Use Building Sales

There were 2 mixed-use building sales in the month of July for a total consideration of \$12,308,000.

76 Murray Street & 115 Parent Avenue, 78-88 Murray Street, 67 Clarence Street & 117 Parent Avenue were purchased by 9299475 Canada Inc. from named individuals & 1292237 Ontario Ltd. for \$11,250,000 or \$391 per square foot. They are improved a two-storey retail building and two three-storey mixed-use buildings. The agents involved in this transaction were Graeme Webster and Sarah Vendenbelt of Koble Commercial and Donald Abraham of Sutton Ottawa.

