

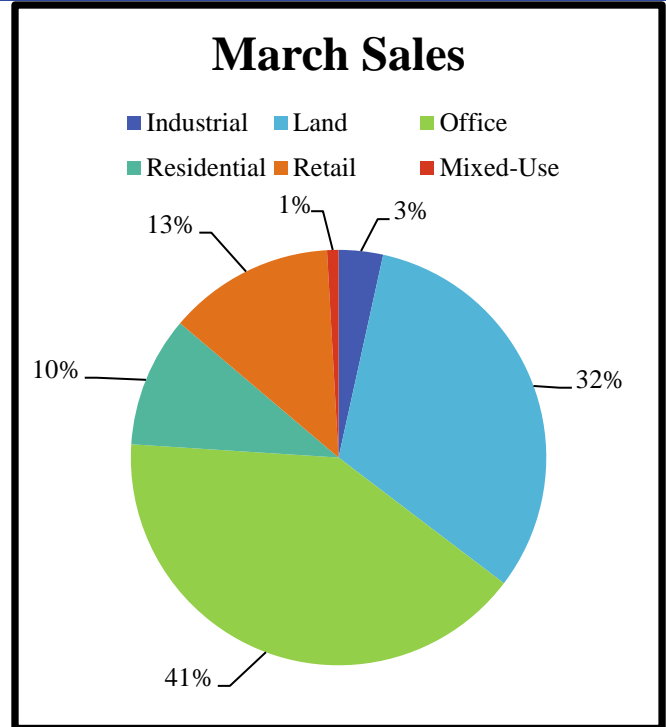
# of Capital Interest | May 2020

## Juteau Johnson Comba Inc.

### Overview of Market

The local unemployment rate for the month of March as reported by Statistics Canada increased to 4.9% from 4.2%. The national rate increased to 7.8% from 5.6% while Ontario’s unemployment rate also increased to 7.6% from 5.5%.

There were 34 sales in the month of March with a total value of \$226,233,316. Office building sales accounted for 40.7% of the total, land sales 31.9%, retail building sales 12.9%, residential building sales 10.2%, industrial building sales 3.5% and mixed-use building sales 0.9%. Sales data has been provided by RealTrack Inc. For more information, visit [www.realtrack.com](http://www.realtrack.com) or call 1-877-962-9033.



### Office Building Sales

There was only one office building transaction this month which was the purchase of a 50% interest in 234 Laurier Avenue West by Crestpoint Real Estate (234 Laurier) Inc. from Outcore Equities Inc. for \$92,011,695 (50% interest) or \$406 per square foot. It is improved with a 26-storey, Class “A”, LEED Gold certified office building. The property was listed for sale by CBRE with Nico Zentil of the Ottawa office as part of the team.

### Land Sales

There were 17 land sales in the month of March for a total consideration of \$72,148,961.

150-160 Laurier Avenue West was purchased by 11847597 Canada Inc. and 11922475 Canada Inc. (*Jadco Construction*) from Toth Equity Ltd. for

\$25,750,000 or \$1,327 per square foot. It is zoned Mixed-Use Downtown Zone.

Blocks 2-6 on Plan 4M-1651 in the Wateridge Village subdivision (former Rockcliffe Airbase) were purchased by Uniform Urban Developments Ltd. from Canada Lands Company CLC Ltd. for \$10,011,511 or \$69.44 per square foot. They are zoned Residential Fifth Density Zone.

2070 Scott Street was purchased by Azure Westboro Ltd. from EJSPA Corporation for \$6,200,000 or \$309 per square foot. It is zoned Traditional Mainstreet Zone.

316-332 Clifton Road were purchased by 11908758 Canada Inc. from Ottawa Insight Realty Corp. & 2719516 Ontario Inc. for \$4,950,000 or \$157 per square foot. They are zoned Residential Third Density Zone.

223 & 231 McLeod Street was purchased by Claridge Homes (Somerset Phase 2) Inc. from Leslie Carlyle Holdings Ltd. for \$4,222,200 or \$343 per square foot. It is zoned General Mixed-Use Zone.

1830 Trim Road was purchased by Mattamy (1830 Trim) Ltd. from First Canada ULC for \$3,500,000 or \$349,301 per acre. It is zoned Development Reserve Zone and Parks and Open Space Zone.

400 Rideau Street was purchased by Gazit Tripllle Canada General Partner Inc. from a private individual for \$3,250,000 or \$246 per square foot. It is zoned Traditional Mainstreet Zone. The agents involved with this transaction were Aik Aliferis, Nick Pantieras and Tarek Monsour of Marcus & Millichap.

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3609 Navan Road was purchased by 2725414 Ontario Ltd. from private individuals for \$2,500,000 or \$167,001 per acre. It is zoned Development Reserve.

### Retail Building Sales

There were 4 retail building sales in the month of March for a total consideration of \$29,232,160.

3500 Fallowfield Road was purchased by 3500 Fallowfield Road Holdings Inc. from Investors Group Trust Co Ltd. for \$18,400,000 or \$304 per square foot. It is improved with a single-storey retail plaza. The purchaser was represented by Graeme Webster of Koble Commercial Real Estate.

474 Hazeldean Road was purchased by 474 Hazeldean Nominee Ltd. from 1828493 Ontario Ltd. for \$8,700,000 or \$301 per square foot. It is improved with a single-storey retail plaza known as Hazeldean Village. Aik Aliferis, Nick Pantieras and Tarek Monsour of Marcus & Millichap had this property listed for sale.

### Residential Building Sales

There were 8 residential building sales in the month of March for a total consideration of \$23,017,500.

146-170 Osgoode Street was purchased by 146 Osgoode Street Holdings Inc. from Mikhael Holdings Inc. for \$10,000,000 or \$91,743 per bed. It is improved with four, three-storey rooming houses.

135 Echo Drive was purchased by Lawrence Kelly Holdings Inc. from named individuals for \$3,500,000 or \$269,231 per unit. It is improved with a three-storey apartment building.

235-237 Wilbrod Street was purchased by Griho Holdings Ltd. from 1963897 Ontario Inc. for \$2,445,000 or \$349,286 per unit. It is improved with an older three-storey apartment building.

### Industrial Building Sales

There were 3 industrial building sales in the month of March for a total consideration of \$7,813,000.

2878 Sheffield Road was purchased by 2006756 Ontario Inc. (*Phoenix Homes*) from David Campagna Holdings Inc. for \$4,223,000 or \$195 per square foot. It is improved with a single storey, plus mezzanine, showroom/warehouse building.

211 Colonnade Road South was purchased by 2724930 Ontario Inc. from 7987315 Canada Inc. for \$2,250,000 or \$232 per square foot. It is improved with a single-storey industrial flex building.

