

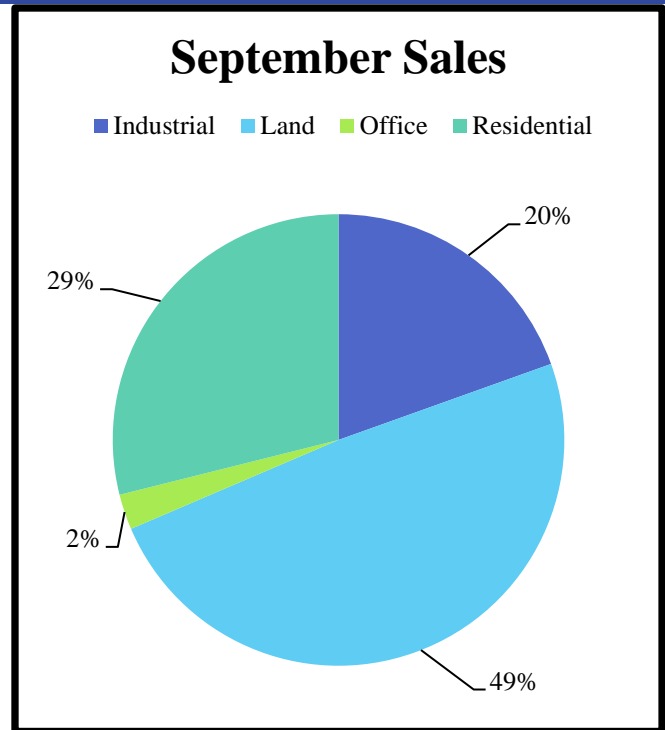
of Capital Interest | November 2020

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of September as reported by Statistics Canada decreased to 8.7% from 9.5%. The national rate decreased to 10.0% from 11.1% while Ontario's unemployment rate decreased to 10.5% from 11.4%.

There were 26 sales in the month of September with a total value of \$51,321,041. Land sales accounted for 49.0% of the total, residential building sales 28.9%, industrial building sales 19.5% and office building sales 2.5%. Sales data has been provided by RealTrack Inc. For more information, visit www.realtrack.com or call 1-877-962-9033.



Land Sales

There were 10 land sales in the month of September for a total consideration of \$25,161,000.

The most notable sale for the month was the sale of 5650 Innes Road. It was purchased by Richcraft Homes Ltd. from named individuals for \$5,000,000 or \$50,030 per acre. It is zoned Agricultural and is east of the urban boundary.

16-20 Hamilton Avenue North was purchased by Hamilton Avenue Holdings Inc. from 2356662 Ontario Inc. (*Surface Developments*) for \$4,836,000 or \$360 per square foot. It is zoned Mixed-Use Centre.

1131-1151 Teron Road was purchased by 2772133 Ontario Inc. (*Manor Park Management Inc.*) from 11021028

Canada Inc. and 11073656 Canada Inc. for \$3,925,000 or \$24.60 per square foot. It is zone Residential Fifth Density and Parks and Open Space.

1946 Scott Street was purchased by 1946 Scott Street Holdings Inc. from Westboro Lofts Inc. for \$391 per square foot. It is zoned Traditional Mainstreet.

903 Carling Avenue was purchased by Claridge Homes (901 Carling) Inc. from named individuals for \$2,600,000 or \$370 per square foot. It is zoned Arterial Mainstreet and forms part of an assembly with 901 Carling Avenue.

Residential Building Sales

There were 10 residential building sales in the month of September for a total consideration of \$14,835,041.

105 Rosemount Avenue was purchased by 147475 Ontario Inc. from named

individuals for \$3,250,000 or \$203,125 per unit. It is improved with a two and one-half storey, 16-unit apartment building.

Industrial Building Sales

There were 5 industrial building sales in the month of September for a total consideration of \$10,025,000.

2575-2591 Del Zotto Avenue was purchased by 2724268 Ontario Inc and 2331272 Ontario Inc. from Basbros Properties Inc. (*Bassi Construction*) and Bassi Construction & Masonry Ltd. for \$3,750,000 or \$167 per square foot. It is improved with two-storey industrial flex building.

2210 Colonial Road was purchased by Andre Taillefer Ltd. from named individuals for \$2,700,000 or \$782 per square foot of building area. It is

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improved with a dwelling, workshop and seven gravelled parking lots on a 10.5 acre site.

