

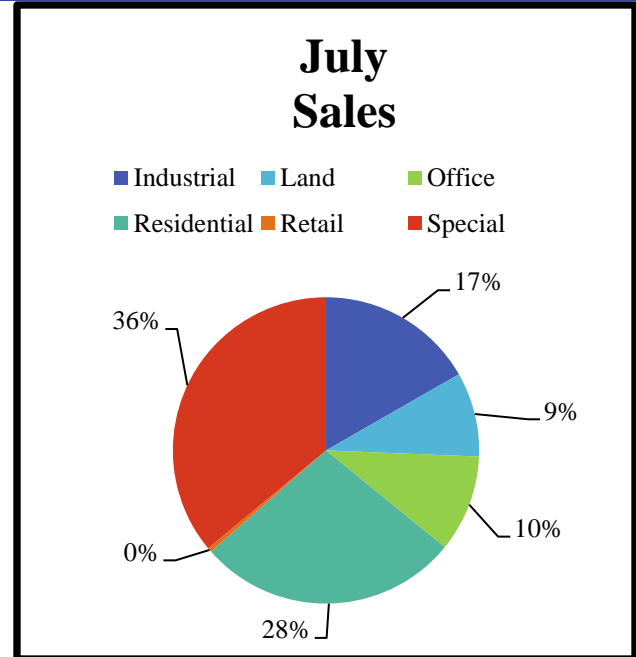
# of Capital Interest | September 2021

## Juteau Johnson Comba Inc.

### Overview of Market

The local unemployment rate for the month of July as reported by Statistics Canada decreased to 7.6% from 8.2%. The national rate decreased to 7.5% from 7.8% while Ontario’s unemployment rate decreased to 8.0% from 8.4%.

There were 27 sales in the month of July with a total value of \$330,980,921. Special buildings accounted for 36.0% of the sales, residential buildings 27.6%, industrial buildings 16.7%, office buildings 10.2%, land sales 8.9% and retail buildings 0.5%. 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.



### Special Building Sales

There were 3 retail building sales in the month of July for a total consideration of \$119,246,000.

The most notable sale for the month was the purchase of 303-307 Rideau Street. It was purchased by Alignvest Student Housing Inc. from 2592653 Ontario Inc. for \$116,300,000 or \$220,265 per bed. It is improved with a 12-storey student residence that was originally constructed in 1963 as an office building and was converted in 2019.

### Residential Building Sales

There were 5 residential building sales in the month of July for a total consideration of \$91,482,000.

2880-2900 Carling Avenue was purchased by GF II 2880 & 2900 Carling Ltd. (*Starlight Investments*) from TK 2880 & 2900 Carling Inc. (*Timbercreek*) for \$58,490,000 or \$200,997 per unit. It is improved with a

14-storey and a 16-storey apartment building.

175-198 Macy Boulevard was purchased by Byron Rental Properties Ltd. & 2850616 Ontario Ltd. from Viner Assets Inc. & Ages Holdings Ltd. for \$24,100,000 or \$261,957 per unit. The property is improved with a four and one-half storey apartment building and seven, two and one-half storey six-plexes. Jason Shinder and Charles Mirsky were the agents for this transaction.

1290-1294 Thames Street was purchased by 2846556 Ontario Inc. and H & S Ottawa Living Inc. from Thames Ottawa 2011 Inc. for \$4,200,000 or \$233,333 per unit. The property is improved with three similar two and one-half storey apartment buildings that were constructed in ±1960.

455 Green Avenue was purchased by 2780856 Ontario Inc. & 2757775 Ontario Inc. from 2397850 Ontario

Corp. for \$2,690,000 or \$384,286 per unit. It is improved with a three-storey apartment building that was constructed in 2016.

27 Ladouceur Street was purchased by 11189557 Canada Inc. from RCS Development Inc. for \$2,002,000 or \$667,333 per unit. It is improved with a three-storey triplex that was constructed in 2021.

### Industrial Building Sales

There were 6 industrial building sales in the month of July for a total consideration of \$55,326,681.

130 & 140 Iber Road were purchased by Crestpoint Real Estate (Iber Road) Inc. from Ottawa Industrial Properties Ltd. (*Huntington*) for \$21,900,000 or \$222 per square foot. They are both improved with single-storey industrial buildings.

2355 St-Laurent Boulevard was purchased by Crestpoint Real Estate (Saint Laurent) Inc. from Ottawa

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Industrial Properties Ltd. & Ottawa Industrial Properties Limited Partnership (*Huntington*) for \$16,000,000 or \$222 per square foot. It is improved with a single-storey office/industrial building that was constructed in 1986.

1100 Algoma Road was purchased by Crestpoint Real Estate (Algoma) Inc. from Ottawa Industrial Properties Ltd. & Ottawa Industrial Properties Limited Partnership (*Huntington*) for \$12,176,681 or \$262 per square foot. It is improved with a one and two-storey, office/showroom and warehouse structure that was constructed in 2007. The entire portfolio sold for \$50,076,681. Graeme Webster of Koble Commercial was the agent with respect to this transaction.

145 Iber Road was purchased by OneFourFive Iber Road Ottawa Inc. from MMHS Property Inc. for \$2,400,000 or \$200 per square foot. It is improved with a single-storey industrial building that was constructed in 1996.

### Office Building Sales

There were 5 office building sales in the month of July for a total consideration of \$33,895,000.

415 Legget Drive & 2700 Solandt Road was purchased by Parkit Enterprises Inc.

from 415 Legget Kanata Inc. & Solandt Road Inc. (*The Regional Group*) for \$24,500,000 or \$123 per square foot. It is improved with a two-storey office flex building that was constructed in phases between 1982 and 1988.

500 Lacolle Way was purchased by 1994093 Ontario Inc. (*Riopelle Group*) from 2130228 Ontario Inc. for \$3,900,000 or \$441 per square foot. It is improved with a single-storey office building.

570 Lacolle Way was purchased by 11940228 Canada Inc. from 2637905 Ontario Inc. for \$2,850,000 or \$380 per square foot. It is improved with a single-storey office building that was constructed in 2010. Graeme Webster was also the agent for this transaction.

### Land Sales

There were 7 land sales in the month of July for a total consideration of \$29,531,240.

680 Harvey Cameron Drive was purchased by 2721334 Ontario Ltd. (*Claridge Homes*) from named individuals for \$8,756,240 or \$200,647 per acre. It is zoned Rural Countryside.

1545 & 1545A Merivale Road were purchased by 1545 Merivale Inc. &

1545A Merivale Inc. from 681367 Ontario Inc. & Chase Estates Ltd. for \$6,325,000 or \$63.85 per square foot. They are zoned Arterial Mainstreet.

5960 Fernbank Road was purchased by 1384341 Ontario Ltd. (*Thomas Cavanaugh Construction*) for 2813961 Ontario Corp. for \$3,750,000 or \$549,853 per acre. It is zoned General Mixed-Use.

1200 Lemieux Street was purchased by 12401304 Canada Inc. (*Chenier Group*) from 10006882 Canada Inc. (*Crown Group Hotels*) for \$3,550,000 or \$242 per square foot. It is zoned Transit Oriented Development.

5210 Innes Road was purchased by Trim Storage GP Corp. (*Dymon Storage*) from 7749805 Canada Inc. (*Broccolini Construction*) for \$2,800,000. It is zoned Rural Commercial or \$2,434,783 per acre.

379 Metcalfe Street was purchased by Claridge Homes (Somerset Phase 2 Inc.) from named individuals for \$2,550,000 or \$618 per square foot. It is zoned General Mixed-Use.

