

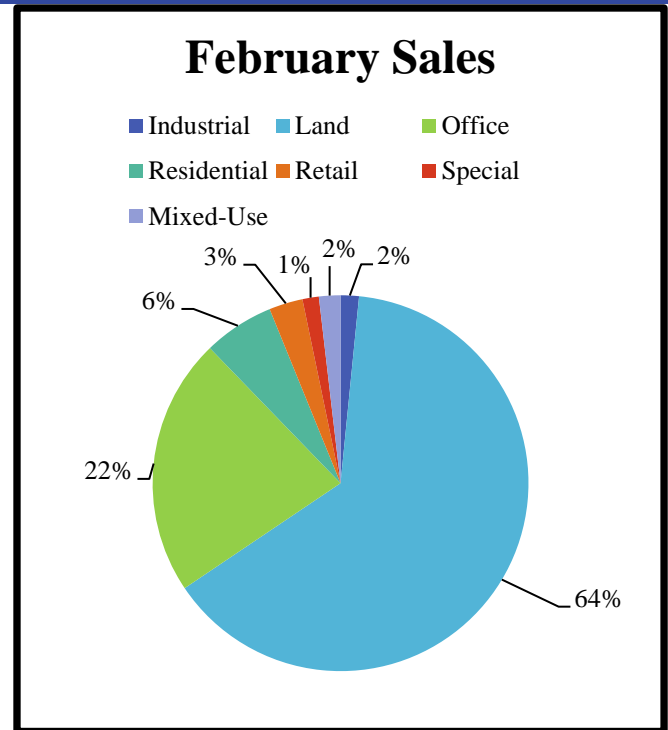
of Capital Interest | April 2020

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of February as reported by Statistics Canada remained unchanged at 4.2%. The national rate increased slightly to 5.6% from 5.5% while Ontario’s unemployment rate also increased to 5.5% from 5.2%.

There were 31 sales in the month of February with a total value of \$113,750,424. Land sales accounted for 64.0% of the total, office building sales 22.2%, residential building sales 6.1%, retail building sales 2.9%, mixed use building sales 1.8%, industrial building sales 1.6% and special building sales 1.4%. 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 4 office building sales in the month of February for a total consideration of \$25,250,000.

The most notable sale in February was the purchase of 2591 & 2611 Queensview Drive by BTB Queensview Inc. (*BTB REIT*) from 2134310 Ontario Ltd. & Windmill Green Fund LP II for \$21,750,000 or \$280 per square foot. It is improved with a four-storey Class “A” office building. Nico Zentil of CBRE was the agent with respect to this transaction.

Land Sales

There were 15 land sales in the month of February for a total consideration of \$72,790,924.

6435 Fernbank Road was purchased by 2714796 Ontario Ltd. (*Claridge Homes*)

from named individuals for \$12,000,000 or \$67,454 per acre. It is located to the immediate west of the urban boundary for the Village of Stittsville and is zoned Rural Countryside Zone and Environmental Protection Zone.

4740 High Road was purchased by Falcon Ridge Village LP & Falcon Ridge Village GP Inc. (*Osgoode Properties*) from WA Spratt & Sons Ltd. for \$10,122,500 or \$125,387 per acre. It is zoned Parks and Open Space Zone and is partially improved with a golf course.

5281 Piperville Road was purchased by 2737381 Ontario Inc. from Carlsbad Springs Farms Inc. (*Emerald Links Golf Club*) for \$9,286,560 or \$45,091 per acre. It is zoned Rural Countryside Zone.

6295, 6363 & 6409 Perth Street was purchased by Caivan (Richmond North) Ltd. from named individuals for \$8,894,869 or \$224,561 per acre. It is zoned Development Reserve Zone & Rural Commercial Zone and is located in the west end of the Village of Richmond.

4295 Anderson Road was purchased by 2737381 Ontario Inc. from Anderson Turf Farms Inc. for \$8,176,995 or \$45,105 per acre. It is zoned Parks and Open Space Zone and is also improved with a golf course.

178-182 & 200 Isabella Street and 205 Pretoria Avenue were purchased by Minto (IP) GP Inc. from Ambassador Realty Inc. for \$8,000,000 or \$273 per square foot. It is zoned Residential Fourth Density Zone.

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312-314 Clifton Road & 1950 Scott Street were purchased by Promotion Immobiliere Primum Inc. (EBC) from named individuals and the International Buddhist Progress Society Ottawa Chapter for \$5,325,000 or \$228 per square foot. It is zoned Traditional Mainstreet Zone. Marc Morin of Koble

Commercial Real Estate acted for the purchasers.

Retail Building Sales

There were 2 retail building sales in the month of February for a total consideration of \$3,300,000.

1000 Wellington Street West (Unit 101) was purchased by 1000 Wellington Holdings Inc. from E. Wellington Retail Ltd. for \$2,050,000 or \$602 per square foot. It is a ground floor retail unit in a six-storey condominium building that was purchased by the occupant, a cannabis store.

