

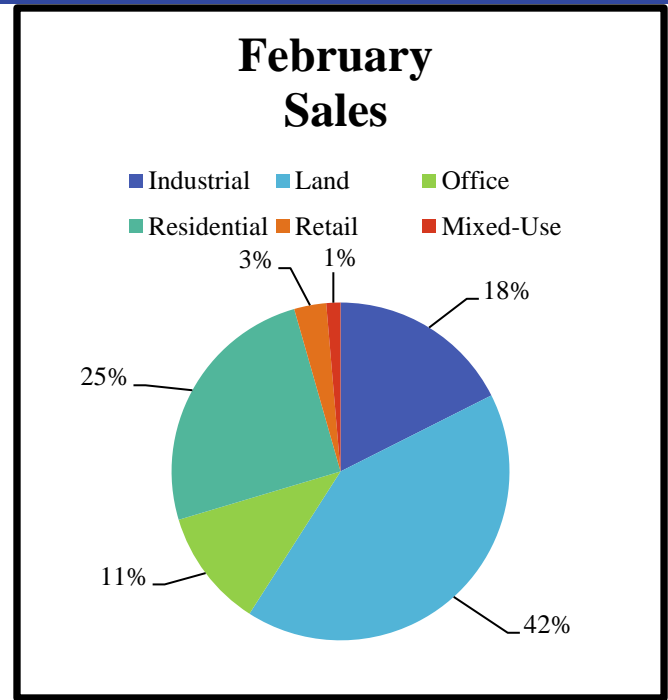
# of Capital Interest | April 2021

## Juteau Johnson Comba Inc.

### Overview of Market

The local unemployment rate for the month of February as reported by Statistics Canada decreased to 6.1% from 6.5%. The national rate decreased to 8.2% from 9.4% while Ontario's unemployment rate decreased to 9.2% from 10.2%.

There were 40 sales in the month of February with a total value of \$161,212,656. Land accounted for 41.5% of the sales, residential buildings 25.2%, industrial buildings 17.6%, office buildings 11.3%, retail buildings 3.1% and mixed-use buildings 1.4%. 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

The only office building that sold was 2220 Walkley Road. It was purchased by 2220 Walkley Road Ltd. from Walkley Investment Properties Ltd. (*The Properties Group*) for \$18,250,000 or \$219 per square foot. It is improved with a single tenant office building. Nathan Smith and Scott Brooker of Cushman & Wakefield Ottawa had the property listed for sale.

### Land Sales

There were 19 land sales in the month of February for a total consideration of \$66,889,656.

1490-1500 Merivale Road was purchased by Claridge Homes (Baseline) Inc. from 1455251 Ontario Inc. (*Osmington Inc.*) for \$12,000,000 or \$784,314 per acre. It is zoned Arterial Mainstreet.

989 Somerset Street West and 158-160 Spruce Street was purchased by Taggart (City Centre) Ltd. from 1597655 Ontario Inc. (*Domicile Developments Inc.*) for \$11,600,000 or \$424 per square foot. It is zoned Mixed-Use Centre. Michael Pyman and Jordan Lovett of Colliers International had this property listed for sale.

715 Mikinak Road, in Wateridge Village, was purchased by Ottawa Community Housing Corp. from the City of Ottawa for \$6,478,966 or \$49.58 per square foot. It is zoned General Mixed-Use.

1470 Hunt Club Road and 1531 Sieveright Avenue in the south end of the City were purchased by Larga Baffin Ltd. from Sulpher Properties Inc. and JC Sulpher (Western) Ltd. for \$5,264,690 or \$33.53 per square foot. It is zoned General Mixed-Use and Light Industrial.

147 Langstaff Drive was purchased by Huntley Hollow Inc. (*Iverness Homes*) from Honeywell Estates Inc. and 1278396 Ontario Inc. for \$4,960,000 or \$253,579 per acre. It is zoned Village Residential First, Village Residential Third and Village Mixed-Use.

60 Oblats Avenue was purchased by Conseil Scolaire de District Catholique du Centre-Est de l'Ontario from Greystone Village Inc. (*The Regional Group*) for \$4,400,000 or \$158 per square foot. It is zoned General Mixed-Use. It is improved with an older heritage building that is to be converted into a public school with a daycare.

494 Lisgar Street was purchased by John Howard Society of Ottawa from PBC Lisgar GP Inc. for \$2,950,000 or \$397 per square foot. It is zoned Residential Fourth Density.

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481 Tullamore Street was purchased by 8298025 Canada Inc. from Emerald Creek Properties Inc. (*Thomas Cavanaugh Construction Ltd.*) for \$2,025,000 or \$249,384 per acre. It is zoned Rural Residential.

4084 Albion Road was purchased by named individuals from 1550634 Ontario Inc. for \$2,000,000 or \$404,858 per acre. It is zoned Light Industrial.

### Residential Building Sales

There were 12 residential building sales in the month of February for a total consideration of \$40,615,000.

2530-2540 Innes Road was purchased by NGPV Innes Realty Ltd. from named individuals for \$11,850,000 or \$296,250 per unit. It is improved with one two-storey and one three and one-half storey apartment building. Graeme Webster of Koble Commercial was the agent with respect to this transaction.

201 Metcalfe Street was purchased by 201 Metcalfe Ltd. from 201 Metcalfe Street Inc. for \$8,200,000 or \$241,176 per unit. It is improved with a three and one-half storey apartment building.

467 Slater Street & 488 Albert Street were purchased by Albert Slater Inc. from Gemstone Apartments Ltd. for \$6,600,000 or \$235,714 per unit. The properties are improved with two older three-storey apartment buildings. Charles Mirsky of District Realty and Jason Salazar of Koble Commercial were the agents on this transaction.

89 & 91-93 Carruthers Avenue was purchased by 11096001 Canada Corp. from 2233979 Ontario Inc and named individuals for \$2,850,000 or \$285,000 per unit. It is improved with a duplex and a two-storey apartment building. Brent Taylor of Brentom Realty was the agent for this sale.

### Industrial Building Sales

There were 4 industrial building sales in the month of February for a total consideration of \$28,323,000.

125 Colonnade Road South was purchased by Access Self Storage Inc. from Wales Properties Ltd. (*The Properties Group*) for \$12,000,000 or \$212 per square foot. It is improved with a single-storey vacant industrial building.

110 Bentley Avenue was purchased by Bentley 110 Ottawa Inc. from WPG Holdings Inc. for \$10,575,000 or \$146 per square foot. It is improved with three attached, multi-tenant, primarily single storey butler buildings. Ian and Matt Shackell of CBRE were the agents with respect to this sale.

5515 Canotek Road (Units #19-36) was purchased by Jetcole Holdings Inc. (*Lar-Mex Inc.*) from 1470051 Ontario Inc. for \$3,998,000 or \$201 per square foot. It is improved with a single storey industrial condominium building comprised of 18 units.

### Retail Building Sales

There were 2 retail building sales in the month of February for a total consideration of \$4,950,000.

1180 Place d'Orleans Drive and 1129 Gabriel Street was purchased by Max Beckwith Inc. from 8327068 Canada Corp. for \$4,000,000 or \$444 per square foot. It is improved with a single storey retail plaza.

