

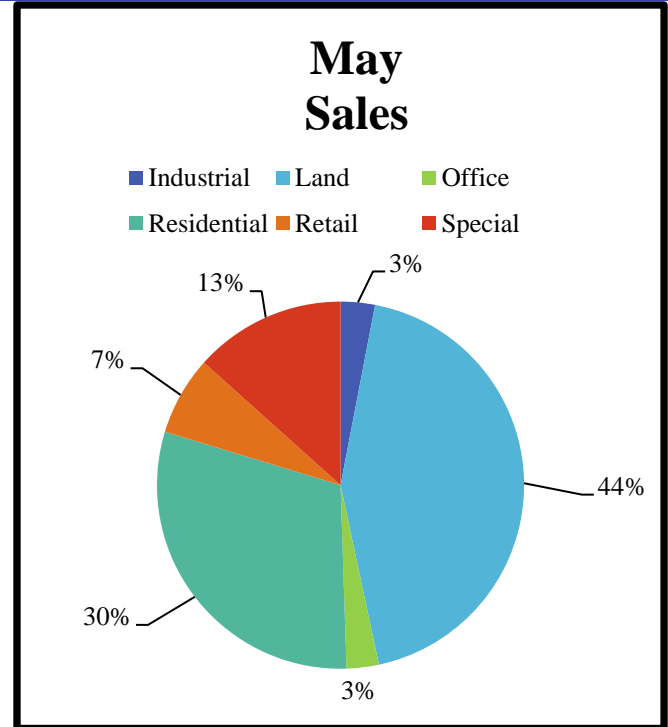
# of Capital Interest | July 2021

## Juteau Johnson Comba Inc.

### Overview of Market

The local unemployment rate for the month of May as reported by Statistics Canada increased to 7.9% from 6.7%. The national rate increased slightly to 8.2% from 8.1% while Ontario's unemployment rate increased to 9.3% from 9.0%.

There were 26 sales in the month of May with a total value of \$173,747,264. Land accounted for 43.6% of the sales, residential buildings 30.2%, special buildings 13.4%, retail buildings 6.9%, industrial buildings 3.0% and office buildings 2.8%. 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.



### Land Sales

There were 8 land sales in the month of May for a total consideration of \$75,789,981.

The most notable sale for the month was the purchase of 1020-1070 March Road by 1384341 Ontario Ltd. (*Thomas Cavanaugh Construction*) from JG Rivard Ltd. (*Valecraft Homes*) for \$49,000,000 or \$496,605 per acre. It is zoned Rural Countryside.

2983 Navan Road was purchased by 12714001 Canada Inc. (*Groupe Heafey*) from named individuals for \$6,600,000 or \$587,189 per acre. It is zoned General Mixed-Use.

3555 Borrisokane Road was purchased by the Ottawa Korean Community Church from Mattamy (Half Moon Bay) Ltd. for \$4,100,000 or \$741,410 per acre. It is zoned Light Industrial.

4624 Spratt Road was purchased by Claridge Homes (4642 Spratt) Inc. from a named individual for \$3,850,000 or \$653,650 per acre. It is zoned General Mixed-Use.

3125 Breezy Hill Road was purchased by Thomas Cavanaugh Construction Ltd. from Miller Paving Ltd. for \$3,600,000 or \$37,665 per acre. It is zoned Mineral Extraction.

A 5.12 acre site located on the southeast corner of Kelly Farm Drive and Barrett Farm Drive, in Findlay Creek, in the south end of the City, was purchased by Conseil des Écoles Publique de l'est de l'Ontario from Tartan Homes (North Leitrim) Inc., Tartan Land (North Leitrim) Inc. and Findlay Creek Properties (North) Ltd. for \$2,831,360 or \$553,000 per acre. It is zoned Minor Institutional and Residential Third Density.

5029 Dunrobin Road was purchased by RV Real Estate & Development Services Inc. from Girl Guides of Canada for \$2,820,000 or \$29,320 per acre. It is zoned Rural Commercial and was a former Girl Guide Camp.

### Residential Building Sales

There were 6 residential building sales in the month of May for a total consideration of \$52,520,000.

324 Cambridge Road North was purchased by 2833701 Ontario Inc. & 2676358 Ontario Inc. (*Provincial Store Fixtures Ltd.*) from Ottawa Value-Add Holdings Ltd. for \$43,750,000 or \$218,750 per unit. It is improved with a seven-storey apartment building. Aik Aliferis and Nick Pantieras of Marcus Millichap had this property listed for sale.

73 Renfrew Avenue was purchased by 12342251 Canada Inc. from named

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individuals for \$2,195,000 or \$439,000 per unit. It is improved with a three-storey triplex.

### Special Building Sales

There were 5 special building sales in the month of May for a total consideration of \$23,207,283.

20 Harrison Street was purchased by Conseil des Écoles Publiques de l'est de l'Ontario from the Ottawa-Carleton District School Board for \$6,325,000 or \$244 per square foot. It is improved with a single-storey elementary school.

1 Mill Hill Road was purchased by Romko Residences Ltd. (*Marling Spring Investments*) from Mill Hill Retirement Facility Inc. (*Revera Retirement Living*) for \$5,609,853 or \$51,467 per suite. It is improved with a six-storey retirement home.

1345 Ogilvie Road was purchased by Romko Residences Ltd. (*Marling Spring Investments*) from Ogilvie Facility Inc. (*Revera Retirement Living*) for \$3,276,030 or \$52,000 per suite. It is improved with a single-storey bungalow-style retirement home.

370 Kennedy Lane was purchased by Romko Residences Ltd. (*Marling Spring Investments*) from Queenswood Facility Inc. (*Revera Retirement Living*) for \$2,996,400 or \$53,507 per suite. It is improved with a single-storey bungalow-style retirement home. The foregoing three properties were acquired as part of a portfolio for a total consideration of \$11,882,283 or \$52,115 per unit.

1083 & 1095 Merivale Road was purchased by Shepherds of Good Hope from Brunet Care Investments Ltd. for \$5,000,000 or \$44,643 per bed. It is improved with an older bungalow and a two and one-half storey rooming house.

### Retail Building Sales

There were 3 retail building sales in the month of May for a total consideration of \$12,050,000.

175 MacArthur Avenue was purchased by 2815433 Ontario Inc. from Laurentian Lanes Ltd. for \$6,650,000 or \$246 per square foot. It is improved with a single-storey commercial building that was previously utilized as a bowling alley and is to be converted into a grocery store.

1052 St-Laurent Boulevard was purchased by Stan Bernard Automotive Ltd. (*Performance Mazda*) from 2505531 Ontario Ltd. for \$2,750,000 or \$561 per square foot. It is improved with a two-storey, plus full basement, commercial building.

725-727 Somerset Street West was purchased by 1393263 BC Unlimited Liability Co. from 1394827 Ontario Ltd. for \$2,650,000 or \$510 per square foot. It is improved with a two-storey commercial building.

### Office Building Sales

There were 3 office building sales in the month of May for a total consideration of \$4,930,000.

34 Colonnade Road North (Units 71-87) was purchased by CUPW Building Society from the Canadian Association of Occupational Therapists for \$2,065,000 or \$253 per square foot. The units form part of a single-storey, freestanding, office condominium building.

