

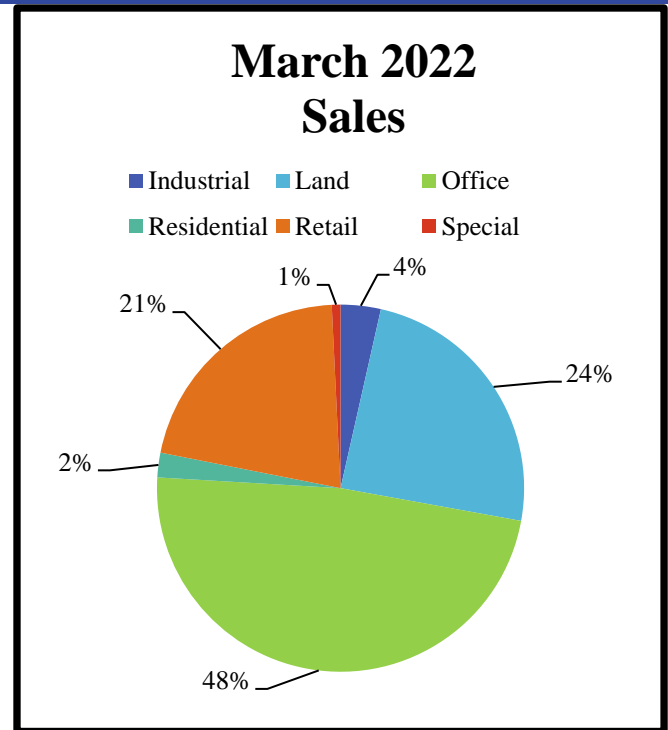
of Capital Interest | May 2022

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of March as reported by Statistics Canada increased to 5.3% from 5.0%. The national rate decreased to 5.3% from 5.5% while Ontario's unemployment rate decreased to 5.3% from 5.5%.

There were 41 sales in the month of March with a total value of \$431,588,713. Office building sales accounted for 48.1% of the total, land sales 24.3%, retail building sales 21.1%, industrial building sales 3.5%, residential building sales 2.2% and special building sales 0.8%. 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 13 office building sales in the month of March for a total consideration of \$207,515,660.

Groupe Mach purchased eight office properties from Cominar REIT in Ottawa as part of a 42 property portfolio. The eight properties were as follows:

700, 750, 770 & 800 Palladium Drive, in Kanata, were purchased for \$53,416,000 or \$171 per square foot. The site is improved with two three-storey buildings, a four-storey building and a five-storey office building that were constructed in 2001 and 2020.

171 Slater Street was purchased for \$27,042,000 or \$178 per square foot. It is improved with an older 13-storey office building that is in the downtown core.

400 Cooper Street was purchased for \$26,266,000 or \$142 per square foot. It is improved with a nine-storey office building that was constructed in 1975 and is located in Centretown.

25 & 35 Fitzgerald Road, in Bells Corners, were purchased for \$22,003,000 or \$120 per square foot. They are improved with two five-storey office buildings that were constructed in 1998 and 2001.

1000 Innovation Drive, in Kanata, was purchased for \$18,844,000 or \$127 per square foot. It is improved with a five-storey office building that was constructed in 2000.

1145 Hunt Club Road, in the south end of the city, was purchased for \$11,162,000 or \$124 per square foot. It is improved with a six-storey office building that was constructed in 1990.

1 Antares Drive, in the Rideau Heights Business Park, was purchased for \$9,253,000 or \$129 per square foot. It is improved with a five-storey office building that was also constructed in 1990.

21 Fitzgerald Road, in Bells Corners, was purchased for \$9,000,000 or \$216 per square foot. It is improved with a two-storey office building that was constructed in 1996.

Another, office building sale was the purchase of condominium office units located at 747 Silver Seven Road (Units #30-34) in Kanata, by 2839694 Ontario Corp. from Silver Seven Corporate Centre Inc. for \$6,194,160 or \$360 per square foot. It is improved with a single-storey retail/office condominium.

Additionally, 300 Olmstead Street was purchased by Association of Islamic Charitable Projects from Le Cap: Centre

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d'Appui et de Prevention for \$2,368,000 or \$220 per square foot. It is improved with a two-storey office building. Ed Belanger of Avison Young had this property listed for sale.

Land Sales

There were 13 land sales in the month of March for a total consideration of \$104,963,301.

88 Leikin Drive was purchased by Canada Post Corp. from 2717605 Ontario Ltd. (*Cityscape*) for \$25,000,000 or \$1,117,568 per acre. It is zoned Light Industrial.

1047 & 1079 Richmond Road was purchased by 1047 Richmond Nominee Inc. (*Fengate Capital*) from Rimosa Investments Ltd. for \$24,200,000 or \$221 per square foot. It is zoned Traditional Mainstreet.

The north side of Hemlock Road and southeast corner of Codd's and Tawadina Roads was purchased by Bayview Wateridge Inc. from Canada Lands Company CLC Ltd. for \$12,750,000 or \$96.82 per square foot. It is zoned General Mixed-Use.

245 & 275 De Lamarche Avenue was purchased by Caivan (Orleans Village 2) Limited from named individuals for \$9,515,390 or \$822,419 per acre. It is zoned Development Reserve.

864 Lady Ellen Avenue was purchased by Access Self Storage Inc. from JLR Developments Ltd. & 969321 Ontario Inc. for \$7,500,000 or \$2,238,806 per acre. It is zoned Light Industrial. Marc Morin of Koble Commercial had this property listed for sale.

232 Donald B. Munro Drive, in the Village of Carp, was purchased by

1000078899 Ontario Inc. (*Tartan Homes*) from named individuals for \$6,207,895 or \$98,025 per acre. It is zoned Development Reserve and Environmental Protection.

1050 Tawadina Road was purchased by 1000111813 Ontario Inc. (*WestUrban Developments*) from Canada Lands Company CLC Ltd. for \$6,000,016 or \$77.72 per square foot. It is zoned General Mixed-Use.

4278 Greenbank Road was purchased by Star Group International Inc. from Oil Changers Plus Inc. for \$3,200,000 or \$67,912 per acre. It is zoned Mineral Extraction.

750 Huntmar Drive was purchased by Wellings of Kanata Inc. from named individuals for \$2,890,000 or \$56,029 per acre. It is zoned Agricultural.

The south side of Tawadina Road was purchased by Mattamy (Rockcliffe II) Inc. from Canada Lands Company CLC Ltd. for \$2,250,000 or \$39.69 per square foot. It is zoned General Mixed-Use.

30 Auriga Drive was purchased by 13799484 Canada Inc. from 6236120 Canada Inc. for \$2,100,000 or \$24.86 per square foot. It is zoned General Industrial.

Retail Building Sales

There were 7 retail building sales in the month of March for a total consideration of \$91,194,752.

1900 & 1960 Cyrville Road was purchased by Costco Wholesale Canada Ltd. from Canada Property (Trustee) No 1 Ltd. (*LaSalle*) for \$42,500,000 or \$258 per square foot. It is improved with two single-storey retail buildings, one of which is occupied by Costco and the

other by the Brick. JLL had this property listed for sale.

2446-2470 Bank Street was purchased by Towngate Plaza Inc. from Toth Equity Ltd. for \$32,200,000 or \$320 per square foot. It is improved with four separate buildings, including two freestanding retail pads.

1531 St. Laurent Boulevard was purchased by 13802434 Canada Inc. from The Coffee Factory Inc. & 101381 Canada Inc. for \$6,300,000 or \$969 per square foot above grade. It is improved with a single-storey, plus full basement restaurant.

1127 St. Laurent Boulevard was purchased by Blinds To Go Inc. from named individuals for \$4,300,000 or \$705 per square foot. It is improved with single-storey retail building that is leased to two tenants, one of which was the purchaser of the property.

1158 Bank Street was purchased by Alteriors Properties Inc. (*Alteriors Contemporary Furniture Inc.*) from Golpro Holdings Inc. for \$2,975,000 or \$568 per square foot. It is improved with a single-storey, plus full basement retail building.

Industrial Building Sales

There were 3 industrial building sales in the month of March for a total consideration of \$15,250,000.

5345 Canotek Road was purchased by Make Space Storage – Ottawa Inc. from Canotek Developments Corp. for \$10,200,000 or \$232 per square foot. It is improved with a self-storage facility.

2878 Carp Road was purchased by 2802887 Ontario Inc. from Helley Holdings Inc. for \$3,200,000 or \$567

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per square foot. It is improved with a single-storey industrial building that has a showroom.

Residential Building Sales

There were 4 residential building sales in the month of March for a total consideration of \$9,365,000.

20 Lower Charlotte Street was purchased by 13842207 Canada Inc. from named individuals for \$3,050,000 or \$338,889 per unit. It is improved with a three-storey apartment building.

455 Besserer Street was purchased by K & D Homes Ltd. from named individuals for \$2,880,000 or \$288,000 per unit. It is improved with a three-storey apartment building.

Special Building Sales

2564 Market Street was purchased by 1000012492 Ontario Inc. from 2277033 Ontario Inc. for \$3,300,000 or \$47,826 per unit. It is improved with a single-storey retirement home. Raffaele Guglielmelli of Marcus Millichap was the agent with respect to this sale.

