

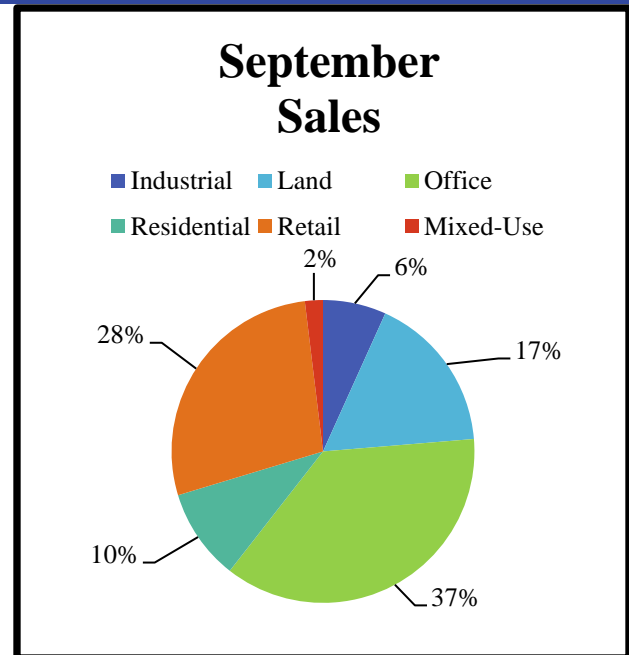
# of Capital Interest | November 2021

## Juteau Johnson Comba Inc.

### Overview of Market

The local unemployment rate for the month of September as reported by Statistics Canada decreased to 5.9% from 6.5%. The national rate decreased to 6.9% from 7.1% while Ontario's unemployment rate decreased to 6.4% from 7.6%.

There were 24 sales in the month of September with a total value of \$169,315,149. Office buildings accounted for 36.9% of the sales, retail building sales 27.8%, land sales 16.9%, residential buildings 9.8%, industrial buildings 6.7% and mixed-use buildings 1.9%. 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

There were 5 office building sales in the month of September for a total consideration of \$62,411,849.

1870 Alta Vista Drive was purchased by Edifice 1870 Alta Vista Inc. (*Groupe Mach Inc.*) from CMA Joule Inc. for \$31,600,000 or \$282 per square foot. It is improved with six-storey office building. Michael Pyman and Jordan Lovett of Colliers International had this property listed for sale.

100 Sparks Street and 30 Metcalfe Street were purchased by Her Majesty the Queen in Right of Canada from the National Capital Commission for \$19,900,000 or \$120 per square foot. It is improved with 6-storey and 10-storey office buildings.

255 Smyth Road was purchased by Grid Realty Inc. from Aeris Inc. for \$6,925,000 or \$156 per square foot. It is improved with a two-storey office building.

1272 Wellington Street West was purchased by Jidu Holdings Corp. from 2603177 Ontario Inc. for \$2,600,000 or \$520 per square foot. It is improved with a three-storey office building. Marc Morin of Koble Commercial represented the vendor and Cheryl Kardish-Levitan represented the purchaser.

### Retail Building Sales

There were 3 retail building sales in the month of September for a total consideration of \$46,986,000.

The most notable sale for the month was the purchase of 1465 Merivale Road. It was purchased by the Canada Life Assurance Co. of Canada from RioTrin Properties (Merivale) Inc. for \$32,860,000 or \$417 per square foot. It is improved with a retail plaza comprised of four single-storey buildings. This property was listed by TD Cornerstone Commercial Realty and Cushman & Wakefield Ottawa.

979 Richmond Road was purchased by Dilawri Property Holdings Ltd. from Tops Car Wash Co Ltd. for \$7,775,000 or \$915 per square foot of building area. It is improved with a single-storey car wash. Jamie Boyce of CBRE had this property listed.

1729 Bank Street was purchased by Picone Doumit Holdings Inc. from 1221884 Ontario Inc. for \$6,351,000 or \$224 per square foot. It is improved with a three-storey commercial building.

### Land Sales

There were 7 land sales in the month of September for a total consideration of \$28,686,800.

2275 Mer Bleue Road was purchased by Caivan (Mer Bleue) Inc. from Mer Bleue Lands Ltd. (*The Properties Group*) for \$8,500,000 or \$850,000 per acre. It is zoned General Mixed-Use.

1867 Alta Vista Drive was purchased by 1867 Alta Vista Development GP Corp.

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(Dymon Corporation) from the Canadian Medical Association for \$6,000,000 or \$2,000,000 per acre. It is zoned Business Park Industrial. This property was listed by Michael Pyman and Jordan Lovett of Colliers International.

3162 Woodroffe Avenue and 15 Deerfox Drive were purchased by RDKS Investments Ltd. (*Antilia Homes Corp*) from XTP Holdings Inc. for \$4,096,800 or \$1,308,882 per acre. It is zoned Local Commercial and Residential Second Density.

910 March Road was purchased by March Road Land Holdings Inc. (*Lepine Corporation*) from named individuals for \$3,200,000 or \$476,900 per acre. It is zoned Rural Countryside and Development Reserve.

5567 Old Richmond Road was purchased by RKK Farms Inc. from named individuals for \$3,000,000 or \$54,865 per acre. It is zoned Agricultural.

11 Galt Avenue was purchased by Southminster Developments Inc. and Windmill Green Fund LP VI (*Windmill Development Corp*) from Trustees of the Southminster United Church for \$2,090,000 or \$143 per square foot. It is zoned Traditional Mainstreet.

### Residential Building Sales

There were 4 residential building sales in the month of September for a total consideration of \$16,555,500.

116-120 Beech Street was purchased by 13272681 Canada Inc. (*Katasa Group*) from J & G Whillians Enterprises Ltd. for \$11,525,000 or \$198,707 per unit. It is improved with a three and one-half storey apartment building.

### Industrial Building Sales

There were 4 industrial building sales in the month of September for a total consideration of \$11,425,000.

56 Antares Drive was purchased by Nordik Cash and Carry Inc. (*Verdun Windows and Doors*) from 2393425 Ontario Inc. for \$3,810,000 or \$251 per square foot. It is improved with a single-storey industrial building plus two-storey office component.

169 Colonnade Road South was purchased by WC Properties Inc. (*Inflector Environmental Services*) from CR4 Ottawa Flex Office Inc. (*Crown Realty Partners*) for \$3,700,000 or \$311 per square foot. It is improved with a single-storey industrial/office building. Marc Morin of Koble Commercial represented the buyer with respect to this transaction.

1441 Stittsville Main Street was purchased by 1441-1445 Stittsville Main St Inc. from 1850591 Ontario Ltd. for \$2,350,000 or \$356 per square foot. It is improved with a single-storey industrial building.

### Mixed-Use Building Sales

370 Elgin Street was purchased by 370 Elgin Street Inc. (*Serco Realty Group*) from named individuals for \$3,250,000 or \$299 per square foot. It is improved with a four and one-half storey mixed-use building.

