

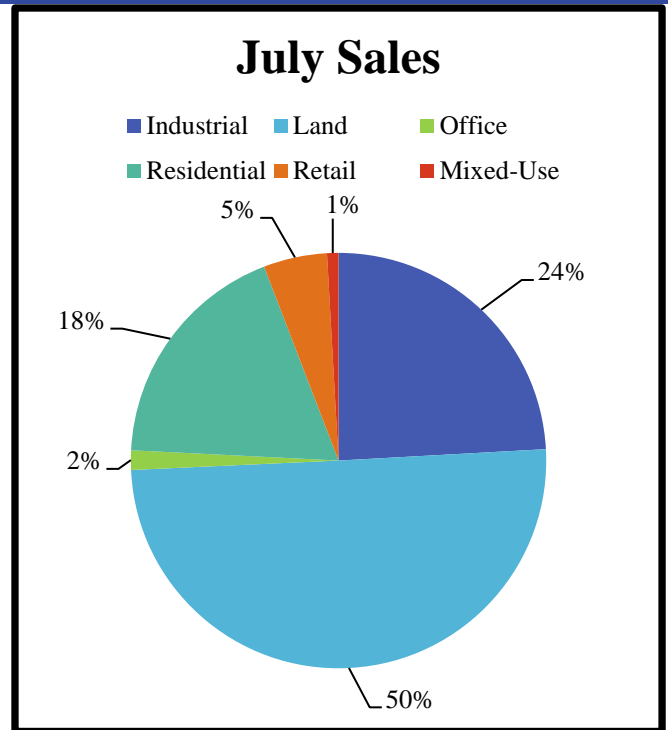
of Capital Interest | September 2020

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of July as reported by Statistics Canada increased slightly to 9.2% from 9.0%. The national rate decreased to 12.3% from 13.0% while Ontario's unemployment rate remained unchanged at 12.4%.

There were 39 sales in the month of July with a total value of \$103,320,331. Land sales accounted for 50.2% of the total, industrial building sales 24.1%, residential building sales 18.4%, retail building sales 5.0%, office building sales 1.5% and mixed-use building sales 0.9%. Sales data has been provided by RealTrack Inc. For more information, visit www.realtrack.com or call 1-877-962-9033.



Land Sales

There were 19 land sales in the month of July for a total consideration of \$51,819,430.

861 Clyde Avenue was purchased by Doodh Milks Inc. (*Claridge Homes*) from 8504865 Canada Inc. (*Saputo Dairy Product*) for \$8,500,000 or \$29.39 per square foot. It is zoned Arterial Mainstreet. Nathan Smith of Cushman & Wakefield Ottawa has this property listed for sale.

5455 Boundary Road, adjacent to the Amazon facility in the east end of the city, was purchased by 5455 Boundary Road Ltd. (*D-Square Asphalt*) from 7058578 Canada Ltd. (*R Pomerleau Ltd.*) for \$7,900,000 or \$270,826 per acre. It is zoned Rural Heavy Industrial.

1495 Heron Road was purchased by Canada Lands Company CLC Limited from Her Majesty the Queen in Right of Canada for \$7,570,000 or \$418,826 per acre. It is zoned Minor Institutional.

203 Goldenrod Driveway which forms part of the Tunney's Pasture government complex was purchased by Her Majesty the Queen in Right of Canada from Canada Lands Company CLC Limited for \$7,372,000 or \$1,510,656 per acre. It is zoned Mixed-Use Centre.

A 50% interest in 964 Smyth Road was purchased by RK Elmvale Inc. (*Killam*) from 2058280 Ontario Ltd. (*RioCan*) for \$3,813,165 (50% interest) or \$132 per square foot of site area. It is zoned Arterial Mainstreet and is currently being developed with a nine-storey rental apartment building. It forms part of the Elmvale Shopping Centre.

1757 & 1865 O'Toole Road was purchased by Sante Montfort from named individuals & NGF Proulx Inc. for \$2,875,000 or \$15,475 per acre. It is zoned Rural Countryside and Agricultural.

1500 Upper Canada Street, in Kanata was purchased by Muzzo Brothers Group Inc. from West Ottawa Land Holdings (2) Inc. (*Taggart*) for \$2,566,850 or \$550,826 per acre. It is zoned Business Park Industrial.

1265 Teron Road which is also located in Kanata, was purchased by Megha Holdings Inc. from AstenJohnson Corp. for \$2,000,000 or \$369,004 per acre. It is zoned General Industrial.

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Industrial Building Sales

There were 4 industrial building sales in the month of July for a total consideration of \$24,925,000.

The most notable sale for the month of July was the sale of 190, 200, 203 and 210 Colonnade Road South to Fiera Real Estate Cap Industrial Fund GP Inc. from Ottawa House of David Ltd and Jamag Investments Inc. for \$22,000,000 or \$154 per square foot. It is improved with five industrial/office buildings. John and Alan Seymour of Royal LePage Team Realty were the agents with respect to this transaction.

Retail Building Sales

There were 3 retail building sales for the month of July for a total consideration of \$5,114,715.

1616 Merivale Road was purchased by named individuals from Donbart Holdings Ltd. for \$3,025,000. It is improved with a single-storey retail building.

Residential Building Sales

There were 10 residential building sales for the month of July for a total consideration of \$18,981,186.

109 Doane Street was purchased by Siteline (109 Doane) Inc. from named individuals for \$9,250,000 or \$128,472 per unit. It is improved with a three-storey walk-up apartment building. Charles Mirsky of District Realty was the agent with respect to this sale.

