

of Capital Interest | June 2022

Juteau Johnson Comba Inc.

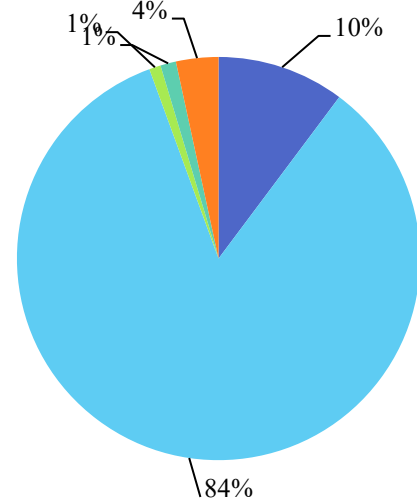
Overview of Market

The local unemployment rate for the month of April as reported by Statistics Canada decreased to 5.2% from 5.3%. The national rate decreased to 5.2% from 5.3% while Ontario's unemployment rate increased to 5.4% from 5.3%.

There were 27 sales in the month of April with a total value of \$374,462,353. Land sales accounted for 84.2% of the total, industrial building sales 10.2%, retail building sales 3.4%, residential building sales 1.3% and office 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

April 2022 Sales

■ Industrial ■ Land ■ Office ■ Residential ■ Retail



Land Sales

There were 14 land sales in month of April for a total consideration of \$315,320,840.

5618 Hazeldean Road was purchased by Minto (Hazeldean) GP Inc. from Kizell Management Corp. for \$245,000,000 or \$1,155,497 per acre. It is zoned Development Reserve. This site was listed for sale by the CBRE Land Services Group.

665 Albert Street was purchased by MPCT DIF DAM LeBreton Inc. (*Dream*) from The National Capital Commission for \$30,000,000 or \$213 per square foot. It is zoned Mixed-Use Downtown.

1034 McGarry Terrace was purchased by 1000120756 Ontario Inc. from 1897365 Ontario Inc. for \$5,900,000 or \$106 per square foot. It is zoned Mixed-Use Centre.

The northwest corner of Solarium and Brian Good Avenues, in Riverside South was purchased by the Ottawa Catholic District School Board from Claridge Homes (Rivers Edge North) Inc. for \$5,763,000 or \$850,000 per acre. It is zoned Minor Institutional/Residential Fourth Density.

1015 & 1045 Dairy Drive, in Orleans was purchased by TSL-Dairy Inc. from 1045 Dairy Road Inc. for \$5,100,000 or \$821,256 per acre. It is zoned Light Industrial.

An 8.6-acre site on Palladium Drive was purchased by 1180633 Ontario Ltd. (*Tony Graham Toyota*) from Palladium Auto Park No. 2 Ltd. for \$3,973,840 or \$461,002 per acre. It is zoned General-Mixed Use.

1936 Sixth Line Road was purchased by 1000150413 Ontario Inc. from 1567516

Ontario Inc. for \$3,900,000 or \$38,903 per acre. It is zoned Rural Countryside.

3077 Carling Avenue was purchased by 3077 Carling Avenue Inc. from LULI Holdings Inc. for \$3,400,000 or \$124 per square foot. It is zoned Arterial Mainstreet.

6080 Rideau Valley Drive North was purchased by 2326524 Ontario Inc. from Named Individuals for \$2,900,000 or \$17,046 per acre. It is zoned Agricultural.

60 Denzil Doyle Court was purchased by 1000091966 Ontario Inc. (*Access Self Storage*) from Kanata Southwest Property Ltd. for \$2,700,000 or \$660,147 per acre. It is zoned Business Park Industrial.

250 Russ Bradley Road was purchased by Wills Realco Inc. from 1514947 Ontario Inc. for \$2,022,000 or \$200,595

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per acre. It is zoned Air Transportation Facility.

Industrial Building Sales

There were 5 industrial building sales in the month of April for a total consideration of \$38,276,688.

2175 Robertson Road was purchased by Access Self Storage Inc. from Robertson Road Property Ltd. and Robertson Road Property Limited Partnership for \$13,250,000 or \$274 per square foot. It is improved with a single storey building that formerly served as a call centre.

1100 Algoma Road was purchased by BTB Algoma Inc. (*BTB REIT*) from Crestpoint Real Estate (Algoma) Inc. for \$12,500,000 or \$269 per square foot. It is improved with a one and two-storey office/showroom and warehouse structure constructed in 2007. Graeme Webster and Nick Hannah of Koble Commercial were the agents with respect to this transaction.

27 Iber Road was purchased by 11332902 Canada Inc. from 2873562 Ontario Ltd. (*Huntington Properties*) for \$6,800,000 or \$245 per square foot. It is improved with a single storey

office/warehouse building that was constructed in two phases between 1996 and 2000. Marc Morin and Nick Hannah were the agents for this sale.

121 St. Pierre Road was purchased by JR Brisson Equipment Ltée from 3686272 Canada Inc. for \$2,976,688 or \$135 per square foot. It is improved with a two-storey industrial/showroom building plus detached garage.

262 Westbrook Road was purchased by 1000149261 Ontario Inc. (*McDonald Brothers Construction*) from 1414667 Ontario Inc. for \$275,000 or \$474 a square foot. It is improved with a single-storey industrial building and ancillary Quonset storage building on a 4.05-acre site.

Retail Building Sales

There were 4 retail building sales in the month of April for a total consideration of \$12,716,375.

74-78 George Street was purchased by 74 George Street Inc. from Stanlarel SLE Investments Inc. and Named Individuals for \$6,500,000 or \$762 per square foot. It is improved with a three-storey mixed use building that was

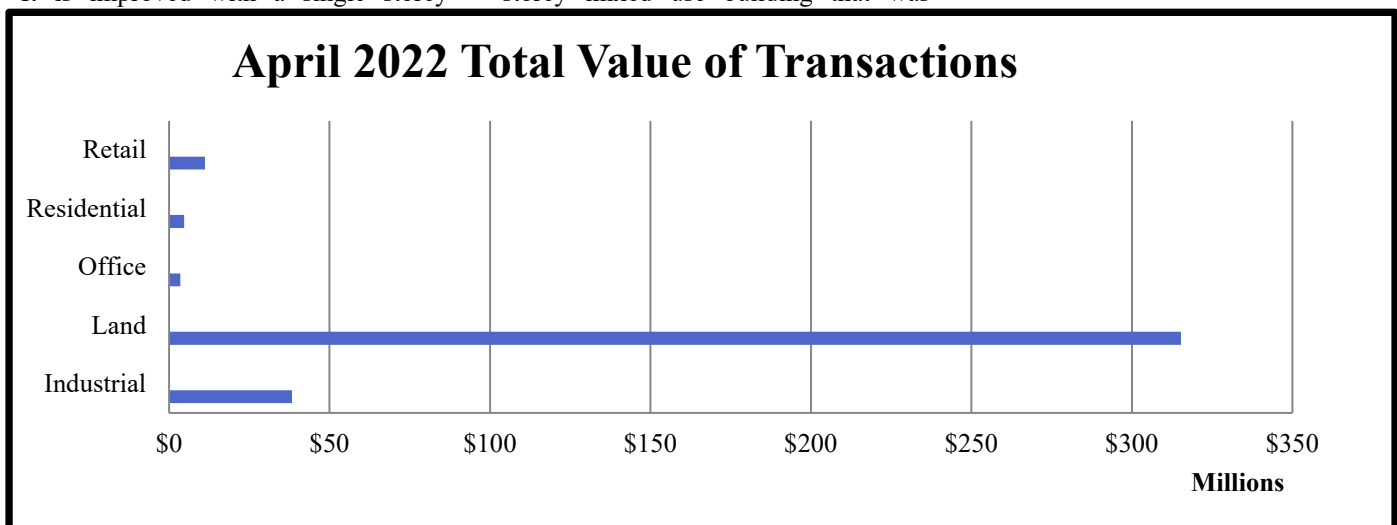
constructed in +/- 1900. It is demised into ground floor restaurant with patio space and upper-level office.

388 Richmond Street was purchased by Willow Ret GP Inc. from 2629964 Ontario Inc. (*Silver Hotel Group*) for \$2,850,000 or \$864 per square foot. It is improved with a single-storey bank.

Residential Building Sales

There were 2 residential building sales in the month of April for a total consideration of \$4,693,450.

99 Rosemount Avenue was purchased by K & D Homes from 1000046319 Ontario Inc. for \$3,323,450 or \$276,954 per unit. It is improved with a three-storey apartment building that was constructed in 1976.



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