

# of Capital Interest | November 2022

## Juteau Johnson Comba Inc.

### Overview of Market

The local unemployment rate for the month of September as reported by Statistics Canada increased to 4.1% from 3.4%. The national rate decreased to 5.2% from 5.4% while Ontario’s unemployment rate increased to 5.8% from 5.7%.

There were 27 sales in the month of September with a total value of \$199,279,214. Land sales accounted for 61.2% of the total, residential building sales 20.2%, industrial buildings 15.9%, mixed-use buildings 1.8% and retail buildings 0.9%. 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

### Land Sales

There were 14 land sales in the month of September for a total consideration of \$121,974,101.

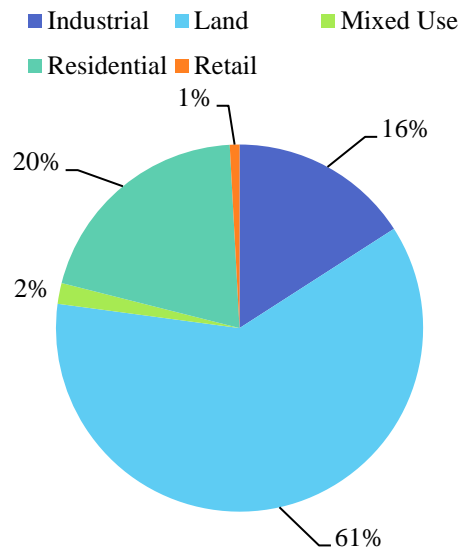
444 Citigate Drive (south side of Systemhouse Street) in Barrhaven was purchased by Citigate Drive Nepean Inc. (CanFirst Capital Management) from Named Individuals for \$45,786,700 or \$915,185 per acre. It is zoned Business Park Industrial.

575 Dealership Drive in Barrhaven was purchased by 14275021 Canada Inc. & RF Ottawa Limited Partnership (Rosefellow) from Named Individuals for \$20,000,000 or \$1,342,382 per acre. It is zoned Business Park Industrial. This property was listed for sale by Quintin Colaiacovo, Ben Sherman and Daniel Donnelly of Qube Properties Ltd.

675 Borbridge Avenue in Riverside South was purchased by Le Conseil Scolaire de District Catholique di Centre-Est de l’Ontario from Riverside South Development Corp/ (Urbandale Corp.) for \$11,876,000 or \$801,891 per acre. It is dual zoned Minor Institutional and Residential Fourth Density.

50 The Driveway was purchased by 2767405 Ontario Inc. (Main and Main Developments Inc.) from the Canadian Nurses Association for \$10,000,000 or \$315 per square foot. It is zoned Residential Fifth Density. Jason Shinder of District Realty and Marc Morin of Koble Commercial were the agents involved with this sale.

### September 2022 Sales



3 Hamilton Avenue North and 233 Armstrong Street were purchased by 1000147699 Ontario Inc. (Taggart Group) from Markton Properties Ltd. and Spencedale Properties Ltd. for \$8,500,000 or \$98 per square foot. It is zoned Mixed-Use Centre with a holding designation.

150 Dun Skipper Drive was purchased by OCS Holdings Group Inc. & 12430291 Canada Inc. (Oligo Developments Inc.) from Leitrim South Holdings Inc. for \$7,370,401 or \$1,020,831 per acre. It is zoned General Mixed-Use and has frontage on the west side of Bank Street.

2560 Sixth Line Road in West Carleton was purchased by 1000029068 Ontario Inc. from Mic Mac Realty (Ottawa) Limited for \$5,400,000 or \$23,894 per acre. It is zoned Rural Countryside.

A 9.91-acre parcel located on the west side of Limebank Road, to the north of Spratt Road, was purchased by Urbandale Corp. from Les Servites de Marie d'Ottawa for \$3,000,000 or \$302,725 per acre. It is zoned Development Reserve.

8165 Franktown Road in Munster was purchased by 1000017283 Ontario Inc. from 2396251 Ontario Inc. for \$3,000,000 or \$468,431 per acre. It is zoned Rural Residential.

1591 & 1611 Michael Street was purchased by 1611 Michael Street Inc. (*Inflector Environmental Services*) from a Named Individual for \$2,300,000 or \$1,017,699 per acre. It is zoned Light Industrial. Joanne Lefebvre and John Bennett of Royal Lepage Team Realty represented the seller.

### Industrial Building Sales

There were 6 industrial building sales in the month of September for a total consideration of \$31,700,000.

1800 Bantree Street was purchased by J.D Brule Investments Holdings Ltd. from 1800 Bantree Limited Partnership & 1800 Bantree GP Inc. (*Capital Infrastructure Group Inc.*) for \$14,500,000 or \$577 per square foot. It is improved with a two-storey office and one storey industrial building that was constructed circa 1986.

1754 Queensdale Avenue was purchased by 1000209560 Ontario Ltd. (*Brenning Construction (1986) Ltd.*) from Bytown Lumber Co. Limited for \$4,500,000 or \$124 per square foot. It is improved with a single-storey service commercial complex, which includes various buildings.

1810 Bantree Street was purchased by 1810 Bantree Street Limited Partnership & 1810 GP Inc. (*Capital Infrastructure Group Inc.*) from 2430889 Ontario Limited (*Clean Water Works Inc.*) for \$4,000,000 or \$504 per square foot. It is improved with a one-storey industrial building with a two-storey office component that was constructed in +/- 2014.

2474 Lancaster Road was purchased by M Poitras Family Investments Inc. from 1663330 Ontario Inc. for \$3,500,000 or \$198 per square foot. It is improved with a single storey, flex industrial building that was constructed in 1987. Phil & Ben Zunder of CDN Global represented the seller.

2540 & 2550 Del Zotto Avenue in Gloucester was purchased by 14173694 Canada Inc. from 2393425 Ontario Inc. for \$3,200,000 or \$400 per square foot. It is improved with a single storey industrial warehouse building with office and mezzanine. Nick Hannah of Koble Commercial represented the buyer and Paul D'Aoust of Keller Williams represented the seller.

147 Tansley Drive in Carp was purchased by Sneller Property Ltd. from Scot Diesel Equipment Specialists Inc. for \$2,000,000 or \$310 per square foot. It is improved with a single-storey light industrial building that was constructed in 1991.

### Residential Building Sales

There were 4 residential building sales in the month of September for a total consideration of \$40,255,113.

2181 Navaho Drive was purchased by 2181 Navaho Drive Ltd. (*Starlight Investments*) from Homestead Land Holdings Ltd. for \$33,900,000 or \$247,445 per unit. It is improved with a 14-storey rental apartment building that was constructed in +/-1971. This was part of a portfolio that was marketed by David Montessor, Nico Zentil, Tom Schuster and Kevin MacDougall of CBRE.

175-189 St. Andrew Street was purchased by 3593720 Canada Inc. from Named Individuals for \$2,985,000 or \$298,500 per unit. It is improved with six, two-storey, row townhomes and an attached four storey fourplex that were constructed in 1940. Richard Smith of Royal Lepage represented the seller.

### Mixed-Use Building Sales

There were 2 mixed-use building sales in the month of September for a total consideration of \$3,650,000.

219 Bank Street was purchased by 211-231 Bank Street Holdings Inc. (*Smart Living Properties*) from a Named Individual for \$2,200,000 or \$186 per square foot. It is improved with a three-storey mixed-use building with ground floor retail. Charles Mirsky of District Realty represented the buyer.

# of Capital Interest | November 2022

Juteau Johnson Comba Inc.

