

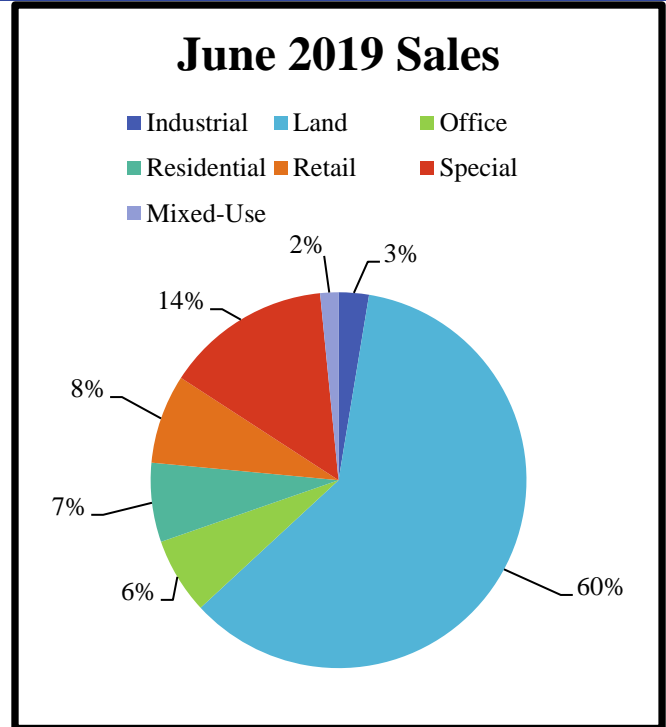
# of Capital Interest | August 2019

## Juteau Johnson Comba Inc.

### Overview of Market

The local unemployment rate for the month of June as reported by Statistics Canada increased slightly to 5.6% from 5.5% the previous month. The national rate increased slightly to 5.5% from 5.4%, while Ontario's unemployment rate increased to 5.4% from 5.2%.

There were a total of 41 sales in the month of June with a total value of \$152,498,967. Land sales accounted for 60.5% of the total, special buildings 14.3%, retail buildings 7.7%, residential building sales 6.8%, office buildings 6.6%, industrial building sales 2.6% and mixed-use buildings 1.6%. 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 17 land sales in the month of June for a total consideration of \$92,295,375.

### Commercial Land Sales

The most notable sale for the month was the purchase of 388-400 Albert Street & 156-160 Lyon Street North. It was purchased by Albert & Main Developments Inc. (*Westdale Properties*) from 2643852 Ontario and 2507701 Ontario Inc. (*Manor Park Estates Inc.*) for \$40,000,000 or \$604 per square foot.

1330 Bank Street was purchased by 2155965 Ontario Inc. (*Capital City Shopping Centre Ltd.*) from 172965 Canada Ltd. for \$2,300,000 or \$154 per square foot.

### Future Growth Land Sales

3232 Jockvale Road, in the south end of Barrhaven, was purchased by Minto Communities Inc. from named individuals for \$10,500,000 or \$611,532 per acre.

1935 Rideau Road was purchased by Urbandale Corporation from Concord (Ottawa) Ltd. (*Universal Appliances*) for \$3,664,750 or \$68,462 per acre. The site is not in the urban area.

The northeast corner of Trim and Wall Roads, to the south of Orleans, was purchased by 2686086 Ontario Inc. (*Cardel Homes*) from named individuals for \$2,350,800 or \$45,147 per acre.

### Lots & Blocks Sales

Lots 1-135 & Blocks 136-146 were purchased by Caivan (Orleans Village)

Ltd. from named individuals for \$12,892,500.

Lots 47-70, 72-75 & 89-95 on Plan 4M-1457, in the Village of Osgoode, were purchased by 1503783 Ontario Inc. (*Park View Homes*) from AAA Glenables Inc. for \$5,375,000 or \$153,571 per lot.

### Special Land Sales

1229 Dwyer Hill Road was purchased by 2588183 Ontario Inc. from 1120951 Ontario Inc. for \$4,950,000 or \$125,126 per acre. It is improved with a mobile home park.

### Rural Land Sales

5843-5861 Bank Street & 1340 Sale Barn Road, to the east of Greely, was purchased by Greely Gardens Estate Inc. from Sipolins Realty Partnership for \$2,300,000 or \$7,968 per acre.

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### Special Building Sales

There were 2 special building sales in the month of June for a total consideration of \$21,750,000.

150-160 Stanley Avenue was purchased by 2623636 Ontario Ltd. from JPB Holdings Ltd. for \$15,500,000 or \$184,524 per room. It is improved with a three and one-half storey retirement residence. Raffaele Guglielmelli of Marcus & Millichap was the agent for this transaction.

2525 Lancaster Road was purchased by OAC Holdings Ltd. (*Glenview*) from Shenkman Corp. for \$6,250,000 or \$41 per square foot. It is improved with a one and two-storey, purpose built recreation facility.

### Retail Building Sales

There were 6 retail building sales in the month of June for a total consideration of \$11,710,000.

2580-2608 Innes Road, in Blackburn Hamlet, was purchased by J&D Ladybug Holdings Ltd. from 2580 Innes Road Holdings Inc. for \$5,600,000 or

\$197 per square foot. It is improved with a retail strip plaza comprised of ground floor retail space and second floor office space.

### Residential Building Sales

There were 7 residential building sales in the month of June for a total consideration of \$10,382,500.

105 Vachon Avenue was purchased by 105 Vachon Avenue Inc. from Spectre Leasing Ltd. for \$2,475,000 or \$103,125 per unit. It is improved with a three and one-half storey apartment building.

45-47 St. Andrew Street was purchased by 10817716 Canada Inc. from named individuals for \$2,100,000 or \$262,500 per unit. It is improved with two connected four-plexes.

### Office Building Sales

There were 4 office building sales in the month of June for a total consideration of \$10,000,000.

1723 Carling Avenue was purchased by 11473956 Canada Inc. from Shared HQ Inc. for \$5,100,000 or \$213 per square foot. It is improved with a single-storey office building with a full walk-out basement. The property was listed for sale by Graeme Webster and Sarah Vandenbelt of Koble Commercial.

38 Colonnade Road North was purchased for owner occupancy by 5010540 Ontario Inc. from 1729496 Ontario Inc. for \$2,200,000 or \$267 per square foot. It is improved with a single-storey office building with a two-storey component.

### Industrial Building Sales

There were 3 industrial building sales in the month of June for a total consideration of \$3,966,592.

5564 Doncaster Road was purchased by 11434772 Canada Inc. from Dulepka Equipment Rentals Ltd. for \$2,271,592 or \$235 per square foot. It is improved with a single-storey industrial building with a two-storey office component.

