

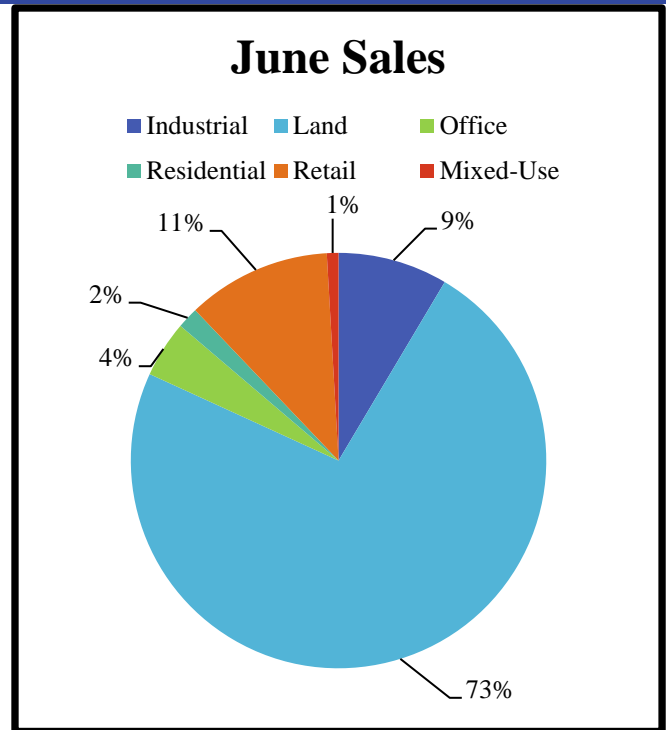
of Capital Interest | August 2020

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of June as reported by Statistics Canada increased to 9.0% from 7.7%. The national rate increased to 13.0% from 11.5% while Ontario's unemployment rate also increased to 12.4% from 10.8%.

There were 37 sales in the month of June with a total value of \$157,758,311. Land sales accounted for 73.3% of the total, retail building sales 11.2%, industrial building sales 8.5%, office building sales 4.4%, residential building sales 1.7% 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 22 land sales in the month of June for a total consideration of \$115,618,211.

The most notable sale for the month of June was the sale of 222 Citigate Drive. It was purchased by Python GP Inc. & Python CoInvest GP Inc. (*Broccolini Construction*) from Strandherd Road Inc. (*Regional Group*) for \$44,814,000 or \$700,219 per acre. It is zoned Business Park Industrial and is being developed with a five-storey 2,700,000 square foot distribution centre that will be anchored by Amazon.

126 York Street and 151 George Street was purchased by 12052229 Canada Inc. from 126 York Street Ltd. for \$33,000,000 or \$604 per square foot. It is zoned Mixed-Use Downtown and Residential Fifth Density. It is currently

improved with an older five-storey retail/office building.

91 Queen Charlotte Street, in the Village of Richmond, was purchased by Caivan (Richmond South) Limited from Laffin Enterprises Limited for \$4,129,366 or \$230,305 per acre. It is zoned Development Reserve and Village Residential First Density.

6111 Hazeldean Road, in Stittsville, was purchased by Grant Castle Corp. from 2316534 Ontario Inc. (*Minto Group*) for \$3,500,000 or \$767,544 per acre. It is zoned Arterial Mainstreet.

2826 Carp Road was purchased by 2826 Carp Road Inc. from 2385790 Ontario Ltd. for \$3,500,000 or \$76,203 per acre. It is zoned Rural Commercial.

3252 Navan Road, in Orleans, was purchased by 2121336 Ontario Limited

(*Claridge Homes*) from named individuals for \$3,499,000 or \$179,528 per acre. It is zoned Development Reserve.

295-299 Ashton Avenue was purchased by Scott Street Developments Inc. from named individuals for \$3,330,000 or \$352 per square foot. It forms part of a land assembly with 2046-2050 Scott Street which was purchased in March of 2019. The site is zoned Residential Fourth Density.

Blocks 199, 201 & 202 on Plan 4M-1653, in Findlay Creek, were purchased by DCR/Phoenix Development Corp Ltd. (*Phoenix Homes*) from Pathways South Regional Inc. (*The Regional Group*) for \$3,260,101 or \$31.43 per square foot. They are zoned Residential Third Density.

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1480 Second Line Road, in Kanata, was purchased by Claridge Homes (Second Line) Inc. from named individuals for \$3,249,000 or \$77,560 per acre. It is zoned Rural Countryside.

3817, 3819, 3835 & 3843 Innes Road were purchased by OCS Holdings Group Inc., 12133229 Canada Inc & Bridor Developments from 7053541 Canada Inc. for \$2,025,000 or \$25.96 per square foot. It is zoned Residential Fourth Density.

Retail Building Sales

There were 5 retail building sales in the month of June for a total consideration of \$17,690,000.

471-473 Hazeldean Road was purchased by 11859480 Canada Inc. from 1150107 Ontario Inc. for \$9,000,000 or \$277 per square foot. It is improved with a multi-tenant, single-storey, retail plaza and freestanding two tenant pad.

1247-1251 Wellington Street West was purchased by Gazit TripLLLe Canada General Partner Inc. from Alre

Properties Inc. for \$4,600,000 or \$634 per square foot. It is improved with a freestanding bank branch.

34 Murray Street was purchased by The Dawsons Real Estate Group Inc. from named individuals for \$2,170,000 for \$409 per square foot. It is improved with a single-storey restaurant.

Industrial Building Sales

There were 3 industrial building sales in the month of June for a total consideration of \$13,480,000.

475-485 Industrial Avenue was purchased by DC46 Ottawa Building Corp. from 1278315 Ontario Inc. (*Controlex*) for \$7,400,000 or \$197 per square foot. It is improved with a two-storey industrial flex building. Ian Shackell and Matt Shackell of CBRE had this property listed for sale.

1035 Moodie Drive was purchased by 2731326 Ontario Inc. from 8406049 Canada Inc. (*BradleyKelly Construction Ltd.*) for \$5,300,000 or \$259 per square foot. It is improved with a single-storey industrial building. John Zinati of Zinati

Commercial Realty was the broker with respect to this sale.

Office Building Sales

There were 3 office building sales in the month of June for a total consideration of \$6,937,100.

8 Colonnade Road North was purchased by 110 East Beaver Creek Inc. from CanFirst Ottawa Properties Inc. for \$4,000,000 or \$165 per square foot. It is improved with a single-storey office building.

301 Metcalfe Street was purchased by 2749532 Ontario Inc. from Aubut Holdings Ltd. for \$2,107,000 or \$466 per square foot. It is improved with a two-storey heritage office building.

