

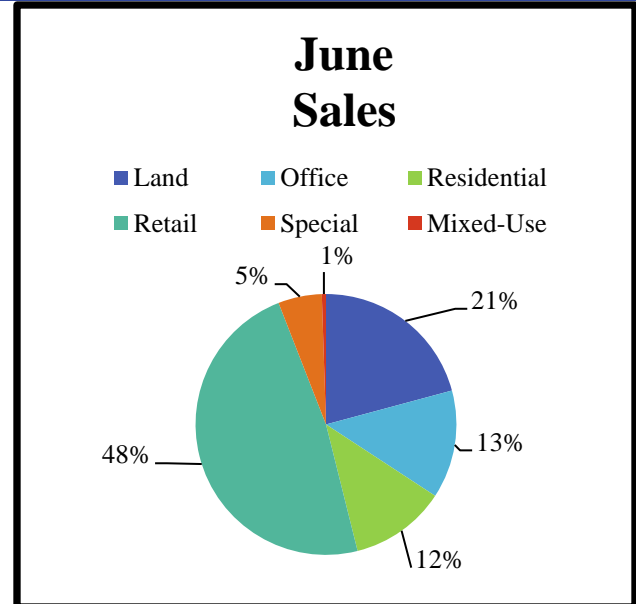
of Capital Interest | August 2021

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of June as reported by Statistics Canada increased to 8.2% from 7.9%. The national rate decreased to 7.8% from 8.2% while Ontario's unemployment rate decreased to 8.4% from 9.3%.

There were 29 sales in the month of June with a total value of \$425,739,599. Retail buildings accounted for 47.4% of the sales, land sales 21.4%, office buildings 13.2%, residential buildings 12.1%, special buildings 5.3% and mixed-use buildings 0.5%. Sales data has been provided by RealTrack Inc. For more information, visit www.realtrack.com or call 1-877-962-9033.



Retail Building Sales

There were 3 retail building sales in the month of June for a total consideration of \$201,725,000.

The most notable sale for the month was the purchase of a 50% interest in the Bayshore Shopping Centre by KS Bayshore Inc. (*KingSett Capital*) from Bayshore Shopping Centre Ltd. (*Ivanhoe Cambridge*) for \$193,500,000.

1299-1315 Richmond Road was purchased by 13008916 Canada Inc. (*Brigil Construction*) from 1230367 Ontario Ltd. for \$6,750,000 or \$262 per square foot. It is improved with a one and two-storey retail/office strip plaza.

Land Sales

There were 14 land sales in the month of June for a total consideration of \$91,013,398.

4055 & 4120 Russell Road was purchased by the National Capital Business Park Inc. from the National Capital Commission for \$32,500,000 or

\$326,109 per acre. It is zoned Heavy Industrial.

1619-1655 Carling Avenue was purchased by 1655 Carling Development Inc. from 2527217 Ontario Inc. & 2796514 Ontario Inc. (*Surface Developments*) for \$18,100,000 or \$369 per square foot. It is zoned Arterial Mainstreet.

6101 Renaud Road & 3060-3080 Navan Road was purchased by Caivan (Renaud) Inc. from named individuals for \$7,639,323 or \$507,259 per acre. It is zoned Development Reserve.

1805 Gaspé Avenue and 141 Camelia Avenue were purchased by 2840991 Ontario Inc. (*Manor Park Estates Inc.*) from Historica Canada for \$6,250,000 or \$50.28 per square foot. It is zoned Community Leisure Facility.

4238 Piperville Road was purchased by 2595469 Ontario Inc. from named individuals for \$4,293,000 or \$45,457 per acre. It is zoned Rural Countryside and Agricultural.

1050-1060 Bank Street was purchased by 1050 Bank Mogavitt GP Inc. from 5048410 Ontario Inc. for \$4,200,000 or \$222 per square foot. It is zoned Residential Third Density.

1045 Kilbirne Drive was purchased by Conseil des Écoles Publiques de l'Est de l'Ontario from Minto Communities Inc. for \$4,056,075 or \$676,013 per acre. It is zoned both Minor Institutional and Residential Third Density.

774 Gladstone Avenue was purchased by InterRent International Properties Inc. from 1248798 Ontario Inc. for \$3,500,000 or \$291 per square foot. It is zoned Traditional Mainstreet.

5127 Spratt Road was purchased by 2848979 Ontario Inc. from Sanpre Investments Inc. for \$2,475,000 or \$25,544 per acre. It is zoned Agricultural.

6336 Fallowfield Road was purchased by 13112411 Canada Inc. from Karter's Korner Ltd. for \$2,000,000 or \$26,106

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per acre. It is zoned Rural Commercial and Rural Countryside.

Office Building Sales

There were 5 office building sales in the month of June for a total consideration of \$56,381,201.

80 Elgin Street was purchased by the National Capital Commission from The Secretary of State for Foreign Commonwealth Affairs of the United Kingdom of Great Britain and Northern Ireland for \$25,022,201 or \$429 per square foot. It improved with an eight-storey, Class “B”, office building. This property was listed for sale by Jamie Boyce and Nicol Zentil of CBRE.

141 Laurier Avenue West was purchased by 141 Laurier Avenue Inc. (*Jennings Real Estate Corp*) from Gillin Engineering and Construction Ltd for \$22,000,000 or \$198 per square foot. It is improved with an eleven-storey, Class “B”, office building. Jason Shinder and Charles Mirsky of District Realty were the agents with respect to this sale.

1105 Carling Avenue was purchased by Connorhayes Management Inc. from Steppaul Holdings Ltd., Hyland Construction Company (Ottawa) Ltd. & Soloway Holdings Ltd. for \$5,214,000

or \$214 per square foot. It is improved with a four-storey office building.

174 First Avenue was purchased by named individuals from 7272561 Canada Inc. for \$2,750,000 or \$316 per square foot. It is improved with a two and one-half storey community hall building.

Residential Building Sales

There were 4 residential building sales in the month of June for a total consideration of \$51,710,000.

161 Laurier Avenue West was purchased by 161 Laurier Properties GP Inc. from 1258881 Ontario Inc. for \$44,000,000 or \$229,167 per unit. It is improved with a 14-storey extended stay hotel that is to be converted into residential apartments. Jason Shinder and Charles Mirsky of District Realty were the agents with respect to this sale.

73-75 Harvey Street was purchased by 8 Railway Street Inc. from Gencon Capital Resources Inc. for \$4,050,000 or \$337,500 per unit. It is improved with a four-storey apartment building.

Special Building Sales

There were 2 special building sales in the month of June for a total consideration of \$22,750,000.

123 Metcalfe Street was purchased by 123 Metcalfe Properties GP Inc. from 12588881 Ontario Inc. for \$15,000,000 or \$138,889 per room. It is improved with a six-storey hotel building. Jason Shinder and Charles Mirsky of District Realty were the agents with respect to this sale.

209-221 Montreal Road was purchased by 2836674 Ontario Inc. from 1252020 Ontario Inc. for \$9,925,000 or \$202,551 per room. It is improved with a two-storey, mixed-use building comprised of partial ground floor retail with the balance being a hotel.

Mixed-Use Building Sales

330 Wilbrod Street was purchased by 12784220 Canada Inc. from the Ontario Superior Court of Justice for \$2,160,000 or \$166 per square foot. It is improved with a three-storey, mixed-use building demised into ground floor commercial and upper-level apartments.

