

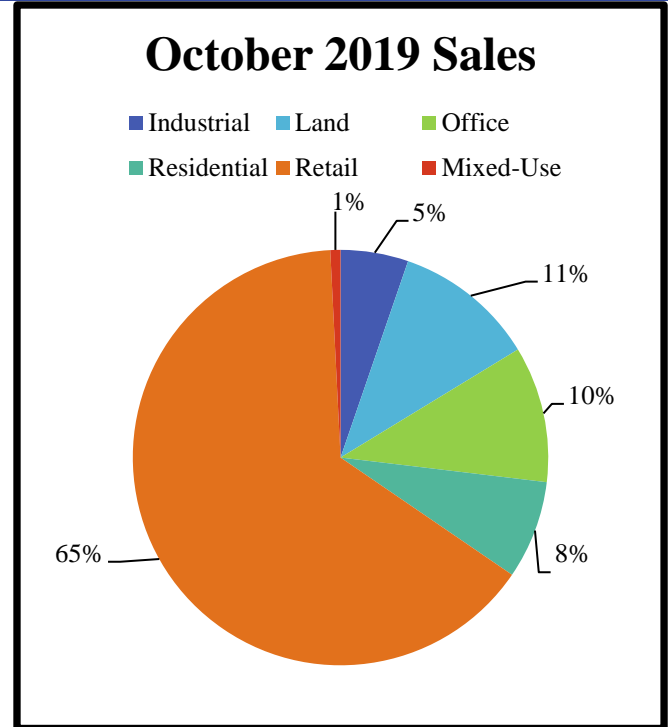
of Capital Interest | December 2019

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of October as reported by Statistics Canada decreased to 4.2% from 4.4% the previous month. The national rate remained unchanged at 5.6% while Ontario's unemployment rate also decreased slightly to 5.4% from 5.5%.

There were 34 sales in the month of October with a total value of \$146,444,334. Retail building sales accounted for 64.7% of the total, land sales 11.0%, office building sales 10.6%, residential building sales 7.7%, industrial building sales 5.3% and mixed-use building sales 0.8%. 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 8 retail building sales in the month of October for a total consideration of \$94,705,000.

A 50% interest in three plazas was purchased by BMO Life Assurance Company from First Capital Realty Inc. 3131-3171 Strandherd Drive & 3302 Woodroffe Avenue which is located in Barrhaven was purchased for \$26,30,000 or \$426 per square foot. It is anchored by a Metro food store and Shoppers Drug Mart.

700 Eagleson Road, located in the south end of Kanata, was purchased for \$23,450,000 or \$393 per square foot. It is improved with seven freestanding retail buildings and a single-storey multi-tenant retail building. This plaza is anchored by a Shoppers Drug Mart.

1460 Merivale Road which is located on the south side of Baseline Road and the north side of Merivale Road was purchased for \$22,100,000 or \$318 per square foot. It is improved with an older retail plaza that is anchored by a Loblaw food store.

3091-3101 Strandherd Drive, which is across the street from the first sale mentioned, was purchased by 3091 Strandherd Inc. from Minto (Strandherd Central) Inc. for \$15,250,000 or \$476 per square foot. It is improved with two single-storey multi-tenant retail buildings. This plaza was listed for sale by District Realty and Graeme Webster of Koble Commercial was the agent for the purchaser.

901 Carling Avenue was purchased by Claridge Homes (901 Carling) Inc. from 9211390 Canada Inc. (*Honey Construction*) for \$2,600,000 or \$479

per square foot. It is improved with a freestanding single-storey retail building that will most likely be demolished at some point in the future.

5931 & 5933 Hazeldean Road was purchased by 5931 Hazeldean Inc. & 5933 Hazeldean Inc. from Frank Catusci Enterprises Ltd. & named individuals for \$2,165,000 or \$466 per square foot. It is improved with two single-storey commercial buildings.

Land Sales

There were 9 land sales in the month of October for a total consideration of \$16,133,100.

200 Baribeau Street, in the former City of Vanier, was purchased by Baribeau Street Development Inc. from Ahlu-Bayt Islamic School for \$5,000,000 or \$36.73 per square foot of site area. It is

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zoned I1A and is currently improved with an older school.

2168 Tenth Line Road was purchased by 10015518 Manitoba Ltd. from Minto Communities Inc. for \$2,288,500 or \$577,904 per acre. It is zoned GM [2334].

625 Cope Drive was purchased by Conseil Scolaire de District Catholique de Centre-Est de l'Ontario from Abbott-Fernbank Holdings Inc. (*Regional Group*) for \$2,244,600 or \$430,825 per acre. It is zoned I1B.

Office Building Sales

There were 6 office building sales in the month of October for a total consideration of \$15,525,000.

207 Queen Street was purchased by 207 Queen Street Inc. from Toth Equity Ltd. for \$8,500,000 or \$289 per square foot. It is improved with a five-storey office building with ground floor retail.

346 Moodie Drive was purchased by 11673793 Canada Inc. from Domeron Inc. for \$2,150,000 or \$209 per square foot. It is improved with a three-storey walk-up office building. It was listed for sale by Sarah Vandenberg of Koble Commercial.

Residential Building Sales

There were 8 residential building sales in the month of October for a total consideration of \$11,204,002.

1162 Rockingham Avenue was purchased by Gestion El Koussa Inc. from named individuals for \$3,999,999 or \$333,333 per unit. It is improved with a three one and half-storey apartment building that was constructed in 2015. This property was listed for sale by Barry Humphrey of First Choice Realty.

Industrial Building Sales

There were 2 industrial building sales in the month of October for a total consideration of \$7,723,250.

190 David Manchester Road was purchased by Brandt Tractor Properties Ltd. from Nortrax Canada Inc. for \$6,900,000 or \$205 per square foot. It is improved with a two-storey facility comprised of showroom and industrial space.

