

# of Capital Interest | December 2021

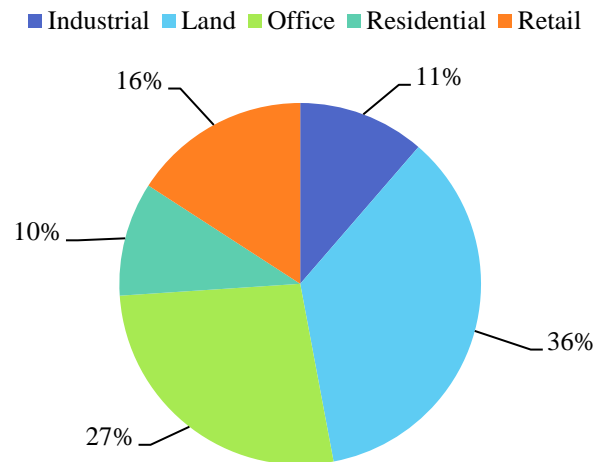
## Juteau Johnson Comba Inc.

### Overview of Market

The local unemployment rate for the month of October as reported by Statistics Canada decreased to 5.4% from 5.9%. The national rate decreased to 6.7% from 6.9% while Ontario's unemployment rate decreased to 7.0% from 7.3%.

There were 30 sales in the month of October with a total value of \$202,842,350. Land sales accounted for 35.7% of the sales, office building sales 26.9%, retail building sales 15.9%, industrial buildings 11.3% and residential buildings 10.2%. 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.

### October Sales



#### Land Sales

There were 10 land sales in the month of October for a total consideration of \$72,407,350.

2671 Tenth Line Road was purchased by Caivan (10<sup>th</sup> Line) Inc. from named individuals for \$22,320,000 or \$448,013 per acre. It is zoned Rural Countryside.

885 Decoeur Drive was purchased by Mattamy (Decoeur) Ltd. from Emparrado Corp. (*Shenkman Corp*) for \$11,773,125 or \$1,312,500 per acre. It is zoned General Mixed-Use.

2571 & 2595 Lancaster Road was purchased by Enbridge Gas Inc. from 1120758 Ontario Ltd. & Recreational Facilities Management Inc. for \$10,250,000 or \$28.94 per square foot. It is zoned Light and Heavy Industrial.

240-270 De Lamarche Avenue was purchased by Françoise Holdings Orleans Inc. (*Lepine Corporation*) from named individuals for \$8,654,800 or

\$701,361 per acre. It is zoned Development Reserve.

84 Gloucester Street was purchased by 2847883 Ontario Limited from named individuals for \$4,500,000 or \$460 per square foot. It is zoned Residential Fifth Density.

5692 Buckles Street was purchased by Urbandale Corp. from named individuals for \$4,473,000 or \$41,866 per acre. It is zoned Development Reserve. Robert Hof of Royal Lepage Performance Realty was the agent with respect to this sale.

4501 Kelly Farm Drive was purchased by the Ottawa-Carleton District School Board from Leitrim South Holdings Inc. (*The Regional Group*) for \$4,246,425 or \$674,036 per acre. It is zoned Residential Fourth Density and Minor Institutional.

8311 Mitch Owens Road was purchased by 2297114 Ontario Ltd. from named

individuals for \$2,690,000 or \$26,096 per acre. It is zoned Agricultural.

#### Office Building Sales

There were 7 office building sales in the month of October for a total consideration of \$54,585,000.

The most notable sale for the month was the purchase of 1595 Telesat Court & 1600 James Naismith Drive. They were purchased by 1595 Telesat Holding Ltd. from the Toronto-Dominion Bank for \$40,550,000 or \$121 per square foot. It is improved with two eight-storey office buildings. TD Securities and CBRE had this property listed for sale

267 Richmond Road was purchased by Upton Park Investments Inc. from 850676 Ontario Ltd. for \$4,075,000 or \$423 per square foot. It is improved with a three-storey retail/office building.

3029 Carling Avenue was purchased by Mycari Capital Holdings Inc. from 2423984 Ontario Inc. (*Heron Park*

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Dental) for \$2,925,000 or \$207 per square foot. It is improved with a four-storey medical office building. Graeme Webster of Koble Commercial Real Estate and Nabil Abdulla of Royal Star Realty were the agents with respect to this transaction.

551 Montreal Road was purchased by 681 Montreal Road Inc. from named individuals for \$2,600,000 or \$553 per square foot. It is improved with a single-storey office building.

### Retail Building Sales

There were 5 retail building sales in the month of October for a total consideration of \$32,160,000.

780 Baseline Road & 5 Hillard Avenue were purchased by 780 Baseline Inc. from 4319079 Canada Inc. (*Leikin Group*) for \$16,500,000 or \$461 per square foot. It is improved with a single-storey retail/office plaza. Nick Pantieras and Candice Lerner-Fry of Marcus & Millichap and Graeme Webster of Koble Commercial Real Estate were the agents for this sale.

540 Montreal Road was purchased by 2697620 Ontario Inc. (*Dragona Flooring Inc.*) from The Regional Group of Companies for \$8,200,000 or \$321 per square foot. It is improved with a

retail project comprised of a strip plaza and two freestanding buildings. Aida Oakley of Marcus & Millichap was the agent for this sale.

3001 Carling Avenue was purchased by 2853765 Ontario Inc. from 2071887 Ontario Inc. for \$4,000,000 or \$667 per square foot. It is improved with a single-storey retail plaza.

1710 Bank Street was purchased by 2873748 Ontario Ltd. from Romulan Enterprises for \$2,100,000 or \$391 per square foot. It is improved with a single-storey retail building.

### Industrial Building Sales

There were 3 industrial building sales in the month of October for a total consideration of \$23,015,000.

1151 Parisien Street was purchased by Parkit Enterprise Inc. from Desjardins Financial Security Life Assurance Co. for \$13,250,000 or \$177 per square foot. It is improved with a single-storey, multi-tenant flex industrial building.

288 Catherine Street was purchased by TKS Holdings Inc. from named individuals for \$7,365,000 or \$316 per square foot. It is improved with a single-storey, plus basement, industrial building.

950 Moodie Drive was purchased by 2868981 Ontario Inc. from 1561811 Ontario Ltd. (*Canlok Stone*) for \$2,400,000 or \$171 per square foot. It is improved with two single-storey industrial buildings.

### Residential Building Sales

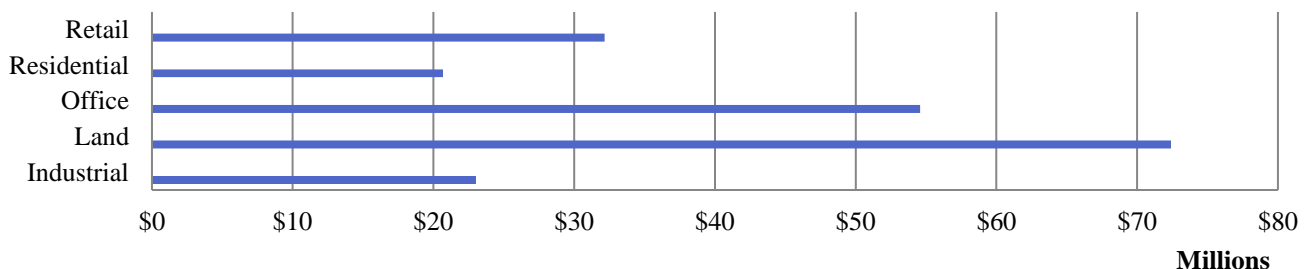
There were 5 residential building sales in the month of October for a total consideration of \$20,675,000.

407 Elgin Street was purchased by 407 Elgin St Apartments Inc. (*Falsetto Homes*) from Annedale Court Inc. for \$10,600,000 or \$321,212 per unit. It is improved with a three and one-half storey apartment building.

41 Concord Street North was purchased by named individuals from 8443971 Canada Corp. for \$5,210,000 or \$434,167 per unit. It is improved with a three-storey apartment building.

59 Concord Street North was purchased by 2821311 Ontario Inc. from 8443971 Canada Corp. for \$2,000,000 or \$500,000 per unit. It is improved with a three-storey fourplex. Michael Pyman and Jordan Lovett of Colliers International were the agents for the two sales on Concord Street North.

## October 2021 Total Value of Transactions



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