

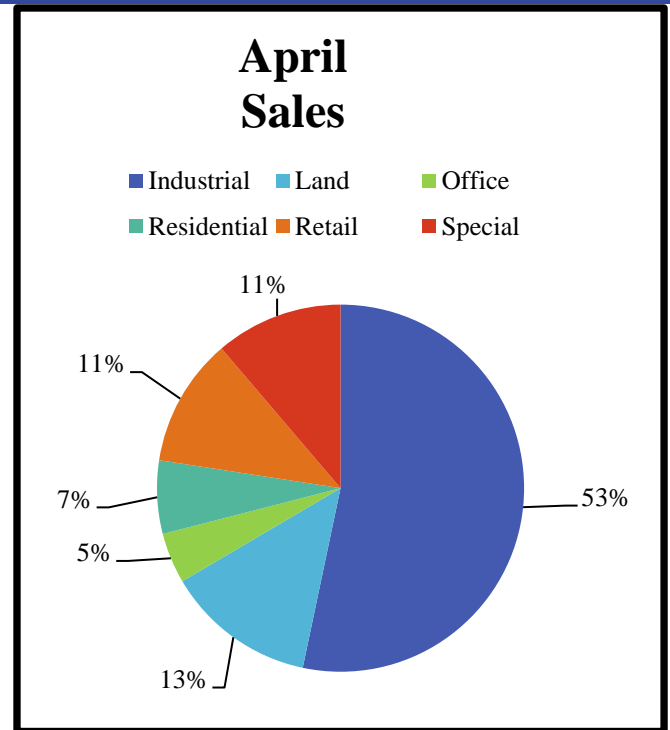
# of Capital Interest | June 2021

## Juteau Johnson Comba Inc.

### Overview of Market

The local unemployment rate for the month of April as reported by Statistics Canada increased to 6.7% from 6.3%. The national rate increased to 8.1% from 7.5% while Ontario's unemployment rate increased to 9.0% from 7.5%.

There were 33 sales in the month of April with a total value of \$158,447,582. Industrial building sales accounted for 53.3% of the sales, land sales 13.2%, retail buildings 11.3%, special buildings 11.2%, residential buildings 6.5% and office buildings 4.4%. 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.



### Industrial Building Sales

There were 7 Industrial building sales in the month of April for a total consideration of \$84,460,000.

The most notable sale for the month was the purchase of the Summit portfolio by ProReit. 1050-1051 Baxter Road was purchased for \$28,600,000 or \$179 per square foot. It is improved with two, one and two-storey, multi-tenant commercial buildings. 2615 Lancaster Road was purchased for \$14,400,000 or \$171 per square foot. It is improved with two, single storey, multi-tenant industrial flex buildings. 2620-2650 Lancaster Road was purchased for \$6,200,000 or \$163 per square foot. It is improved with four, single storey, multi-tenant industrial flex buildings. These properties were listed for sale by Nico Zentil of CB Richard Ellis.

1680 Vimont Court was purchased by Dream Industrial (GP) Inc. from Dymon Storage (Ottawa) Corp. for \$26,100,000 or \$179 per square foot. It is improved with a single storey, plus mezzanine, multi-tenant industrial flex building.

2415 Carp Road was purchased by Waste Management of Canada Corp. from J Laurysen Investments Inc. for \$4,750,000 or \$75 per square foot. It is improved with a single storey metal structure industrial building and two converted dwellings.

1604 Michael Street was purchased by 2815006 Ontario Inc. from 1918581 Ontario Ltd. for \$3,050,000 or \$161 per square foot. It is improved with a one and two-storey industrial building.

### Land Sales

There were 9 land sales in the month of April for a total consideration of \$20,967,577.

300 Somme Street, in the south end of the City, was purchased by Copart Canada Inc. from Tomlinson Development Corp. for \$5,368,000 or \$122,055 per acre. It is zoned Rural Heavy Industrial.

1649 Montreal Road & 741 Blair Road were purchased by Bertone Montreal GP Inc. from 1230008 Ontario Inc. and named individuals for \$3,850,000 or \$73.48 per square foot. It is zoned Arterial Mainstreet and Residential Third Density.

4050 Heuvelmans Road was purchased by Ferme Mont-Vully Inc. from Brabantdale Farms Ltd. for \$2,600,000 or \$14,844 per acre. It is zoned Agricultural.

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3085 Dalmac Road was purchased by Velthuis Farms Ltd. and named individuals from named individuals for \$2,300,000 or \$13,944 per acre. It is zoned Agricultural Zone.

### Retail Building Sales

There were 7 retail building sales in the month of April for a total consideration of \$17,955,000.

1750 Bank Street was purchased by 1750 Bank Street Inc. from Gary's Radiator Welding Ltd. for \$4,000,000 or \$469 per square foot. It is improved with a single storey retail building.

249 Richmond Road was purchased by 2828727 Ontario Inc. & 255 Richmond Developments LP from Sagres Restaurant Ltd. for \$3,550,000 or \$1,433 per square foot. It is improved with a two-storey restaurant.

298 Richmond Road was purchased by 2826227 Ontario Inc. from BF Vacuum Cleaner Centre Ltd. for \$3,000,000 or \$503 per square foot. It is improved with a single storey, multi-tenant, retail building.

1663-1665 Bank Street & 1216 Ridgemont Avenue were purchased by 12226189 Canada Inc. from named individuals for \$2,600,000 or \$441 per square foot. It is improved with two, two-storey dwellings and a single-storey retail dwelling.

161 Laurier Avenue East was purchased by the University of Ottawa from 1470087 Ontario Inc. for \$2,080,000 or \$314 per square foot. It is improved with a two and one-half storey, plus full basement, restaurant and three apartments.

### Special Building Sales

There were 3 special building sales in the month of April for a total consideration of \$17,792,605.

15 Oblats Avenue was purchased by Forum/SLP 15 Oblats GP Inc. from Domicile Urban Developments Inc. for \$12,527,000 or \$115 per square foot. It is improved with a three-storey institutional building.

5541 Doyle Road was purchased by 12908824 Canada Inc. from Suntech Greenhouses Ltd. for \$3,300,000 or \$17.20 per square foot. It is improved with a greenhouse building.

### Residential Building Sales

There were 6 residential building sales in the month of April for a total consideration of \$10,222,400.

508 O'Connor Street was purchased by JB Holdings Inc. from named individuals for \$2,075,000 or \$345,833 per unit. It is improved with a two and one-half storey six-plex.

### Office Building Sale

21 office condominium units located at 1929 Russell Road were purchased by 1358567 Ontario Ltd. from Healthcare Properties Holdings Ltd. (*Northwest Healthcare Properties*) for \$7,050,000 or \$356 per square foot. The units are located in the Smyth Medical Centre, a three-storey, Class "A", medical office building.

## April 2021 Total Value of Transactions

