

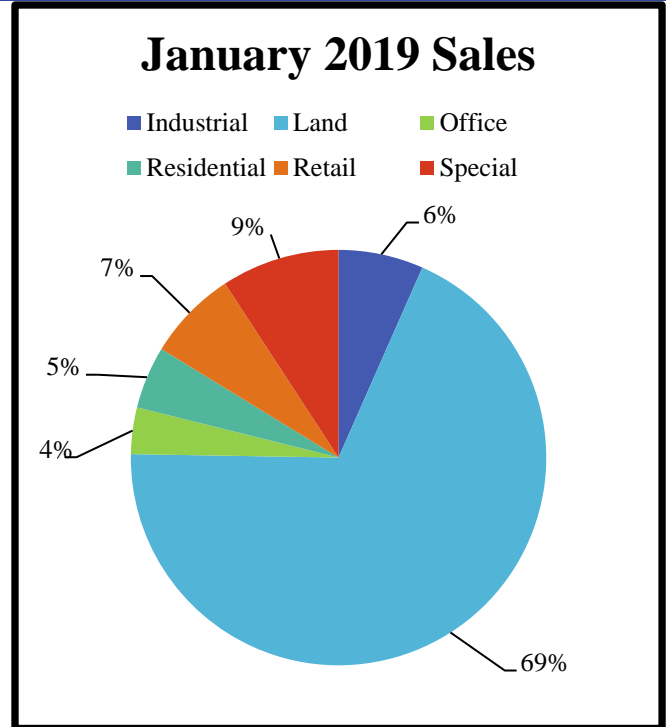
of Capital Interest | March 2019

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of January as reported by Statistics Canada increased slightly to 5.2% from 4.9% the previous month. The national rate increased slightly from 5.6% to 5.8%, while Ontario's unemployment rate increased to 5.7% from 5.4%.

There were a total of 32 sales in the month of January with a total value of \$124,134,186. Land sales accounted for 68.6% of the total, special buildings 9.2%, retail buildings 7.0%, industrial buildings 6.6%, residential buildings 4.9% and office buildings 3.6%. 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 12 land sales for the month of January for a total consideration of \$85,216,410.

Commercial Land Sales

The most notable sale for the month was the purchase of 2012 Ogilvie Road. It was purchased by Costco Wholesale Canada Ltd. from RioTrin Shoppers City East Inc. for \$35,033,647 or \$2,367,138 per acre.

Residential Land Sales

305-315 Tweedsmuir Avenue, 1976 Scott Street & 320 McRae Avenue were purchased by 1213763 Ontario Inc. from named individuals for \$18,015,000 or \$318 per square foot of site area. Ian Shackell of CBRE had this property listed for sale.

Future Growth Land Sales

866-898 Eagleson Road & 1355-1365 Terry Fox Drive was purchased by Claridge Homes (Bridlewood Trails Phase 3) Inc. from First Capital (Eagleson at T Fox I) Corp., DIR Developments Inc. & First Capital (Eagleson at T Fox II) Corp. for \$14,764,741 or \$547,045 per acre.

4263 Prince of Wales Drive was purchased by Urbandale Corp. from named individuals for \$5,031,222 or \$53,695 per acre. The site is located on the east side of Prince of Wales Drive to the south of Barnsdale Road outside of the urban boundary. Phil Zunder of Decathlon Realty had the property listed for sale.

An 80% interest in 1276 Watters Road was purchased by 1884843 Ontario Ltd. & 1048279 Ontario Inc. (Claridge) from

128023 Canada Inc. based on \$2,815,600 or \$40,120 per acre.

4345-4375 McKenna Casey Drive was purchased by Barrhaven Conservancy Development Corporation (*Caivan Communities*) from named individuals for \$2,629,200 or \$39,867 per acre.

Special Building Sales

There were 5 special building sales for the month of January for a total consideration of \$11,420,000.

572 Manor Avenue was purchased by the Government of the Republic of Cameroon from Richcraft Properties Ltd. for \$6,150,000 or \$608 per square foot. It is improved with a three-storey dwelling that is to be utilized as an embassy.

61 Parent Avenue was purchased by 11145851 Canada Inc. from Sisters of

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Charity of Ottawa for \$2,250,000 or \$45,000 per bed. It is improved with a three-storey rooming house. The property was listed for sale by Natalie Belovic of Remax Hallmark Realty Group.

Retail Building Sales

There were 2 retail building sales for the month of January for a total consideration of \$8,750,000.

1920-1940 Bank Street was purchased by 11151886 Canada Inc. from 2616176 Ontario Inc. for \$5,900,000 or \$249 per square foot. It is improved with three single-storey retail buildings forming a retail plaza.

3780 Fallowfield Road was purchased by 2672185 Ontario Inc. from Radeena Ltd.. for \$2,850,000 or \$331 per square foot. It is improved with a single-storey retail plaza.

Industrial Building Sales

There were 4 industrial building sales for the month of January for a total consideration of \$8,210,000.

1325-1335 Humber Place was purchased by named individuals from 614785 Ontario Inc. (*Gemstone Home*) for \$4,300,000 or \$144 per square foot. It is improved with two multi-tenant industrial buildings. The property was listed for sale by Charles Mirsky and Jason Shinder of District Realty.

Office Building Sales

There were 2 office building sales for the month of January for a total consideration of \$4,499,500.

1000 Thomas Spratt Place was purchased by Eglise de Dieu d'Expression Francaise d'Ottawa from 1663177 Ontario Ltd. for \$3,449,500 or \$167 per square foot. It is improved with a two-storey office flex building. This property was listed for sale by Peter Earwaker and Stacey Shields of Cushman & Wakefield Ottawa.

