

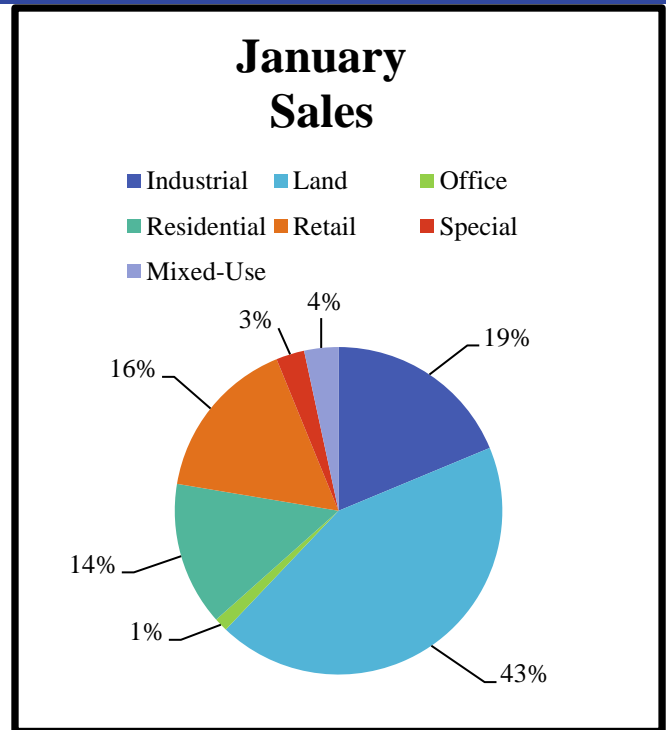
of Capital Interest | March 2021

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of January as reported by Statistics Canada decreased to 6.5% from 6.8%. The national rate increased to 9.4% from 8.8% while Ontario's unemployment rate increased to 10.2% from 9.6%.

There were 36 sales in the month of January with a total value of \$107,375,833. Land accounted for 43.4% of the sales, industrial buildings 18.7%, retail buildings 16.2%, residential buildings 14.2%, mixed-use buildings 3.4%, special buildings 2.8% and office buildings 1.3%. 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 13 land sales in the month of January for a total consideration of \$46,555,448.

The most notable sale for the month was the sale of 6141 Flewellyn Road in the west end of the City. It was purchased by Caivan (Stittsville West) Ltd. from named individuals for \$14,116,864 or \$305,098 per acre. It is zoned Rural Countryside.

112 Nelson Street was purchased by Forum/SLP Inc. from the Ontario Superior Court of Justice for \$7,600,000 or \$240 per square foot. It is zoned Residential Fifth Density. The property was listed for sale by Jones Lang LaSalle.

2201 Rideau Road, in the south end of the City, was purchased by Exhibition

Lands Regional Inc. (*Regional Group*) from Central Canada Exhibition Association for \$4,140,000 or \$29,978 per acre. It is zoned Rural Commercial.

1221 March Road was purchased by Claridge Homes (1221 March Road) Inc. from named individuals for \$3,892,657 or \$210,300 per acre. It is zoned Rural Countryside.

4348 Dunning Road, in the east end of the City, was purchased by Welshart Farms Inc. from named individuals for \$2,820,927 or \$9,215 per acre. It is zoned Agricultural and Rural Countryside.

347 Gilmour Street and 278 O'Connor Street were purchased by Polo IV Properties Inc. from named individuals for \$2,780,000 or \$257 per square foot. It is zoned Residential Fourth Density.

627 Kirkwood Avenue was purchased by 12466210 Canada Inc. from Young Israel of Ottawa for \$2,200,000 or \$92 per square foot. It is zoned Minor Institutional. Nathan Smith and Scott Brooker of Cushman & Wakefield Ottawa had this property listed for sale.

7481 Mitch Owens Road was purchased by 2276761 Ontario Inc. from Norcan Homes Ltd. for \$2,200,000 or \$98,039 per acre. It is zoned Mobile Home Zone and Rural Countryside.

Industrial Building Sales

There were 5 industrial building sales in the month of January for a total consideration of \$20,110,635.

209 Westbrook Road was purchased by Mini Mall Storage Properties GP Inc. (*Avenue Living Asset Management*) from 1343678 Ontario Ltd. for

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\$11,515,556 or \$231 per square foot. It is improved with a self-storage facility comprised of six storage buildings and a bungalow.

165 Colonnade Road was purchased by Larsson Property Holdings Inc. from 2319678 Ontario Inc. for \$3,500,000 or \$160 per square foot. It is improved with an industrial flex building. Sarah Vandenberg of Koble Commercial was the agent with respect to this sale.

Retail Building Sales

There were 6 retail building sales in the month of January for a total consideration of \$17,390,000.

277 Elgin Street was purchased by 1470475 Ontario Inc. (*Fleming Property Management*) from Ferris Eyamie Enterprises Inc. for \$8,000,000 or \$399 per square foot. It is improved with a four-storey mixed-use building comprised of ground floor retail and upper-level apartments. Jason Shinder and Charles Mirsky of District Realty were the agents on this transaction.

54 York Street was purchased by 54 York Street Inc. (*Apollo Property Management*) from IW&S Holdings Ltd. for \$5,000,000 or \$515 per square foot. It is improved with a three-storey vacant heritage building that was improved with restaurants on all levels. Phil Zunder of Decathlon Commercial had this property listed for sale.

Residential Building Sales

There were 8 residential building sales in the month of January for a total consideration of \$15,246,750.

1162 Rockingham Avenue was purchased by D & J Parker Holdings Inc. from Gestion El Koussa Inc. for \$4,500,000 or \$375,000 per unit. It is improved with a three and one-half storey apartment building.

304 Elmgrove Avenue was purchased by 9172475 Canada Inc. from Antilia Homes Corp. for \$2,375,000 or \$593,750 per unit. It is improved with a three-storey fourplex that was constructed in 2019.

Mixed-Use Building Sales

There were 2 mixed-use building sales in the month of January for a total consideration of \$3,628,000.

750 Bank Street was purchased by 2788057 Ontario Inc. from Carisbrook Investments Inc. for \$2,400,000 for \$490 per square foot. It is improved with a two-storey mixed-use building.

Special Building Sales

510 Lacolle Way was purchased by 2794146 Ontario Inc. from 6099050 Canada Inc. for \$3,000,000 or \$392 per square foot. It is improved with a single-storey daycare.

