

# of Capital Interest | October 2021

## Juteau Johnson Comba Inc.

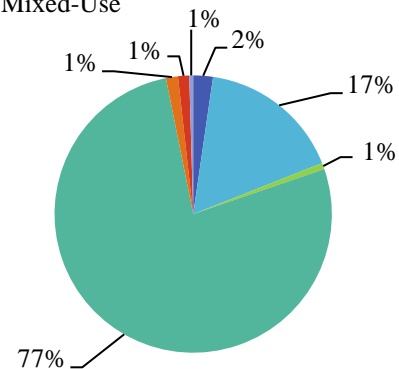
### Overview of Market

The local unemployment rate for the month of August as reported by Statistics Canada decreased to 6.5% from 7.6%. The national rate decreased to 7.1% from 7.5% while Ontario's unemployment rate decreased to 7.6% from 8.0%.

There were 26 sales in the month of August with a total value of \$400,735,777. Residential buildings accounted for 77.4% of the sales, land sales 16.5%, industrial buildings 2.3%, retail buildings 1.4%, special buildings 1.3%, office buildings 0.7% and mixed-use buildings 0.4%. 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.

### August Sales

■ Industrial ■ Land ■ Office  
■ Residential ■ Retail ■ Special  
■ Mixed-Use



### Residential Building Sales

There were 6 residential building sales in the month of August for a total consideration of \$310,118,422.

The most notable sale for the month was the purchase of 185, 195 & 200 Clearview Avenue. It was purchased by Homestead Land Holdings Ltd. from IPT Investments Inc. for \$270,000,000 or \$415,888 per unit. It is improved with two, 12-storey and 24-storey, apartment buildings. David Montessor, Marc Hetu, Nico Zentil and Benoit Poulin of CBRE had this property listed for sale.

150-160 Whispering Winds Way was purchased by 13145514 Canada Inc. from DCR/Phoenix Development Corporation Ltd. for \$16,831,763 or \$323,688 per unit. It is improved with two, three and one-half storey apartment buildings. Derek Lobo, Carolyn Ennest & Irian Khomyukova of SVN Rock Advisors had this property listed for sale.

906-928 Moorvale Street was purchased by 1048279 Ontario Inc. (*Subhkin Canada*) from De Champlain-Laverdure Realities Inc. for \$13,346,659 or \$208,542 per unit. It is improved with three, two-storey, plus basement, townhouse rental buildings.

237 Loretta Avenue South was purchased by 237 Loretta Avenue Inc. from named individuals for \$5,400,000 or \$337,500 per unit. It is improved with a three-storey apartment building.

320 Cooper Street was sold by 1414815 Ontario Inc. to 2724268 Ontario Inc. for \$5,000,000 or \$217,391 per unit.

### Land Sales

There were 10 land sales in the month of August for a total consideration of \$66,140,200.

2127 & 2149 Mer Bleue Road was purchased by DCR/Phoenix Development Corp Ltd. (*Phoenix*

*Homes*) from Taillefer Estates Inc. & 2534189 Ontario Ltd. for \$15,350,000 or \$406,192 per acre. It is zoned General Industrial. Kent Holmes of Coldwell Banker Sarazen Realty was the agent with respect to this sale.

1177 Watters Road was purchased by 1177 Watters Developments Ltd. (*Bellai Freres Construction Ltée*) from named individuals for \$12,700,000 or \$139,377 per acre. It is zoned Agricultural and Parks and Open Space.

4624 Ramsayville Road was purchased by Richcraft Homes Ltd. from named individuals for \$8,650,000 or \$90,728 per acre. It is zoned Rural Countryside and Parks and Open Space.

1125 & 1149 Cyrville Road was purchased by Westrich Management Ltd. from Mrak Holdings Inc. (*Mark Motors*) for \$8,500,000 or \$106 per square foot. It is zone Mixed-Use Centre. Aik Aliferis, Nick Pantieras and Tarek Mansour of IPA Marcus

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Millichap were the agents with respect to this transaction.

360 Bobolink Ridge was purchased by 2797496 Ontario Ltd. (*Broadstreet Properties*) from CP REIT Ontario Properties Ltd., PRC Fernbank Corp. & Phoenix Fernbank Inc. for \$8,293,750 or \$945,696 per acre. It is zoned Arterial Mainstreet.

30 Frank Nighbor Place was purchased by U-Haul Co (Canada) Ltd. from 764703 Ontario Inc. (*Colonnade Bridgeport*) for \$5,089,740 or \$540,312 per acre. It is zoned Light Industrial. David Cantor of Cantor Realty Corp.; Kermit Furlow of Rivergate Realty and Tony Provenzano of Pro Com Realty Corp. were the agents with respect to this sale.

1095 River Road was purchased by Osgoode Farms Ltd. from Dacca Brooks Ltd. for \$2,880,000 or \$14,941 per acre. It is zoned Agricultural.

### Industrial Building Sales

There were 4 industrial building sales in the month of August for a total consideration of \$9,080,000.

36 Edgewater Street was purchased by Stratton Properties Corp. from Gary's Radiator & Welding Ltd. for \$2,900,000 or \$385 per square foot. It is improved with a single-storey automotive garage.

2285 Carling Avenue was purchased by Nautilus Next Inc. from 2285 Carling Avenue Property Ltd. (*Forum Equity*) for \$2,180,000 or \$497 per square foot. It is improved with a single-storey automotive garage.

1992 Robertson Road was purchased by Stratton Properties Corp. from Gary's Radiator & Welding Ltd. for \$2,000,000 or \$400 per square foot. It is improved with a single-storey automotive garage.

197 Cardevco Road was purchased by 1770650 Ontario Inc. from 1062484 Ontario Inc. for \$2,000,000 or \$190 per square foot. It is improved with a single-storey, plus two-storey office component, industrial building.

### Retail Building Sales

There were 2 retail building sales in the month of August for a total consideration of \$5,547,155.

1622 Roger Stevens Drive was purchased by named individuals from Invecta Development Ottawa Corp. for \$3,750,000 or \$1,250 per square foot. It is improved with a single-storey gas station, plus convenience store and Tim Hortons.

### Special Building Sales

1370 Bank Street (Billingswood Manor) was purchased by 2850941 Ontario Inc. from 2647862 Ontario Inc. for \$5,150,000 or \$80,469 per suite. It is improved with a three and one-half storey retirement home facility.

### Office Building Sales

There were 2 office building sales in the month of August for a total consideration of \$2,900,000.

