

# of Capital Interest | December 2022

## Juteau Johnson Comba Inc.

### Overview of Market

The local unemployment rate for the month of October as reported by Statistics Canada increased to 4.2% from 4.1%. The national rate remained unchanged at 5.2% while Ontario’s unemployment rate increased to 5.9% from 5.8%.

There were 24 sales in the month of October with a total value of \$323,025,988. Residential building sales accounted for 66.1% of the total, office building sales 14.9%, land sales 14.4%, industrial building sales 3.0%, special building sales 1.2% and Mixed-Use building sales 0.5%. 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

#### Residential Building Sales

There were 3 residential building sales in the month of October for a total consideration of \$213,425,000.

The biggest sale of the month was the purchase of 1425 Vanier Parkway (Les Terrasses Francesca) by Centurion Apartments Properties (Les Terrasses Inc.) (*Centurion Apartment Inc.*) from 145 Presland Road Inc. (*Lépine*) for \$207,000,000 or \$750,000 per unit. It is improved with a 276-unit apartment complex with building heights stepping from one-storey to sixteen storeys along the Vanier Parkway.

1 Hamilton Avenue North was purchased by 1 Hamilton Holding Inc. (*TCU Developments*) from a Named Individual for \$5,425,000 or \$208,654 per unit. It is improved with a five-storey, plus partial penthouse, residential apartment building that was constructed sometime in the 1960s.

#### Land Sales

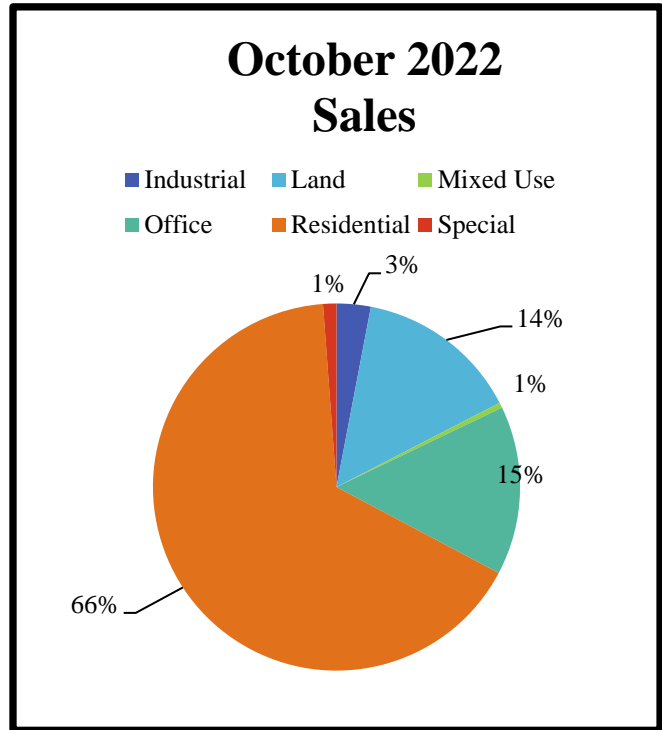
There were 11 land sales in the month of October for a total consideration of \$46,550,998.

405 Huntmar Drive in Kanata was purchased by 14346971 Canada Inc. & RF Kanata Partnership I (*Rosefellow*) from West Ottawa Land Holdings (2) Inc. (*Taggart Realty Management*) for \$25,702,800 or \$1,202,752 per acre. It is zoned Business Park Industrial Zone.

2441 & 2540 Richardson Side Road in Carp were purchased by Waste Management of Canada Corp. from Named Individuals for \$3,364,410 or \$22,893 per acre. It is zoned Rural Countryside and Environmental Protection.

A 6.61-acre parcel located on the west side of Angel Heights in Stittsville was purchased by The City of Ottawa from CRT Developments for \$3,002,602 or \$454,251 per acre. It is zoned Development Reserve.

### October 2022 Sales



4644 & 4658 Fallowfield Road in Nepean were purchased by 1000198532 Ontario Inc. (*Manor Park Estates Inc.*) from Named Individuals for \$2,600,000 or \$36.53 per square foot. It is zoned Rural Residential. The purchaser owns the adjoining lands.

A 5/7 interest was purchased in 3420 Borrisokane Road and a landlocked parcel located on the west side of Highway 416 in Barrhaven by 1000322916 Ontario Inc. (*Residence Inn by Marriott*) from Named Individuals for \$2,500,000 or \$39,642 per acre. It is zoned Development Reserve and Rural Countryside.

4565 Hawthorne Road in Gloucester was purchased by 100316360 Ontario Inc. (*Manor Park Estates Inc.*) from Named Individuals for \$2,500,000 or \$114,364 per acre. It is zoned Rural Countryside.

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### Office Building Sales

There were 3 office building sales in the month of October for a total consideration of \$48,050,000.

222-230 Queen Street was purchased by Édifice 230 Queen Inc. (*Groupe Mach*) from Cominar ON Real Estate Holdings Inc. for \$44,000,000 or \$214 per square foot of building area. It is improved with a BOMA BEST Silver-Certified, Class “B”, fifteen-storey office building with ground floor retail and an adjacent four storey office building that were constructed in 1972 and renovated in 2017.

900 Lady Ellen Place was purchased by 11272543 Canada Inc. from Valenti Holdings Inc. for \$2,900,000 or \$395 per square foot. It is improved with a two-storey flex office building with brand new finishes that was constructed in +/-1973. Graeme Webster and Sarah Vandenbelt of Koble Commercial represented the buyer and the seller was represented by Paul D’Aoust of KW Integrity.

### Industrial Building Sales

There were 4 industrial building sales in the month of October for a total consideration of \$9,700,000.

2590 Blackwell Street was purchased by 1000328136 Ontario Inc. (*Tirecraft*) from Creda Real Estate Development Corp. & DTR Holdings Corp. for \$5,000,000 or \$678 per square foot. It is improved with a single-storey industrial building with a partial second floor mezzanine level that was constructed in 2002.

1280 Trim Road in Orleans was purchased by Trim Works Developments Inc. from Stan Bernard Automotive Ltd. for \$2,300,000 or \$237 per square foot. It is improved with a one-storey industrial building with some second-floor office space.

43 Blackburn Avenue (the Carriage House) was purchased by Andrew Fleck Children’s Services/Services a l’Enfance Andrew Fleck from Sho Developments Inc. for \$2,100,000 or \$454 per square foot. It is improved with a two-storey old carriage house that was constructed in 1913.

### Special Building Sales

There were 2 special building sales in the month of October for a total consideration of \$3,800,000.

## October 2022 Total Value of Transactions

