

Watch

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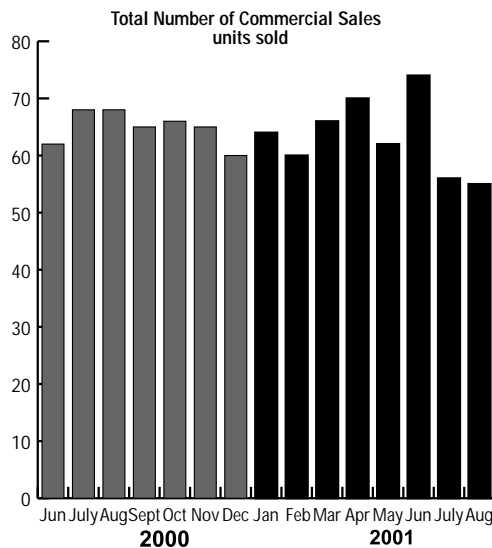
August Rebound

In August, TREB Members moved 1,114,099 square feet of leased space through TREB's MLS system, over double the 489,806 figure reported in July and up 22% from the 910,936 square feet leased in August 2000, Commercial Council Chair Michael Dosman reported today. "After a bit of a summer lull, the commercial/leasing market has come back nicely," he said. Some of the highlights of this month's report include:

- Lease rates for Industrial properties of all size classes stood at \$5.56 sfm in August. That was down 6% from the \$5.93 sfm recorded last month, but up 10% from the \$5.04 sfm recorded in August of 2000.
- Lease rates for Commercial/Retail properties of all size classes was \$12.50 in August. This was a 8% decline from the \$13.61 recorded in August 2000.

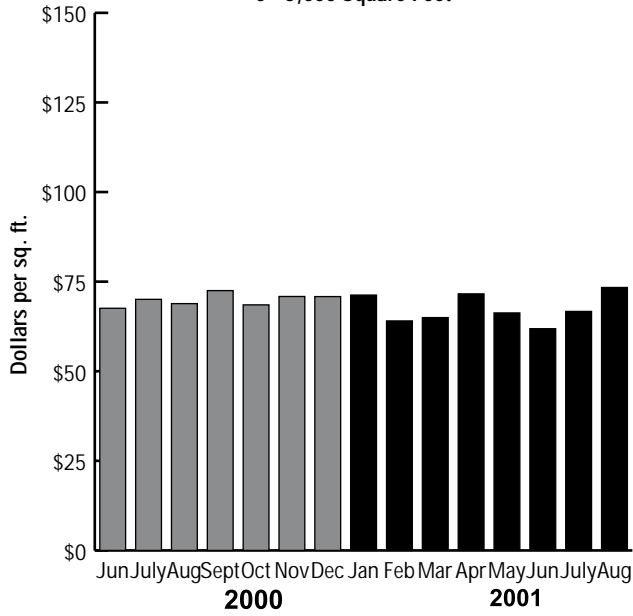
Sales Market Highlights

In August, 55 sales passed through the Commercial side of TREB's MLS system. Of these, 30 were Industrial properties of all size categories, which averaged \$56.37 per square foot. An analysis of non-MLS sources gives an average price of \$27.22 per a square foot, but includes a number of very large industrial properties that are not likely to be sold through MLS. If such properties are excluded (ie. above 50,000 square feet), the non-MLS average comes to \$54.24.

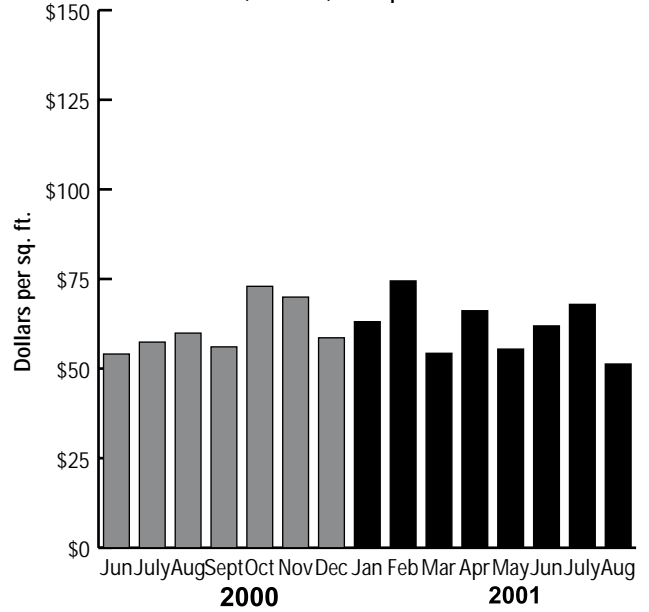


SOLD INDUSTRIAL PROPERTIES

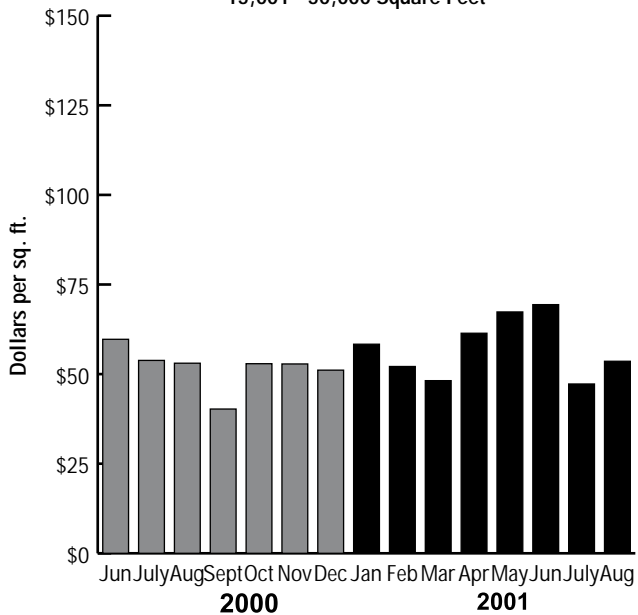
Sold Industrial Properties
0 - 5,000 Square Feet



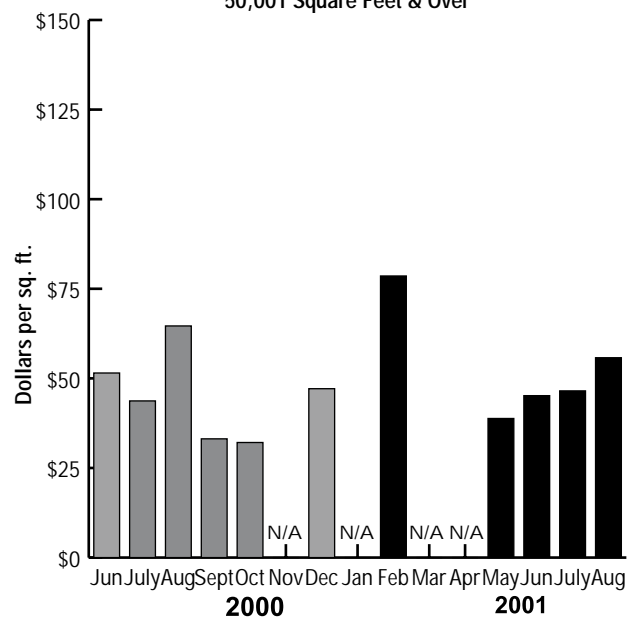
Sold Industrial Properties
5,001 - 15,000 Square Feet



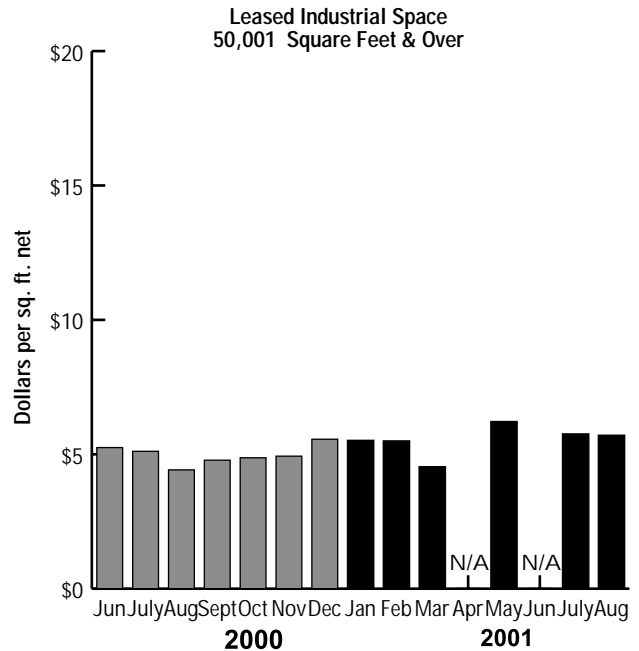
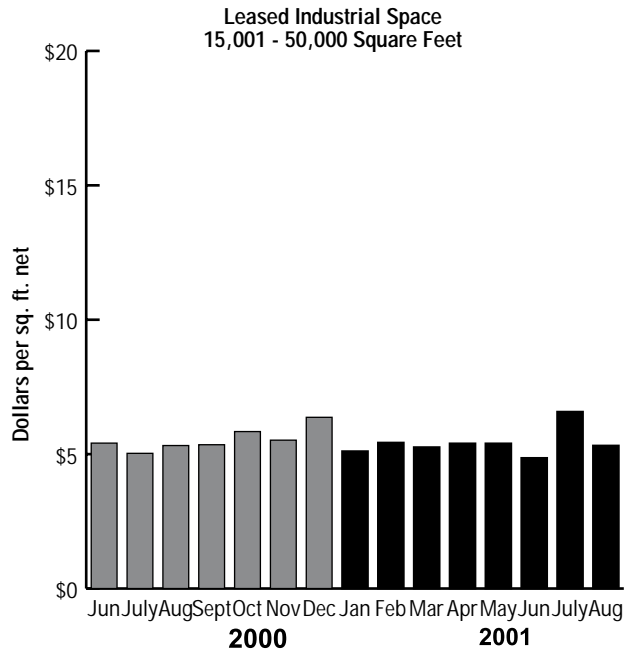
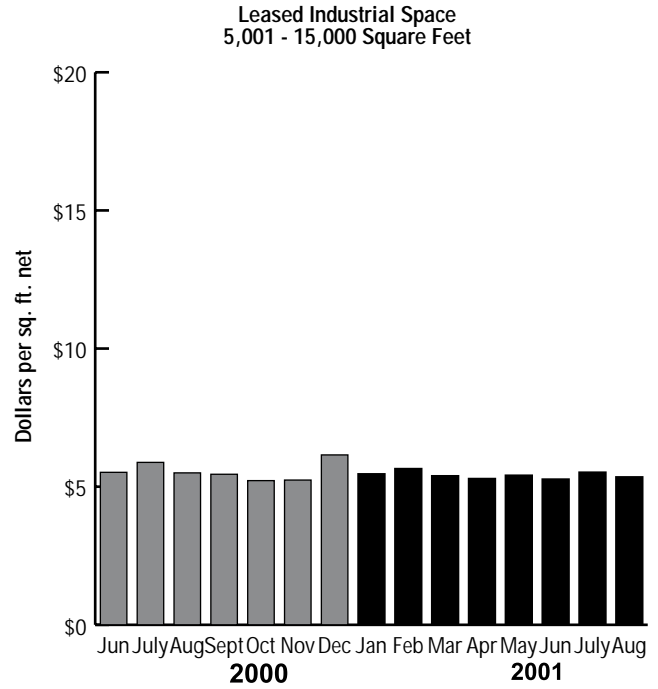
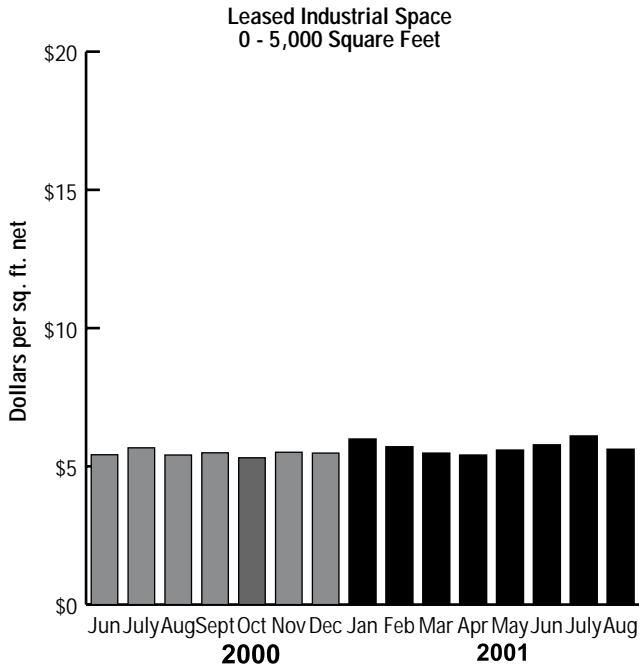
Sold Industrial Properties
15,001 - 50,000 Square Feet



Sold Industrial Properties
50,001 Square Feet & Over

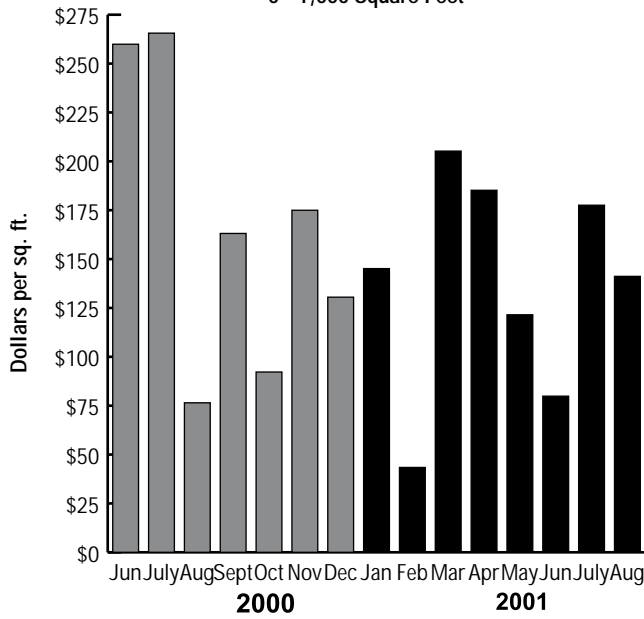


LEASED INDUSTRIAL SPACE

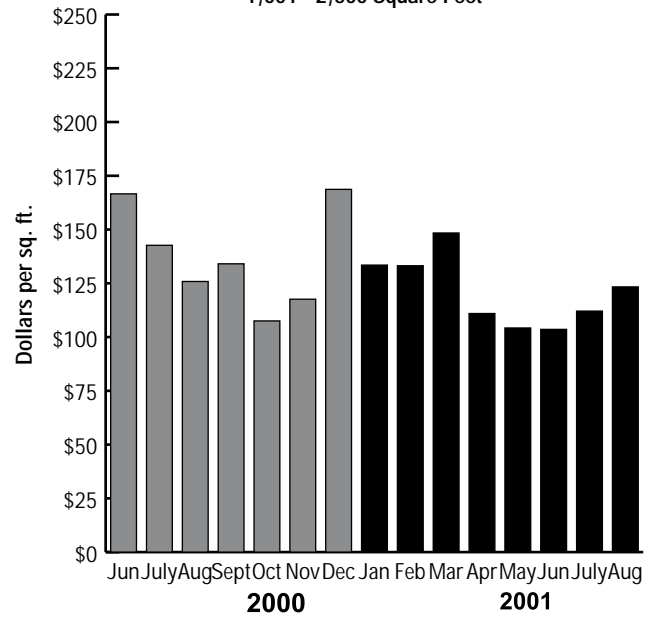


SOLD COMMERCIAL/RETAIL PROPERTIES

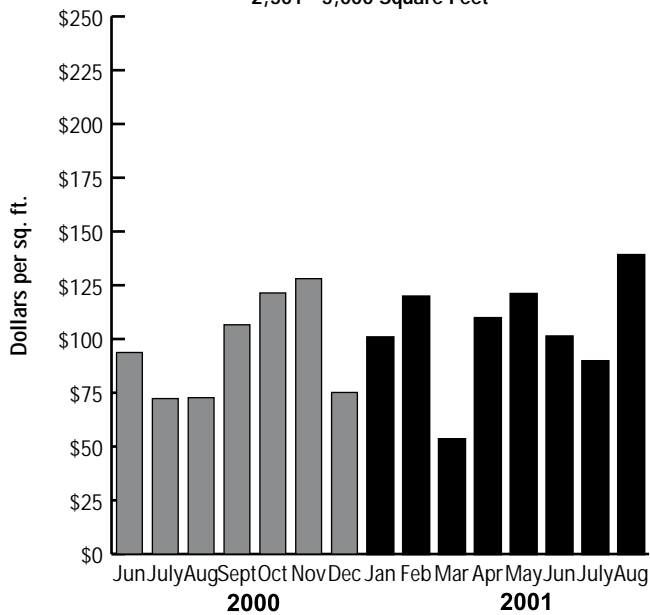
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



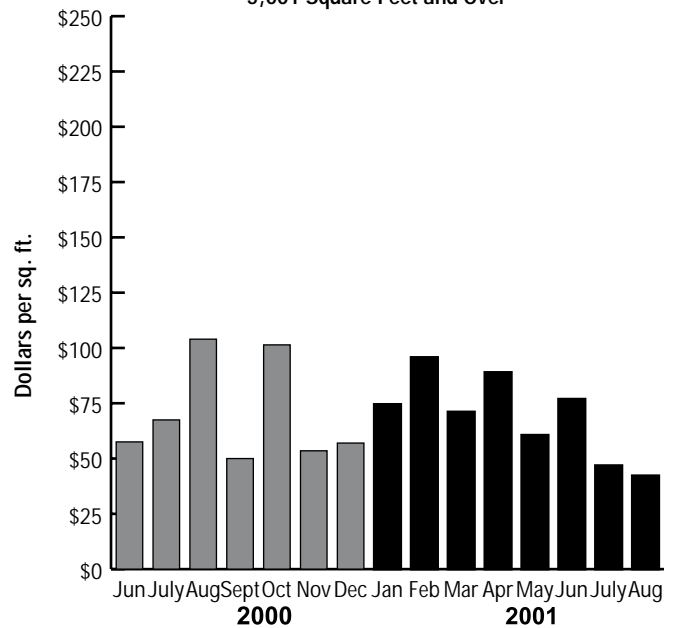
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



Sold Commercial/Retail Properties
2,501 - 5,000 Square Feet

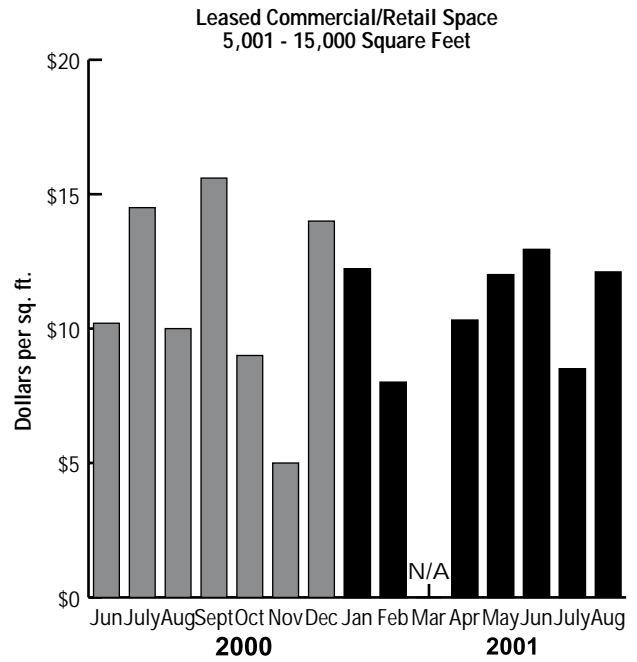
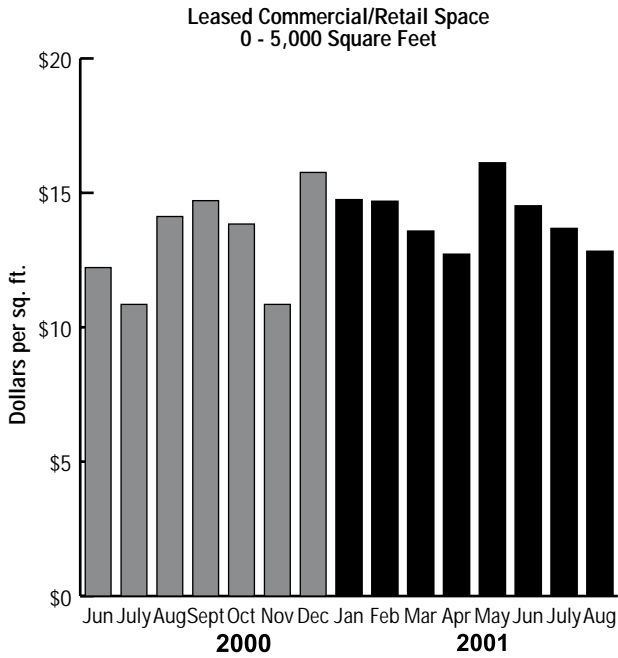


Sold Commercial/Retail Properties
5,001 Square Feet and Over

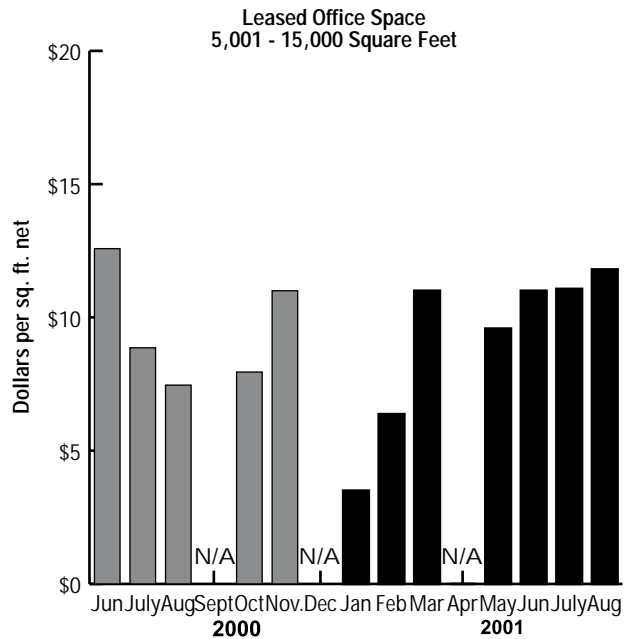
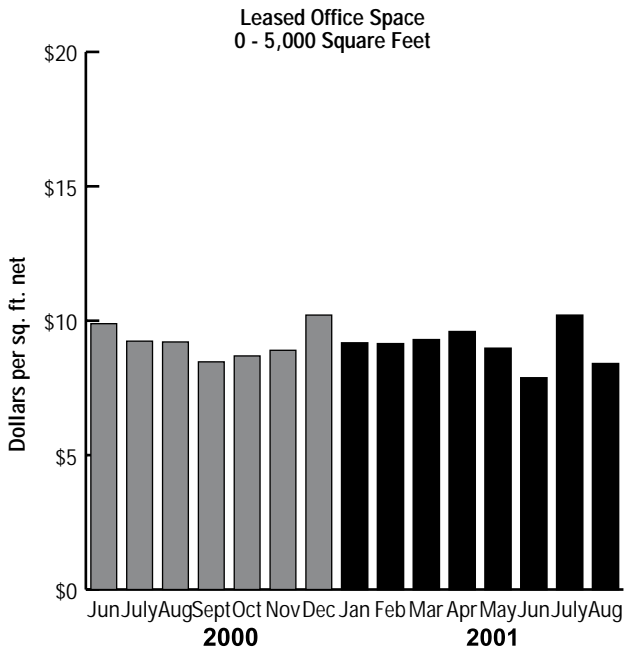


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-7	2	3,604	59.38
E-11	1	2,200	68.14
E-14	2	3,000	60.00
E-15	1	777	57.27
Total	6	9,581	\$61.41 sf

North

N-3	1	3,136	98.21
N-4	1	4,450	62.92
N-8	5	16,678	79.15
Total	7	24,264	\$78.64 sf

West

W-14	1	2,100	47.62
W-17	3	7,158	80.05
W-23	1	2,275	70.33
Total	5	11,533	\$72.23 sf

Grand

Total	18	45,378	\$73.37 sf
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15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
North			
N-8	1	25,943	58.40
N-10	1	24,221	66.06
Total	2	50,164	\$62.10 sf

West

W-17	1	15,600	58.85
W-23	1	23,549	45.65
W-24	1	29,000	63.79
W-27	2	66,600	44.29
Total	5	134,749	\$50.41 sf

Grand

Total	7	184,913	\$53.58 sf
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5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W-3	1	5,280	56.82
W-7	1	12,700	41.73
W-17	1	12,025	70.69
W-24	1	13,871	41.09
Total	4	43,876	\$51.28 sf

Grand

Total	4	43,876	\$51.28 sf
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50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
West			
W-17	1	54,695	55.76
Total	1	54,695	\$55.76 sf

Grand

Total	1	54,695	\$55.76 sf
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LEASED INDUSTRIAL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-5	2	7,146	5.63
E-7	4	6,939	5.33
E-9	1	4,000	5.00
E-11	3	6,343	5.02
E-15	1	1,220	6.00
E-16	1	1,016	5.40
Total	12	26,664	\$5.32 sfn
North			
N-7	1	4,828	4.25
N-8	7	20,777	5.99
N-10	2	5,768	6.47
Total	10	31,373	\$5.81 sfn
West			
W-5	7	19,218	5.26
W-7	1	4,300	5.90
W-12	1	2,240	6.00
W-13	1	4,480	4.50
W-16	1	3,401	4.75
W-17	4	13,529	6.42
W-24	3	8,095	5.88
W-25	1	2,749	5.75
Total	19	58,012	\$5.63 sfn
Grand Total	41	116,049	\$5.61 sfn

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-17	1	30,000	5.00
Total	1	30,000	\$5.00 sfn
North			
N-8	2	75,991	5.62
Total	2	75,991	\$5.62 sfn
West			
W-6	1	21,600	5.81
W-21	1	34,680	5.55
W-24	1	19,021	5.00
W-27	1	30,600	4.50
Total	4	105,901	\$5.20 sfn
Grand Total	7	211,892	\$5.32 sfn

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-4	1	13,066	4.95
E-14	1	14,400	4.50
E-16	1	11,485	6.25
Total	3	38,951	\$5.17 sfn
North			
N-8	2	10,811	6.23
N-10	1	7,510	6.10
Total	3	18,321	\$6.18 sfn
West			
W-5	1	6,000	4.25
W-6	1	7,075	5.75
W-9	1	6,000	5.00
W-16	2	14,633	5.01
W-17	2	12,759	5.68
W-23	1	7,250	5.10
Total	8	53,717	\$5.19 sfn
Grand Total	14	110,989	\$5.35 sfn

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
Central			
C-11	1	104,639	5.00
Total	1	104,639	\$5.00 sfn
West			
W-10	1	196,604	6.99
W-20	1	70,570	4.50
W-21	1	54,605	6.10
W-24	1	125,058	4.75
Total	4	446,837	\$5.86 sfn
Grand Total	5	551,476	\$5.70 sfn

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C-9	1	937	357.52
Total	1	937	\$357.52 sf
East			
E-2	1	950	82.11
E-4	1	600	18.33
E-7	2	1,080	134.07
E-9	1	660	22.73
Total	5	3,290	\$75.62 sf
North			
N-10	1	228	78.95
Total	1	228	\$78.95 sf
West			
W-12	1	800	175.00
Total	1	800	\$175.00 sf
Grand Total			
	8	5,255	\$141.16 sf

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C-8	1	3,600	200.00
Total	1	3,600	\$200.00 sf
West			
W-1	1	4,240	90.33
W-23	2	7,400	137.16
Total	3	11,640	\$120.10 sf
Grand Total			
	4	15,240	\$138.98 sf

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C-2	1	1,938	275.03
Total	1	1,938	\$275.03 sf
East			
E-10	1	2,385	29.35
E-16	1	1,150	20.87
Total	2	3,535	\$26.59 sf
North			
N-19	1	1,800	122.17
N-23	1	1,250	232.00
Total	2	3,050	\$167.18 sf
West			
W-3	1	2,304	60.76
W-23	1	1,129	175.00
Total	2	3,433	\$98.33 sf
Grand Total			
	7	11,956	\$123.33 sf

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Central			
C-1	2	33,390	51.93
Total	2	33,390	\$51.93 sf
North			
N-11	1	10,890	35.35
Total	1	10,890	\$35.35 sf
West			
W-1	1	6,300	133.81
W-3	1	21,000	62.86
W-27	1	35,700	7.00
Total	3	63,000	\$38.30 sf
Grand Total			
	6	107,280	\$42.24 sf

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-2	2	3,900	14.15
C-3	1	1,664	20.00
C-4	1	1,250	20.83
Total	4	6,814	\$16.81 sfn
East			
E-4	1	1,623	15.00
E-7	2	1,100	16.23
E-10	1	2,500	11.00
E-14	2	1,530	11.18
E-16	1	700	12.00
E-17	1	1,600	9.00
Total	8	9,053	\$12.11 sfn
North			
N-1	1	4,000	9.00
N-4	2	4,373	13.08
N-6	1	2,428	10.00
N-7	1	860	11.00
N-8	6	10,753	11.02
Total	11	22,414	\$10.95 sfn
West			
W-4	1	1,000	16.80
W-17	1	960	10.63
W-21	1	1,831	22.00
W-24	1	1,370	13.00
W-29	1	1,800	14.00
Total	5	6,961	\$15.84 sfn
Grand Total	28	45,242	\$12.82 sfn

15,001 - 50,00 SQ. FT.

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-11	1	8,700	10.50
C-13	1	6,625	11.22
Total	2	15,325	\$10.81 sfn
East			
E-9	1	5,550	13.72
E-17	1	8,000	16.00
Total	2	13,550	\$15.07 sfn
North			
N-8	1	6,200	8.85
Total	1	6,200	\$8.85 sfn
Grand Total	5	35,075	\$12.11 sfn

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

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LEASED OFFICE SPACE AND SOLD LAND

LEASED OFFICE SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-7	1	1,000	10.61
C-14	1	1,018	12.00
Total	2	2,018	\$11.31 sfm
East			
E-4	1	1,500	10.80
E-5	1	717	7.50
Total	2	2,217	\$9.73 sfm
North			
N-3	2	5,680	8.60
N-8	1	4,120	6.95
N-10	6	5,444	7.26
Total	9	15,244	\$7.68 sfm
West			
W-5	2	1,405	5.22
W-15	1	850	12.71
W-17	2	3,335	9.30
Total	5	5,590	\$8.79 sfm
Grand Total			
	18	25,069	\$8.40 sfm

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-7	1	7,900	15.00
Total	1	7,900	\$15.00 sfm
East			
E-14	1	5,007	10.30
Total	1	5,007	\$10.30 sfm
North			
N-8	1	5,400	8.50
Total	1	5,400	\$8.50 sfm
Grand Total			
	3	18,307	\$11.80 sfm

15,000 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

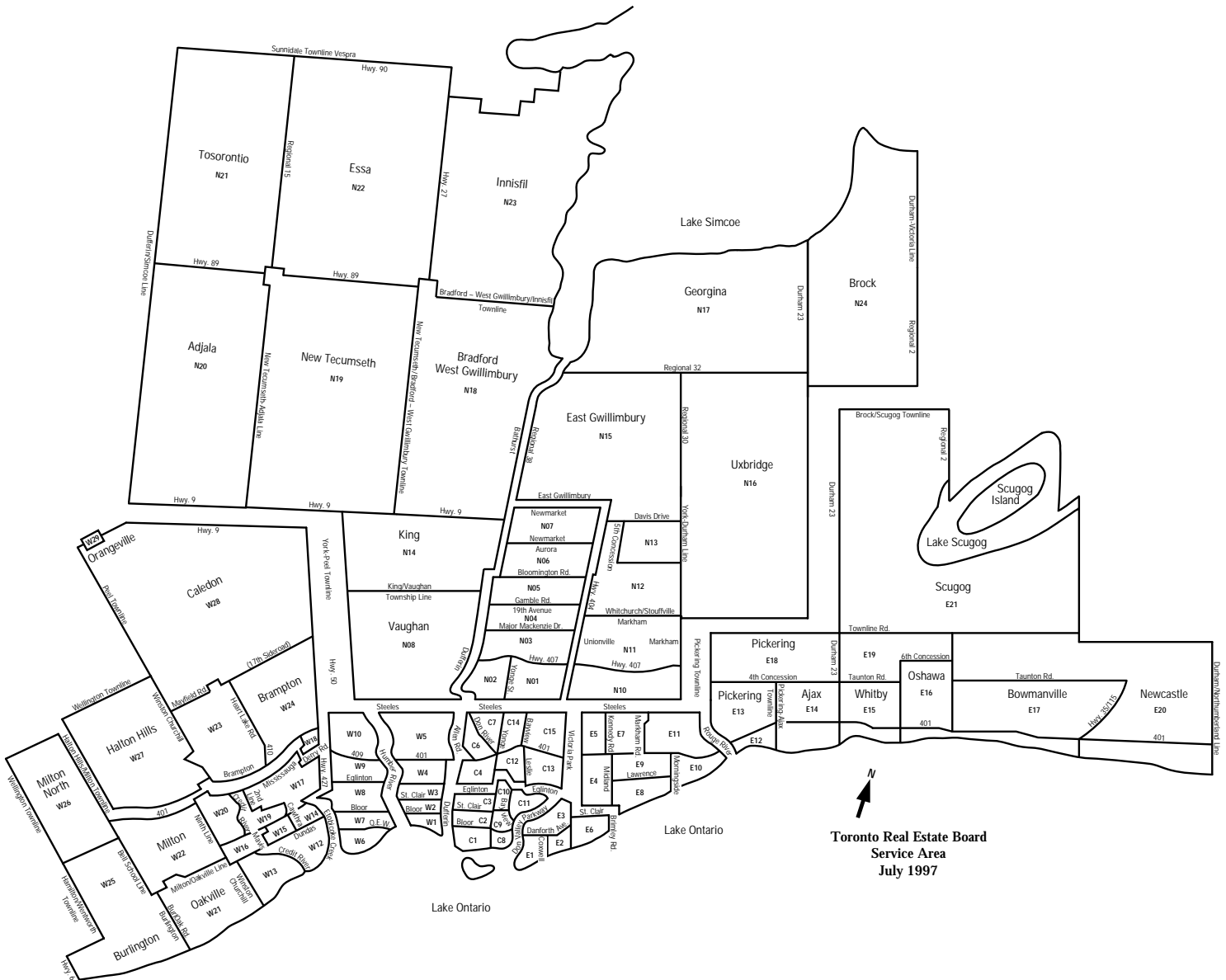
50,000 AND OVER SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
Central					
C-3	1	3,049	75.43	.07	3,285,714.29
C-7	1	7,000	42.29	.16	1,850,000.00
C-14	1	7,070	254.60	.16	11,250,000.00
Total	3	17,119	\$135.87 sf	.39	\$5,964,102.56 ac
East					
E-11	1	1,500	55.67	.03	2,783,333.33
E-16	1	8,934	5.26	.21	223,809.52
Total	2	10,434	\$12.51 sf	.24	\$543,750.00 ac
North					
N-5	1	43,560	8.95	1.00	390,000.00
N-8	1	70,131	9.50	1.61	413,975.16
Total	2	113,691	\$9.29 sf	2.61	\$404,789.27 ac
West					
W-3	1	11,896	39.51	.27	1,740,740.74
W-4	2	21,504	34.20	.54	1,362,037.04
W-8	1	2,000	160.00	.05	6,400,000.00
Total	4	35,400	\$43.09 sf	.86	\$1,773,837.21 ac
Grand Total					
	11	176,644	\$28.52 sf	4.10	\$1,228,902.44 ac

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E-12	1	304,920	2.21	7.00	96,428.57
E-17	1	872,942	.17	20.04	7,485.03
Total	2	1,177,862	\$.70 sf	27.04	\$30,510.36 ac
North					
West					
W-28	1	217,800	2.48	5.00	108,000.00
Total	1	217,800	\$2.48 sf	5.00	\$108,000.00 ac
Grand Total					
	3	1,395,662	\$.98 sf	32.04	\$42,603.00 ac

TORONTO REAL ESTATE BOARD SERVICE AREAS



Toronto Real Estate Board
Service Area
July 1997

GLOSSARY OF TERMS

Average Square Foot Net:

The trimmed average of all Net Leases in a particular MLS district or Area expressed on a per square foot basis. (ie: total \$ volume for a district or area ÷ total square footage for the district or area)

Commercial/Retail:

Commercial or Retail space for user, excluding Offices and Office Buildings.

Industrial:

Industrial buildings or space for user.

Net Lease:

A Leasing agreement whereby the tenant pays the rent and certain expenses connected with the leased premises. All information contained in the Commercial Insight concerns Net agreements.

Office:

Office space for lease (the Commercial Realty Watch contains no sold information for office buildings).

Total Leased/Total Sold/Sold (space):

The amount, expressed in square feet, of space actually leased in a particular MLS district or Area.

Note: When making use of the figures contained in this report, please be advised that the sold and leased properties reported on are only those listed through the TREB MLS system. There are transactions that take place outside the purview of this system and therefore cannot be captured in this report.