

Watch

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Commercial Market Moderate in November

In November, the local Realtors reported 662,494 square feet traded through the Toronto Real Estate Board MLS system, Commercial Council Chair Michael Dosman reported today. "This figure is down 33% from October's 988,971 figure, and less than half the 1,458,975 square feet recorded in November 2000," the chairman noted.

Despite the moderating pace of activity, lease prices for Industrial property (all size categories) clicked upward in November to \$5.35 sfm from October's \$5.13, a 4% increase. They were also up 3% from November 2000.

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Commercial Division

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Chair

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Vice-Chair

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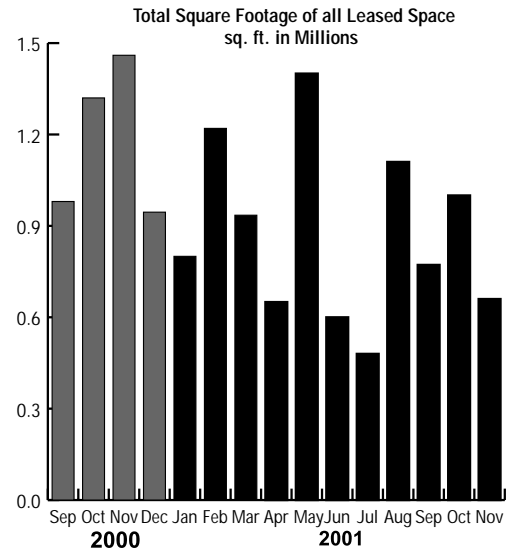
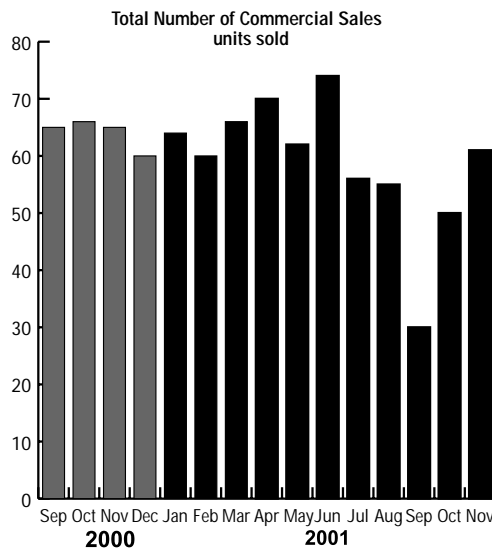
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Sales Market Highlights

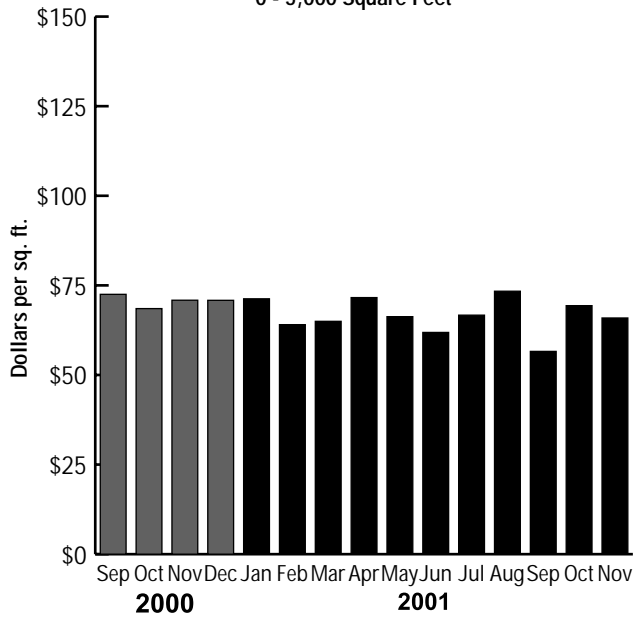
In November, 61 sales of Industrial/Commercial properties were recorded through TREB's MLS system. Of these, 36 were Industrial, which sold for an average of \$44.78. Non-MLS sources covering the same time period give an average of \$44.41 per square foot.

In addition, there were 25 commercial/retail property sales in November; these averaged \$80.45 per square foot.

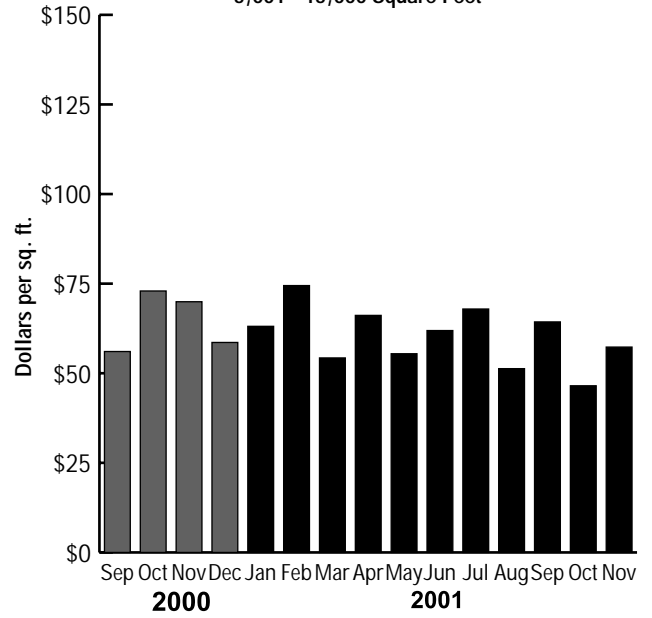


SOLD INDUSTRIAL PROPERTIES

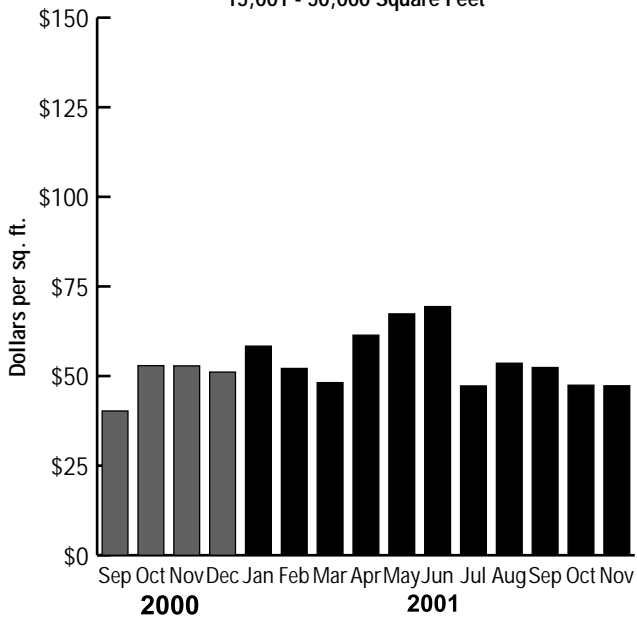
Sold Industrial Properties
0 - 5,000 Square Feet



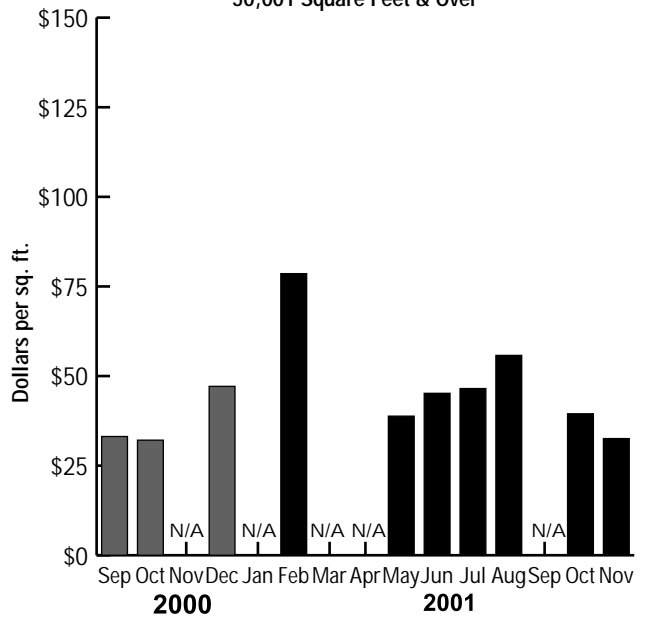
Sold Industrial Properties
5,001 - 15,000 Square Feet



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

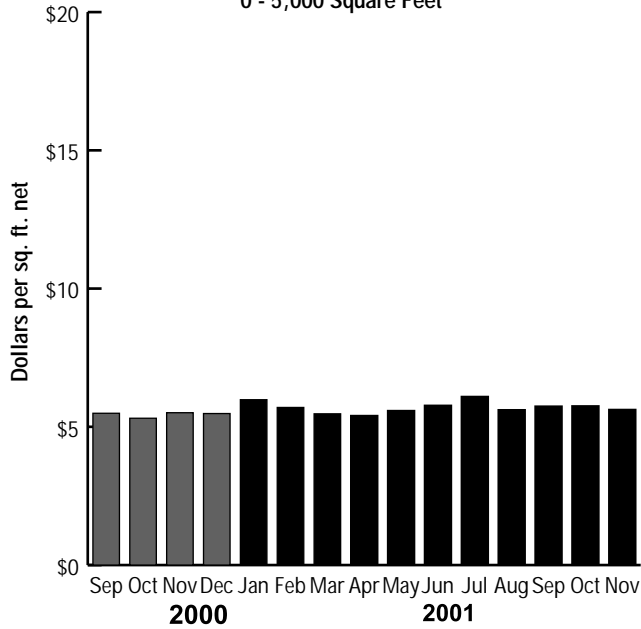


Sold Industrial Properties
50,001 Square Feet & Over

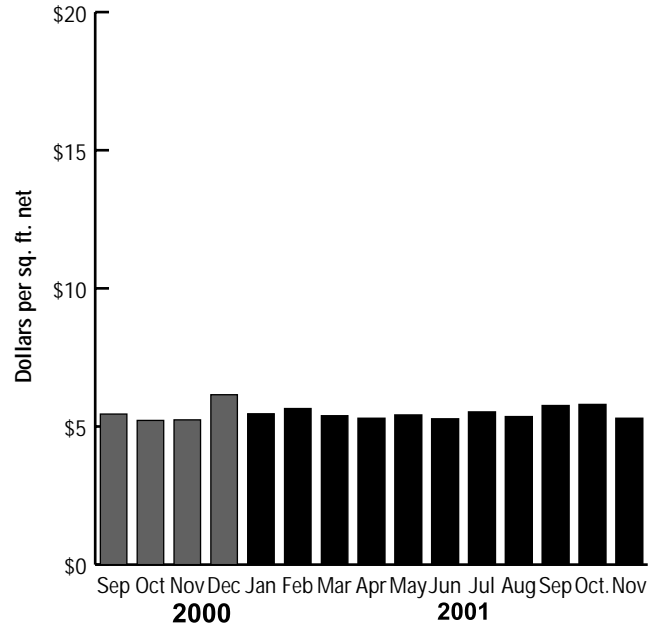


LEASED INDUSTRIAL SPACE

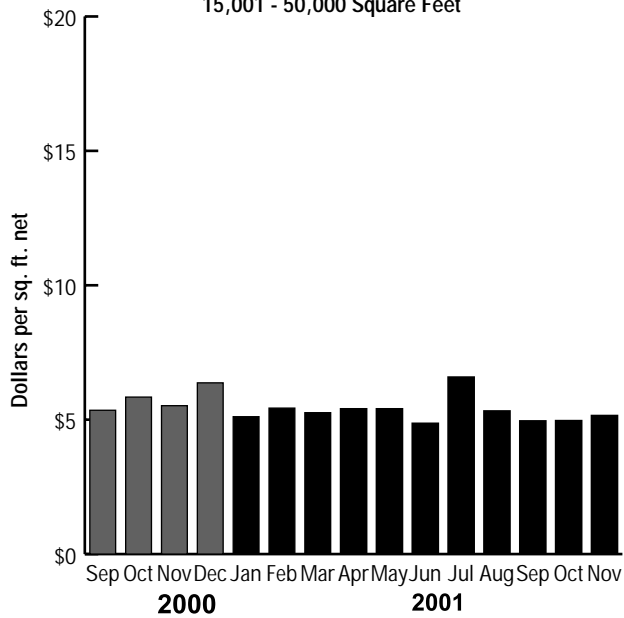
Leased Industrial Space
0 - 5,000 Square Feet



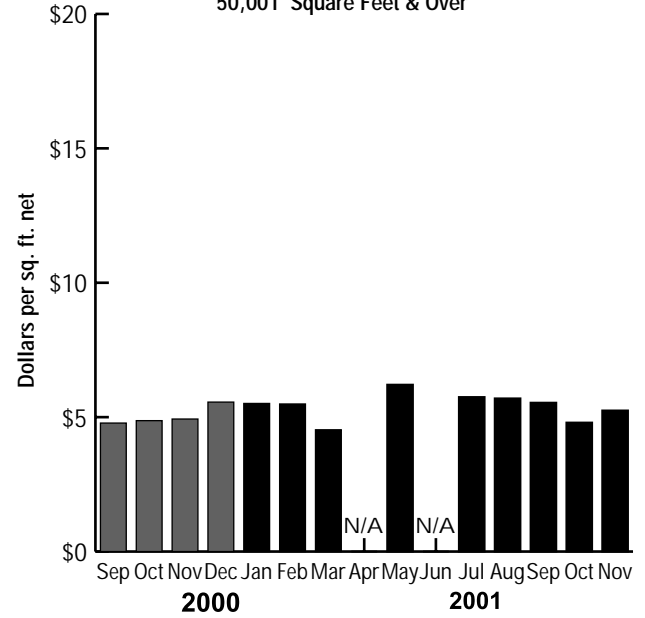
Leased Industrial Space
5,001 - 15,000 Square Feet



Leased Industrial Space
15,001 - 50,000 Square Feet

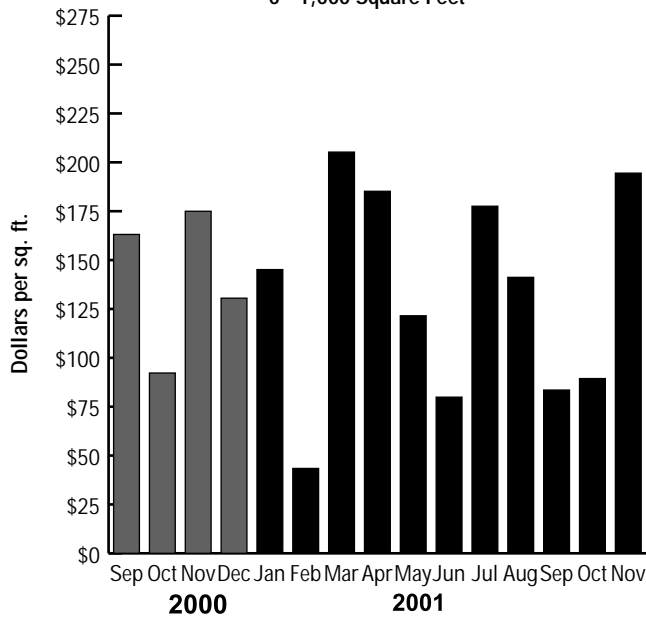


Leased Industrial Space
50,001 Square Feet & Over

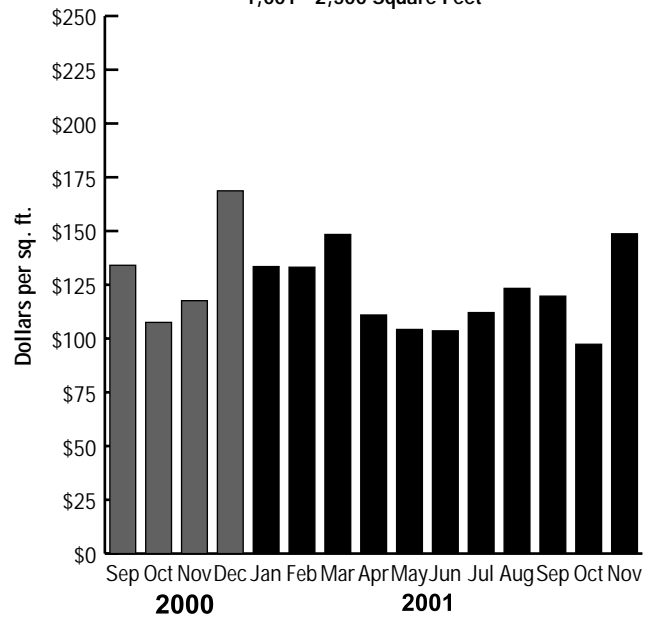


SOLD COMMERCIAL/RETAIL PROPERTIES

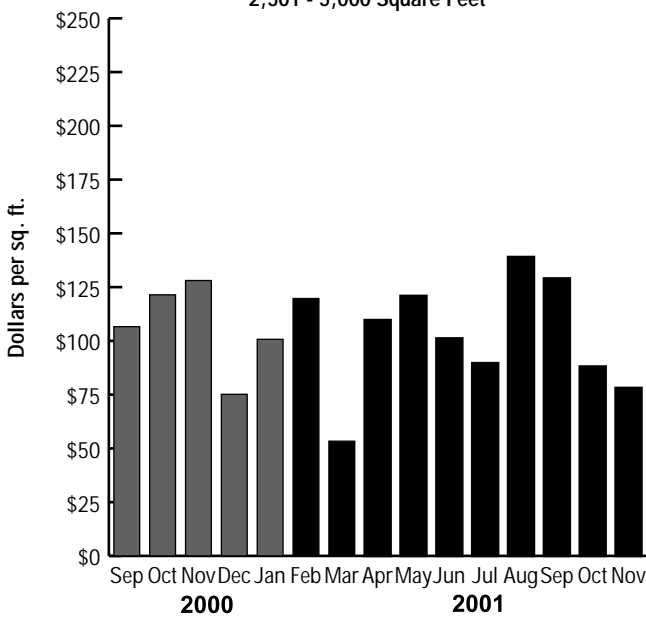
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



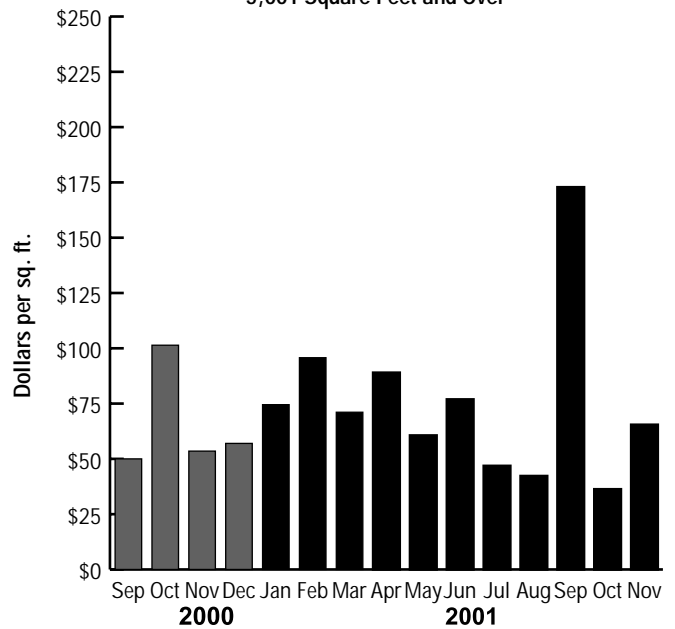
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



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

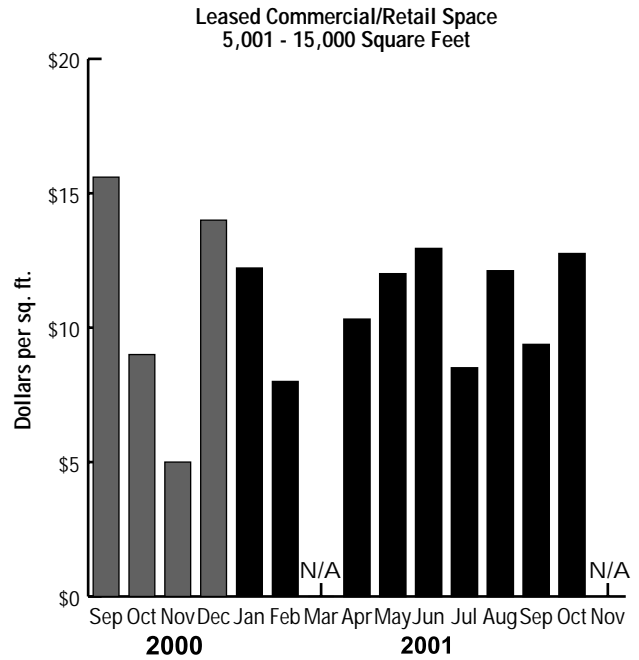
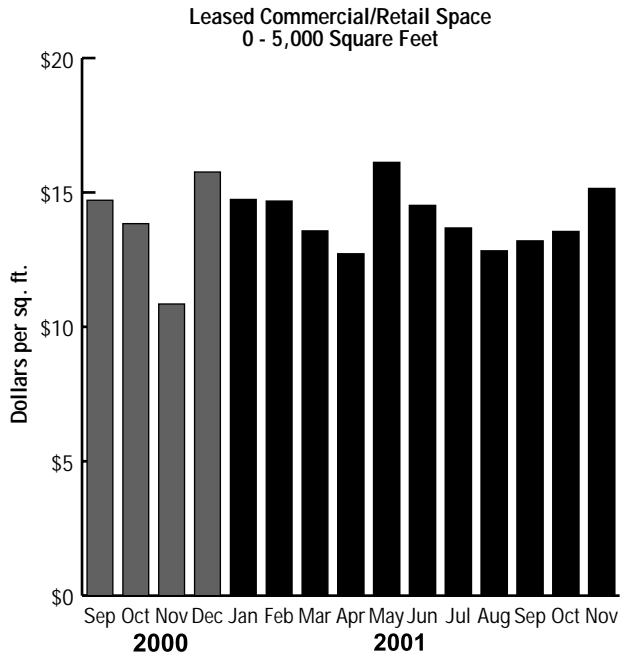


Sold Commercial/Retail Properties
5,001 Square Feet and Over

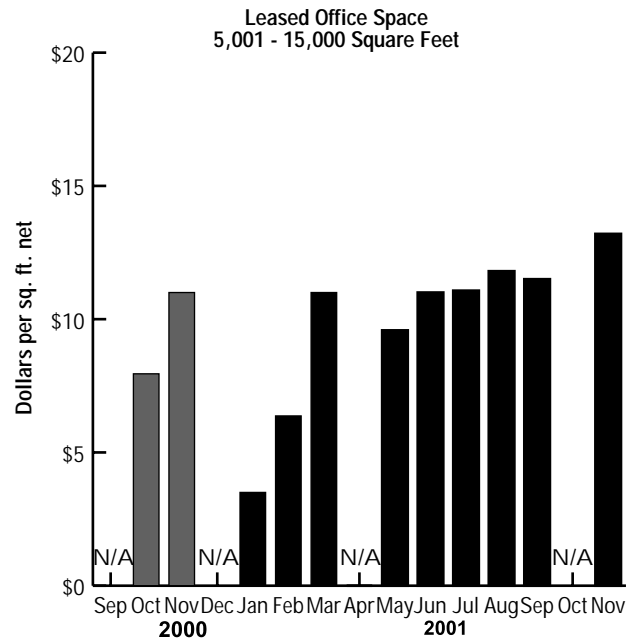
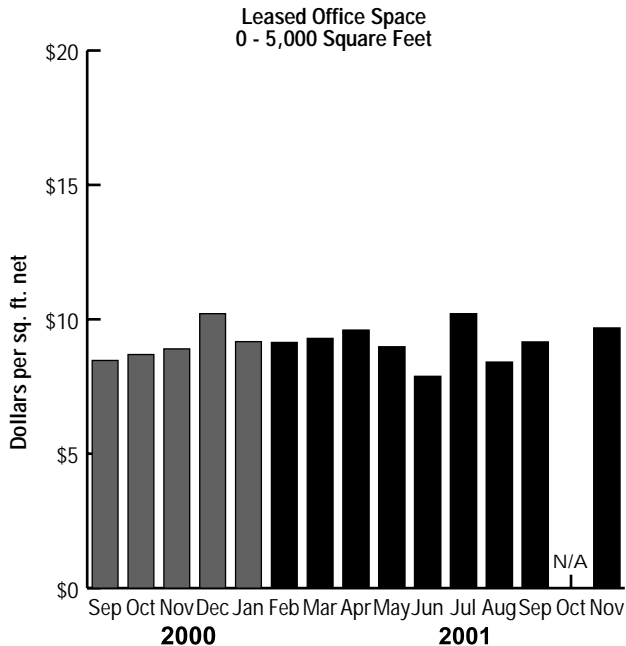


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-7	1	2,536	60.53
E-11	1	2,449	66.15
E-12	2	2,878	63.06
Total	4	7,863	\$63.21 sf
North			
N-7	2	4,983	65.14
N-8	1	1,967	71.68
Total	3	6,950	\$66.99 sf
West			
W-1	1	3,545	62.06
W-5	1	2,980	75.17
W-7	1	3,500	81.43
W-10	3	5,620	58.10
W-17	3	6,959	65.31
W-24	1	1,900	68.42
W-28	1	2,000	60.00
Total	11	26,504	\$66.41 sf
Grand Total	18	41,317	\$65.90 sf

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-4	1	16,863	27.87
E-7	1	31,650	53.87
Total	2	48,513	\$44.83 sf
West			
W-10	1	19,700	53.30
Total	1	19,700	\$53.30 sf
Grand Total	3	68,213	\$47.28 sf

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-4	2	15,250	57.44
E-11	1	7,307	56.11
Total	3	22,557	\$57.01 sf
North			
N-8	1	5,200	75.00
Total	1	5,200	\$75.00 sf
West			
W-5	1	6,000	70.00
W-6	1	6,112	27.81
W-7	1	11,400	39.47
W-10	1	6,255	70.66
W-14	1	12,040	41.53
W-17	3	32,764	59.52
W-21	1	13,000	76.92
Total	9	87,571	\$56.32 sf
Grand Total	13	115,328	\$57.30 sf

50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
West			
W-5	1	115,655	32.51
W-6	1	87,400	32.61
Total	2	203,055	\$32.55 sf
Grand Total	2	203,055	\$32.55 sf

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LEASED INDUSTRIAL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-4	3	6,200	4.56
E-7	4	4,776	5.93
E-8	2	4,596	4.61
E-11	4	10,069	4.95
E-12	1	825	5.50
Total	14	26,466	\$4.99 sfn
North			
N-8	10	23,138	6.35
N-10	6	15,749	6.59
Total	16	38,887	\$6.44 sfn
West			
W-5	4	9,547	4.51
W-7	2	3,850	6.23
W-9	2	8,800	5.51
W-12	1	3,000	5.00
W-16	1	1,600	6.88
W-17	12	37,874	5.45
W-21	2	2,906	5.95
W-24	1	2,460	5.25
W-25	1	1,875	5.50
Total	26	71,912	\$5.40 sfn
Grand Total	56	137,265	\$5.62 sfn

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-15	1	31,300	4.95
Total	1	31,300	\$4.95 sfn
East			
North			
N-8	1	33,618	5.00
Total	1	33,618	\$5.00 sfn
West			
W-17	1	16,997	5.80
W-24	1	22,500	5.15
Total	2	39,497	\$5.43 sfn
Grand Total	4	104,415	\$5.15 sfn

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-4	1	6,955	4.25
E-7	1	12,216	4.50
E-9	1	6,648	4.95
E-15	1	8,976	5.60
Total	4	34,795	\$4.82 sfn
North			
N-8	7	70,040	5.70
N-10	1	12,228	5.95
Total	8	82,268	\$5.74 sfn
West			
W-5	4	26,735	4.71
W-6	2	21,296	5.26
W-10	1	8,000	4.85
W-14	1	6,400	5.50
W-17	6	47,978	5.23
Total	14	110,409	\$5.10 sfn
Grand Total	26	227,472	\$5.29 sfn

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
East			
E-12	1	90,038	5.25
Total	1	90,038	\$5.25 sfn
Grand Total	1	90,038	\$5.25 sfn

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-9	1	295	110.17
E-15	1	750	140.00
Total	2	1,045	\$131.58 sf
North			
N-10	1	145	61.38
N-11	1	578	256.06
N-14	1	800	256.25
Total	3	1,523	\$237.62 sf
Grand Total			
	5	2,568	\$194.47 sf

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-3	3	11,292	119.02
E-20	1	4,000	38.75
Total	4	15,292	\$98.03 sf
North			
N-3	1	2,765	84.99
Total	1	2,765	\$84.99 sf
West			
W-17	1	2,500	19.00
W-29	1	4,688	40.53
Total	2	7,188	\$33.04 sf
Grand Total			
	7	25,245	\$78.09 sf

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C-1	1	2,200	218.18
Total	1	2,200	\$218.18 sf
East			
E-7	2	2,280	76.75
E-15	1	1,100	117.27
Total	3	3,380	\$89.94 sf
West			
W-6	1	1,500	159.33
W-23	2	2,656	175.00
W-28	1	2,000	128.75
Total	4	6,156	\$156.16 sf
Grand Total			
	8	11,736	\$148.71 sf

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Central			
C-8	1	20,199	121.29
Total	1	20,199	\$121.29 sf
North			
N-12	1	21,780	16.53
N-14	1	5,000	97.80
Total	2	26,780	\$31.70 sf
West			
W-3	1	5,600	71.16
W-4	1	16,167	49.48
Total	2	21,767	\$55.06 sf
Grand Total			
	5	68,746	\$65.42 sf

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-1	2	3,700	15.24
C-2	3	6,398	15.25
C-4	1	650	28.15
C-8	1	1,340	22.00
C-10	2	2,166	26.77
C-13	1	1,379	13.50
Total	10	15,633	\$17.80 sfn

East			
E-1	1	1,080	13.89
E-6	1	1,600	14.25
E-7	4	3,613	13.66
E-11	1	1,130	11.40
E-15	1	1,000	14.00
E-16	1	2,500	11.50
Total	9	10,923	\$13.07 sfn

North			
N-1	1	1,000	14.58
N-2	1	483	31.06
N-3	2	1,972	20.46
N-8	2	3,379	9.48
N-10	1	1,562	13.00
N-11	2	1,540	17.25
N-16	1	1,516	8.10
Total	10	11,452	\$14.07 sfn

West			
W-1	1	1,950	17.23
W-12	2	6,187	6.28
W-14	2	4,800	14.00
W-15	1	1,027	22.50
W-17	1	3,750	26.92
W-29	1	800	12.00
Total	8	18,514	\$14.76 sfn

Grand Total			
	37	56,522	\$15.14 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
N/A	N/A	N/A	N/A

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-1	1	2,000	12.60
C-8	2	2,150	13.46
Total	3	4,150	\$13.05 sfn
East			
E-7	1	269	17.84
E-12	1	2,519	7.30
Total	2	2,788	\$8.32 sfn
North			
N-3	1	1,232	11.75
N-7	1	800	10.50
N-8	3	4,645	10.84
N-10	2	2,684	12.45
Total	7	9,361	\$11.39 sfn
West			
W-17	7	11,778	7.82
W-20	1	2,046	7.50
Total	8	13,824	\$7.77 sfn
Grand Total			
	20	30,123	\$9.67 sfn

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-8	1	10,000	15.00
Total	1	10,000	\$15.00 sfn
North			
N-3	1	6,659	10.50
Total	1	6,659	\$10.50 sfn
Grand Total			
	2	16,659	\$13.20 sfn

15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

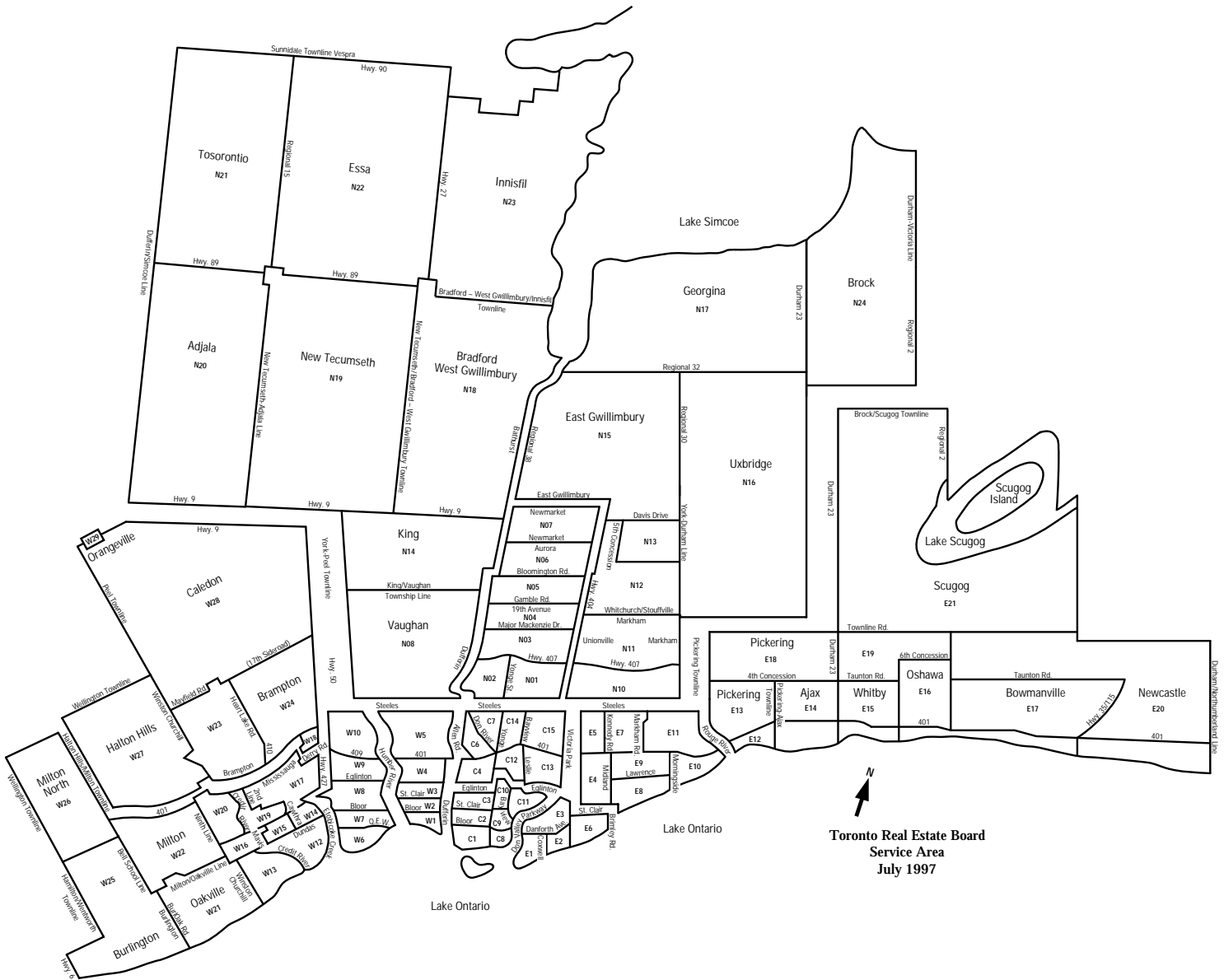
50,001 AND OVER SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
Central					
C-4	2	15,242	103.46	.47	3,355,038.30
Total	2	15,242	\$103.46 sf	.47	\$3,355,038.30 ac
North					
N-12	1	86,248	2.67	1.98	116,161.62
Total	1	86,248	\$2.67 sf	1.98	\$116,161.62 ac
West					
W-4	1	4,696	18.31	.11	781,818.18
W-23	1	44,866	11.92	1.03	519,417.48
Total	2	49,562	\$12.53 sf	1.14	\$544,736.84 ac
Grand Total					
	5	151,052	\$16.07 sf	3.59	\$676,286.35 ac

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E-17	1	274,428	.26	6.30	11,428.57
E-21	1	1,158,696	.65	26.60	28,195.49
Total	2	1,433,124	\$.57 sf	32.90	\$24,984.80 ac
West					
W-23	1	4,172,176	.46	95.78	20,000.00
Total	1	4,172,176	\$.46 sf	95.78	\$20,000.00 ac
Grand Total					
	3	5,605,300	\$.49 sf	128.68	\$21,274.48 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.