

Watch

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Market Healthier in January

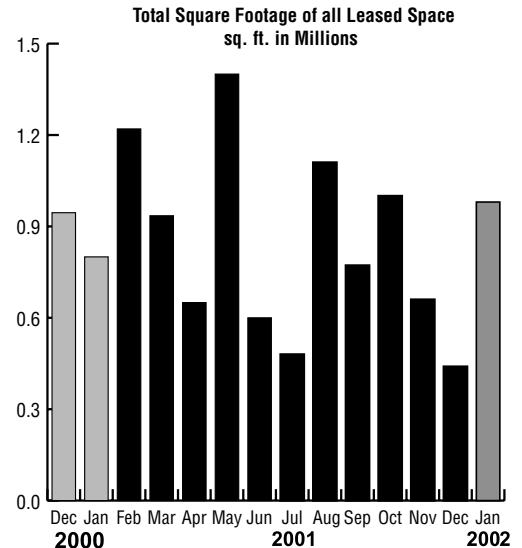
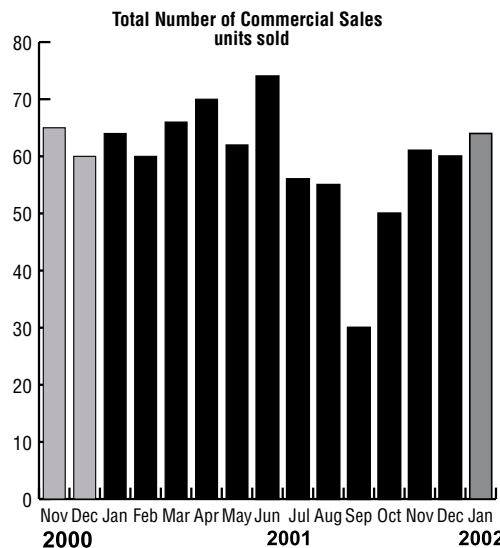
The Toronto Commercial/Industrial market rebounded in January, with 980,355 square feet leased through TREB's MLS system, Commercial Council Chair Mike Dosman reported today. "This figure is over double the December total (444,646 square feet), and up 22% from the 801,558 square feet recorded in January 2001."

Dosman went on to note that leased prices for Industrial space stood at \$5.17 sfm in January, down 4% from the \$5.39 recorded in the same month last year. Other report highlights included:

- Lease prices for Commercial/Retail Space between 0 and 5000 square feet was \$11.98 sfm in January, down 11% from December's \$13.53 sfm figure, and down 19% from the \$14.74 sfm figure recorded in January 2001.
- Leased office space in the same size category leased for \$9.40 sfm.

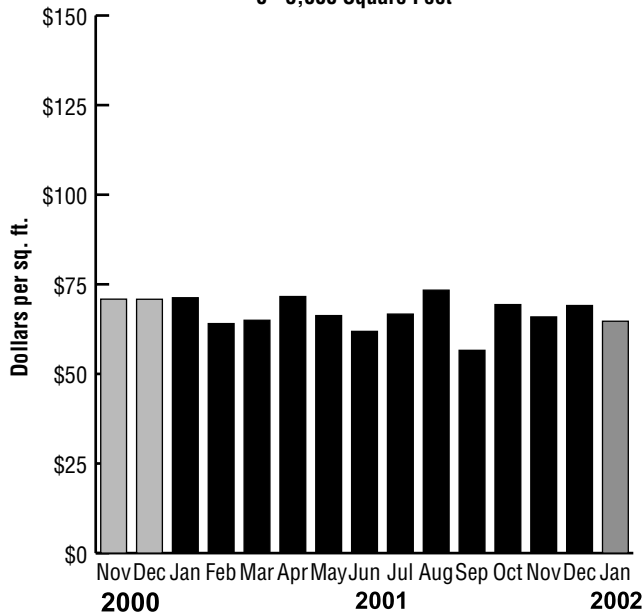
Sales Market Highlights

In January, there were 64 sales of Industrial/Commercial properties sold through TREB's MLS system. Of these, 39 were Industrial properties of all size categories, which sold for an average of \$50.66 per square foot. Non-MLS sources recorded 10 sales, for a total of 1,488,347 square feet of space. The average price of these properties was \$30.27 per square foot.

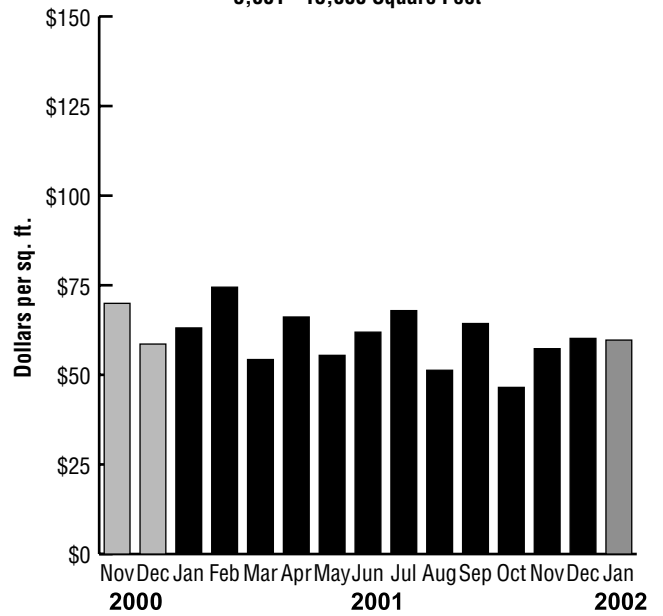


SOLD INDUSTRIAL PROPERTIES

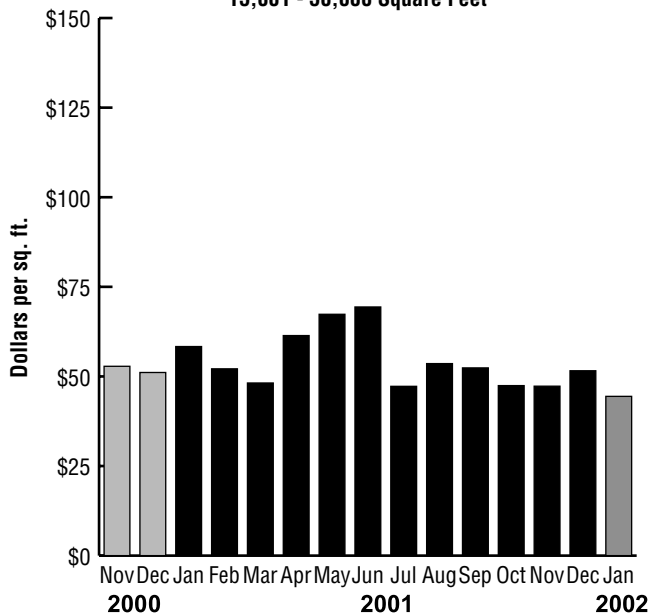
**Sold Industrial Properties
0 - 5,000 Square Feet**



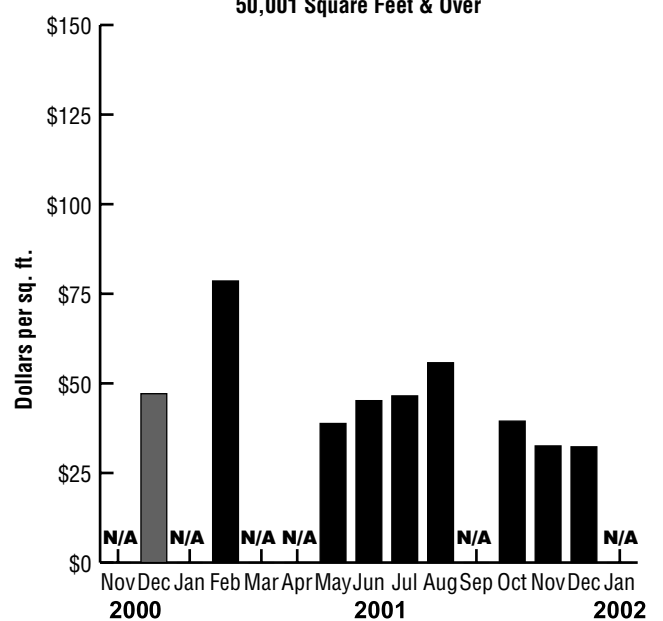
**Sold Industrial Properties
5,001 - 15,000 Square Feet**



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

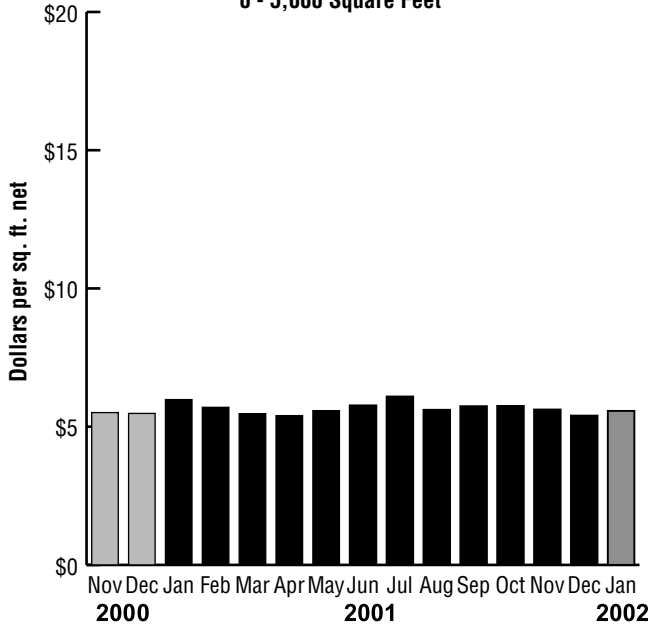


**Sold Industrial Properties
50,001 Square Feet & Over**

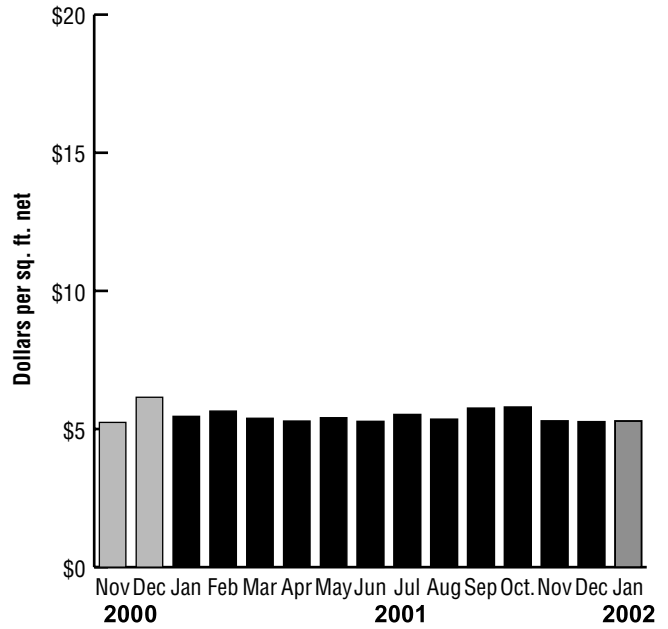


LEASED INDUSTRIAL SPACE

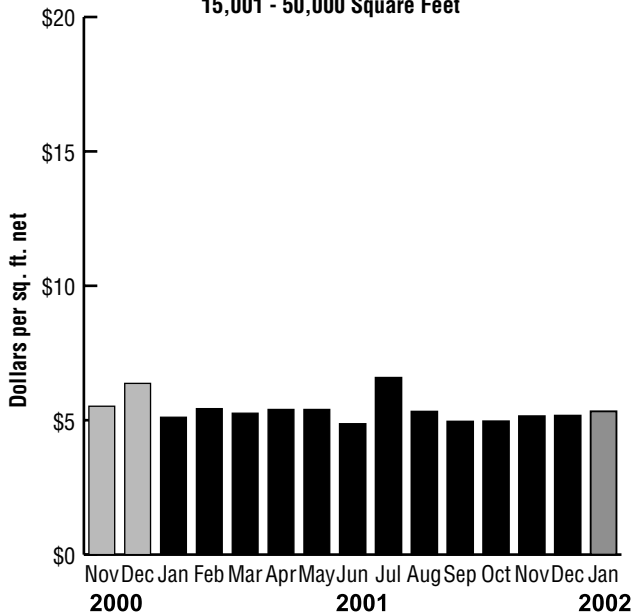
**Leased Industrial Space
0 - 5,000 Square Feet**



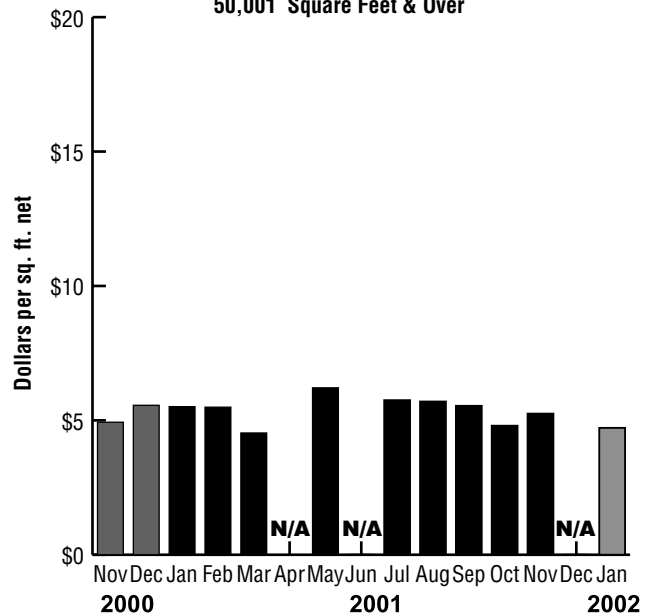
**Leased Industrial Space
5,001 - 15,000 Square Feet**



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

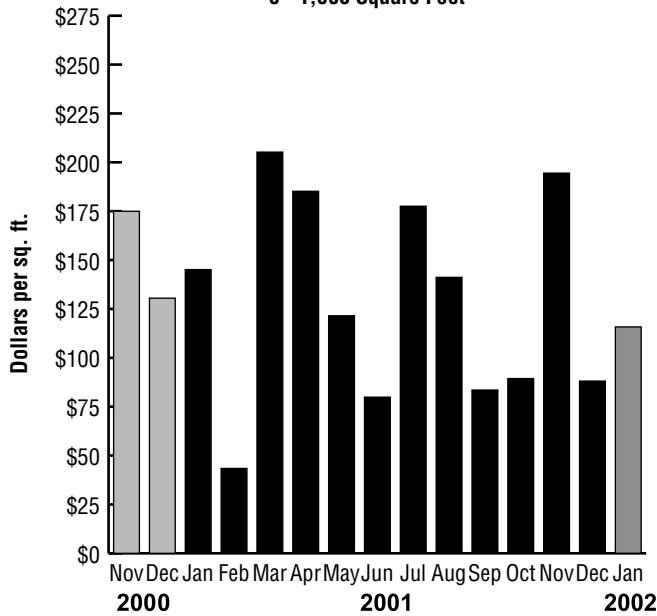


**Leased Industrial Space
50,001 Square Feet & Over**

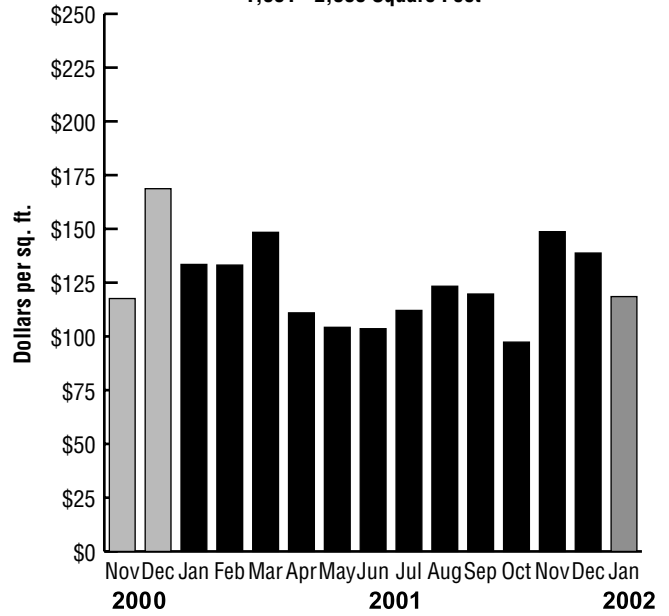


SOLD COMMERCIAL/RETAIL PROPERTIES

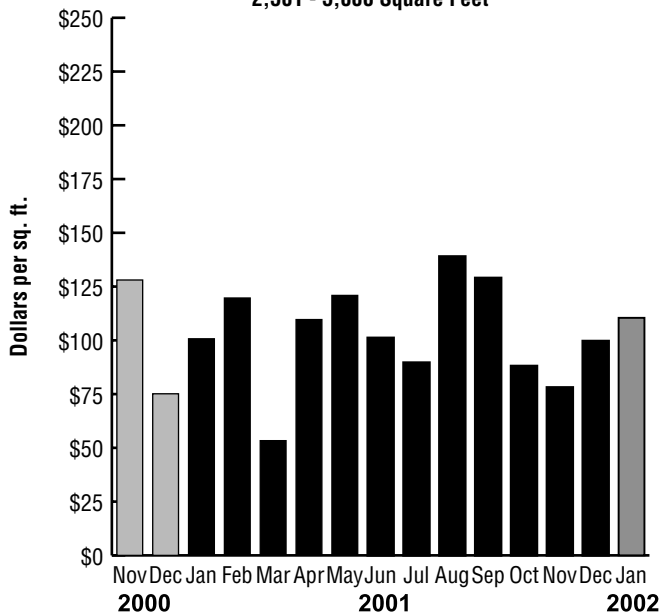
**Sold Commercial/Retail Properties
0 - 1,000 Square Feet**



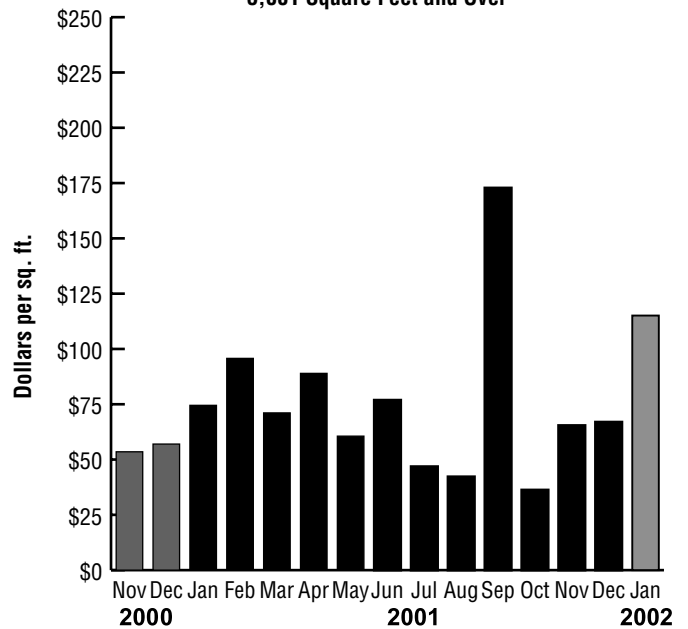
**Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet**



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

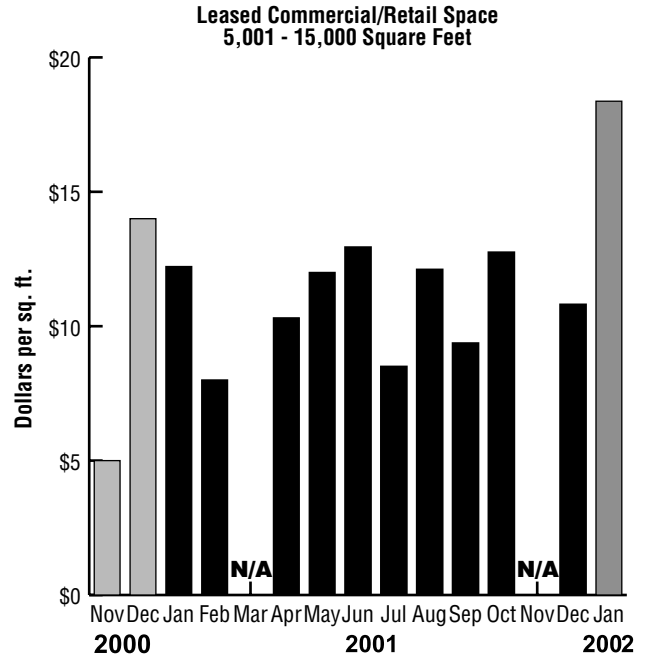
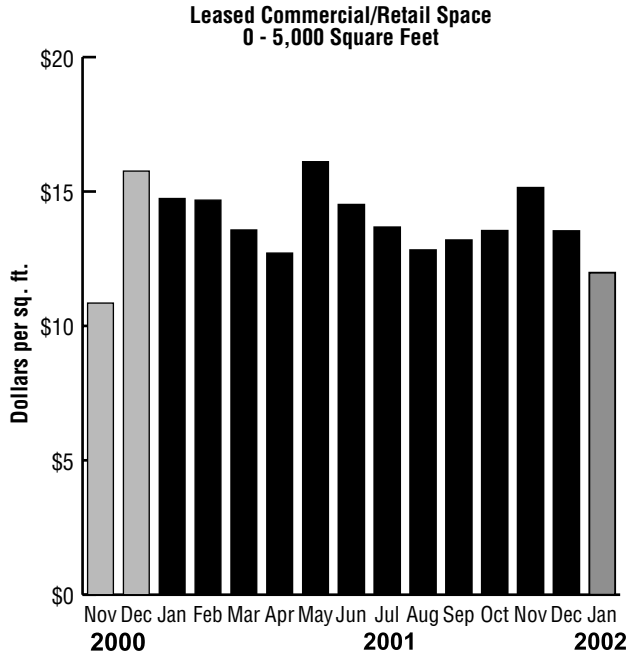


**Sold Commercial/Retail Properties
5,001 Square Feet and Over**

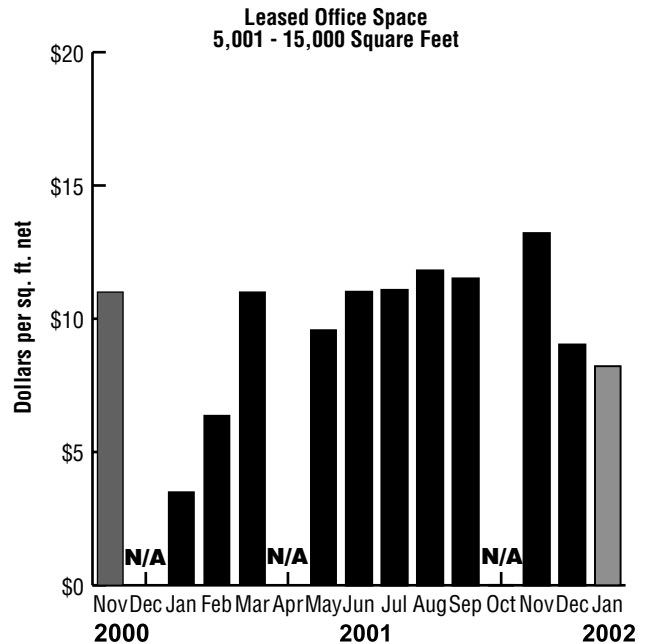
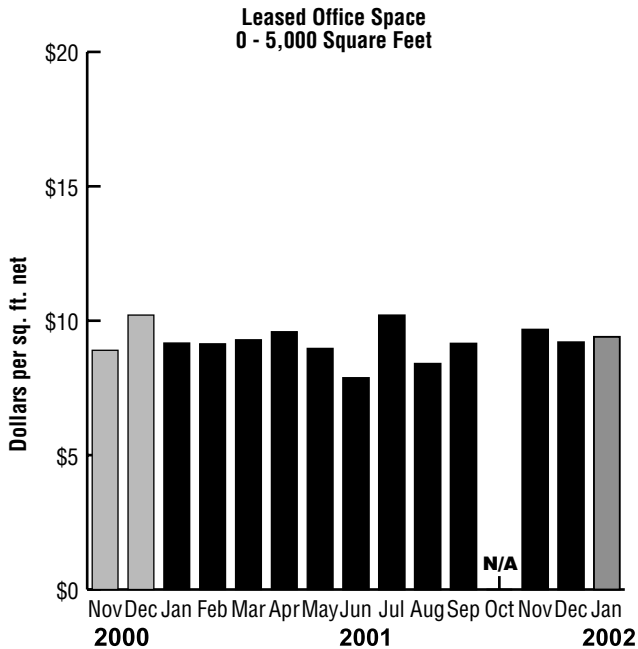


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-7	2	3,700	67.84
E-11	1	1,750	67.43
E-15	2	3,600	61.94
Total	5	9,050	\$65.41 sf

North			
N-7	2	3,500	61.43
N-8	5	13,768	63.92
N-11	1	3,000	90.33
N-12	1	2,524	59.92
Total	9	22,792	\$66.57 sf

West			
W-3	1	2,500	64.00
W-5	3	5,931	65.59
W-10	1	1,400	62.86
W-13	3	12,120	55.78
W-17	2	3,027	78.30
W-24	2	5,267	66.83
W-27	1	1,320	68.94
Total	13	31,565	\$63.14 sf

Grand Total			
	27	63,407	\$64.70 sf

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C-13	1	19,100	62.83
Total	1	19,100	\$62.83 sf

East			
E-16	1	34,835	43.06
Total	1	34,835	\$43.06 sf

West			
W-5	1	24,389	50.24
W-10	1	47,991	40.12
W-12	1	19,354	28.42
W-23	2	59,590	45.65
Total	5	151,324	\$42.43 sf

Grand Total			
	7	205,259	\$44.44 sf

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-1	1	6,490	65.49
E-14	1	9,114	66.38
Total	2	15,604	\$66.01 sf

North			
N-8	1	7,800	56.41
Total	1	7,800	\$56.41 sf

West			
W-5	1	6,250	45.60
W-17	1	13,000	60.87
Total	2	19,250	\$55.91 sf

Grand Total			
	5	42,654	\$59.70 sf

50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
N/A	N/A	N/A	N/A

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LEASED INDUSTRIAL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-15	2	7,038	5.72
Total	2	7,038	\$5.72 sfn
East			
E-3	1	4,580	6.00
E-4	4	9,883	5.19
E-5	1	4,664	5.45
E-7	8	13,926	5.04
E-11	1	600	5.13
E-14	1	1,600	5.25
E-15	1	1,723	4.75
Total	17	36,976	\$5.25 sfn
North			
N-3	2	4,273	7.44
N-8	11	28,495	5.57
N-10	6	14,223	6.43
Total	19	46,991	\$6.00 sfn
West			
W-5	3	8,194	5.41
W-10	5	15,243	4.76
W-13	1	4,186	4.95
W-14	1	2,100	5.25
W-16	1	2,195	7.90
W-17	6	17,208	5.83
W-23	1	2,000	4.75
W-24	2	5,611	5.37
Total	20	56,737	\$5.39 sfn
Grand Total	58	147,742	\$5.57 sfn

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-15	1	26,242	4.25
Total	1	26,242	\$4.25 sfn
East			
E-11	3	63,855	5.06
Total	3	63,855	\$5.06 sfn
North			
N-3	1	32,820	6.90
N-7	1	22,476	5.85
Total	2	55,296	\$6.47 sfn
West			
W-13	2	60,144	4.75
W-17	2	46,243	5.72
Total	4	106,387	\$5.17 sfn
Grand Total	10	251,780	\$5.33 sfn

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-5	1	7,164	5.45
E-9	1	10,660	5.25
E-11	2	11,606	5.75
Total	4	29,430	\$5.50 sfn
North			
N-3	1	5,556	6.75
N-4	1	10,096	4.50
N-8	1	12,360	5.50
N-10	2	16,048	5.16
Total	5	44,060	\$5.31 sfn
West			
W-4	1	6,650	5.50
W-5	5	32,543	5.03
W-6	1	9,038	6.00
W-17	5	45,541	5.53
W-23	2	17,736	4.32
Total	14	111,508	\$5.23 sfn
Grand Total	23	184,998	\$5.29 sfn

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
East			
E-5	1	67,140	4.25
Total	1	67,140	\$4.25 sfn
North			
N-8	1	54,407	5.48
Total	1	54,407	\$5.48 sfn
West			
W-17	1	155,465	4.65
Total	1	155,465	\$4.65 sfn
Grand Total	3	277,012	\$4.72 sfn

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C-2	1	875	166.29
Total	1	875	\$166.29 sf
East			
E-7	2	1,038	108.19
Total	2	1,038	\$108.19 sf
North			
N-3	1	932	112.66
N-23	1	590	54.24
Total	2	1,522	\$90.01 sf
West			
W-12	1	363	123.97
Total	1	363	\$123.97 sf
Grand Total	6	3,798	\$115.80 sf

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C-1	1	3,400	88.24
C-8	1	4,000	106.25
Total	2	7,400	\$97.97 sf
East			
E-1	2	5,925	165.40
Total	2	5,925	\$165.40 sf
West			
W-3	1	3,500	83.43
W-4	1	3,000	63.17
W-20	1	2,685	128.86
W-23	1	2,500	92.00
Total	4	11,685	\$90.50 sf
Grand Total	8	25,010	\$110.46 sf

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C-10	1	1,996	73.65
Total	1	1,996	\$73.65 sf
East			
E-3	2	3,550	97.15
E-14	1	1,500	59.00
E-20	1	1,926	96.05
Total	4	6,976	\$88.65 sf
North			
N-6	1	2,200	120.11
N-23	1	1,250	232.00
Total	2	3,450	\$160.65 sf
West			
W-12	1	1,750	205.71
Total	1	1,750	\$205.71 sf
Grand Total	8	14,172	\$118.52 sf

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Central			
C-2	1	6,995	182.27
Total	1	6,995	\$182.27 sf
East			
E-14	1	9,949	94.98
Total	1	9,949	\$94.98 sf
West			
W-2	1	6,600	74.24
Total	1	6,600	\$74.24 sf
Grand Total	3	23,544	\$115.10 sf

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-1	1	680	22.94
C-3	1	2,600	6.00
C-8	1	1,010	22.00
Total	3	4,290	\$12.45 sfn

East			
E-3	1	900	17.33
E-4	2	4,917	12.47
E-9	1	1,061	10.00
Total	4	6,878	\$12.72 sfn

North			
N-3	1	608	16.78
N-7	1	1,300	12.92
N-8	3	8,609	9.34
N-11	2	1,520	29.06
Total	7	12,037	\$12.60 sfn

West			
W-12	1	1,563	6.00
W-15	1	1,964	14.00
W-17	2	7,150	8.30
W-21	1	814	16.00
W-23	6	11,803	14.03
W-24	3	5,140	10.00
Total	14	28,434	\$11.47 sfn

Grand Total			
	28	51,639	\$11.98 sfn

15,001 - 50,00 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-1	1	16,177	15.00
Total	1	16,177	\$15.00 sfn

Grand Total			
	1	16,177	\$15.00 sfn

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W-24	1	6,977	18.37
Total	1	6,977	\$18.37 sfn

Grand Total			
	1	6,977	\$18.37 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-13	1	483	17.39
Total	1	483	\$17.39 sfm

East			
E-1	1	2,125	7.90
E-7	1	1,087	3.00
E-15	1	710	13.52
Total	3	3,922	\$7.56 sfm

North			
N-1	1	1,000	12.00
N-3	3	4,879	10.08
N-8	3	4,176	8.11
N-10	1	1,225	6.00
Total	8	11,280	\$9.08 sfm

West			
W-10	1	695	8.00
W-12	1	850	13.00
W-23	5	3,310	10.90
Total	7	4,855	\$10.86 sfm

Grand Total			
	19	20,540	\$9.40 sfm

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5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-8	1	10,640	6.00
Total	1	10,640	\$6.00 sfm

North			
N-3	1	6,000	9.00
Total	1	6,000	\$9.00 sfm

West			
W-17	1	6,850	11.00
Total	1	6,850	\$11.00 sfm

Grand Total			
	3	23,490	\$8.22 sfm

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

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0 - 130,000 SQ. FT.

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
Central					
C-1	1	5,662	73.30	.13	3,192,307.69
C-3	1	6,700	41.04	.15	1,833,333.33
C-10	1	13,087	77.18	.30	3,366,666.67
Total	3	25,449	\$66.80 sf	.58	\$2,931,034.48 ac

East					
E-6	1	20,520	22.66	.47	989,361.70
E-17	1	79,279	1.64	1.82	71,428.57
Total	2	99,799	\$5.96 sf	2.29	\$259,825.33 ac

North					
N-12	1	102,366	1.88	2.35	81,914.89
Total	1	102,366	\$1.88 sf	2.35	\$81,914.89 ac

West					
W-12	1	37,461	11.61	.86	505,813.95
W-14	1	19,720	14.60	.45	640,000.00
Total	2	57,181	\$12.64 sf	1.31	\$551,908.40 ac

Grand Total					
	8	284,795	\$11.27 sf	6.53	\$491,653.91 ac

130,001 SQ. FT. AND OVER

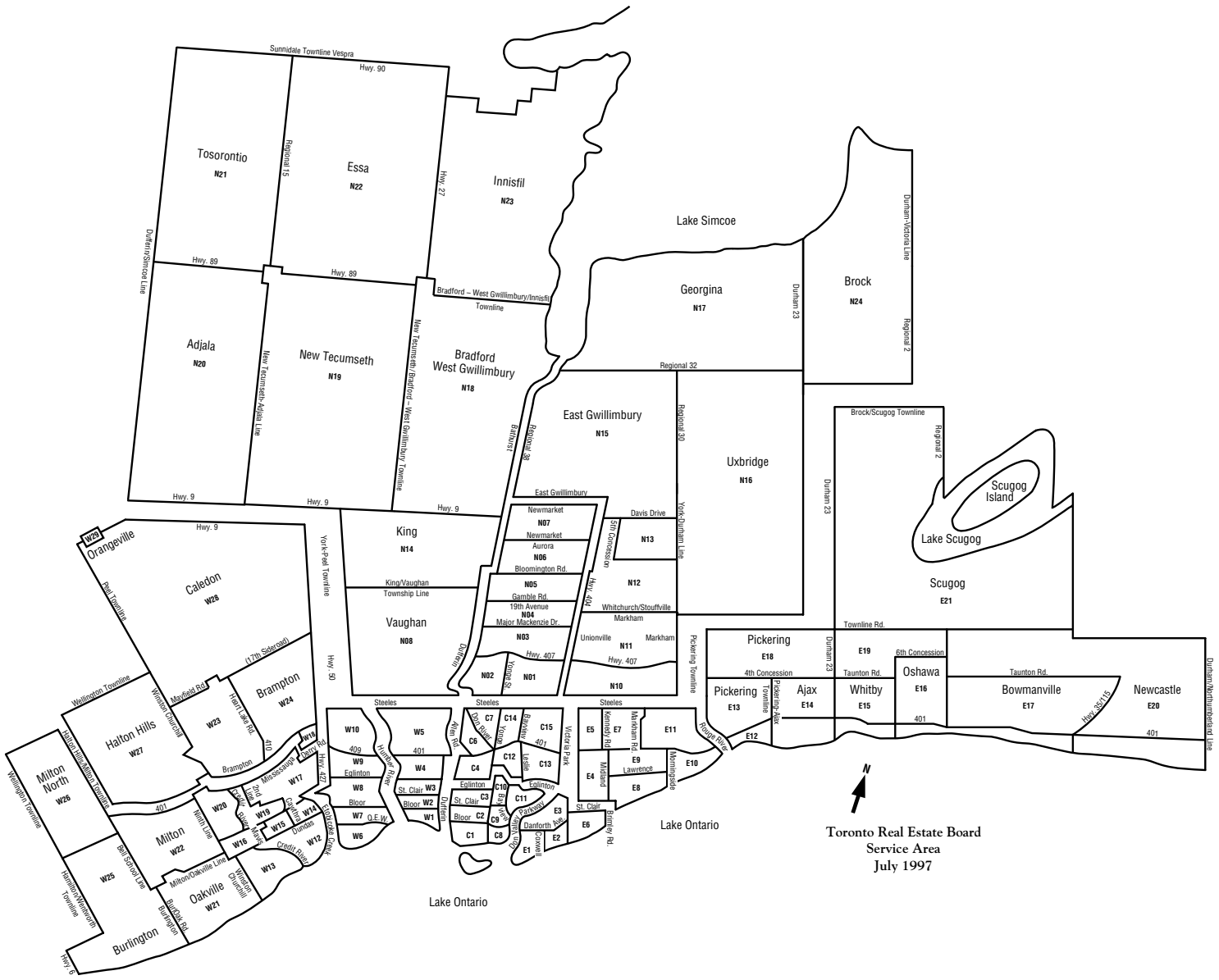
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E-15	1	522,720	.49	12.00	21,458.33
E-16	1	4,268,880	.23	98.00	10,154.08
Total	2	4,791,600	\$1.26 sf	110.00	\$11,387.27 ac

North					
N-8	1	1,611,720	.43	37.00	18,581.08
N-12	1	2,178,000	.22	50.00	9,500.00
Total	2	3,789,720	\$3.31 sf	87.00	\$13,362.07 ac

West					
W-28	3	664,725	3.90	29.47	88,028.50
Total	3	664,725	\$3.90 sf	29.47	\$88,028.50 ac

Grand Total					
	7	9,246,045	\$5.54 sf	226.47	\$22,119.04 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.