

Watch

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Commercial Market Cruises into Summer

The Commercial Real Estate market maintained a steady pace in June, with 840,665 square feet of space trading through TREB's MLS system, down marginally (2%) from the 857,356 square feet of space leased last month.

"In addition, the second quarter (April to June) as a whole saw 2,765,755 square feet of space pass through the TREB MLS," noted Commercial Council Chair Mike Dosman. "This was down 2% from 1st quarter 2002, but up significantly (20%) from the 2,300,358 recorded in the second quarter of 2001. In fact, this year as a whole, with 5,600,468 square feet of space traded, is up 12% over the first half of 2001."

Sales Market Highlights

In June, TREB Members reported 69 sales of Commercial/Industrial Properties. Of these, 35 were Industrial properties of all size categories, which sold for an average of \$65.22 per square foot. This compares to non-mls sources, which give a figure of \$59.73 per square foot on the basis of 12 sales.

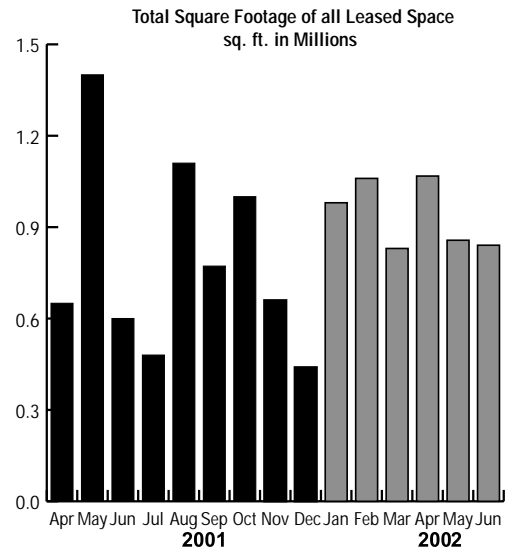
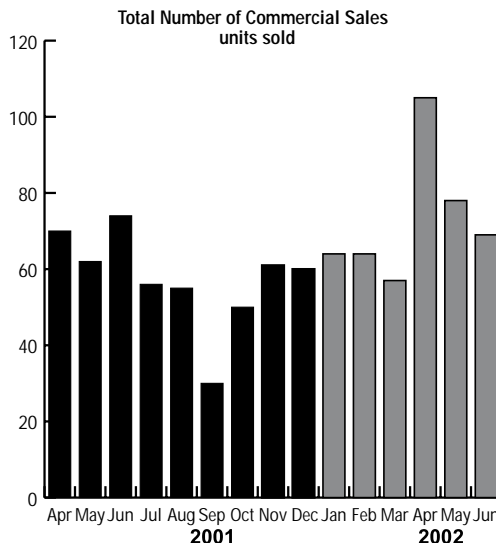
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Chairman

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Vice-Chairman

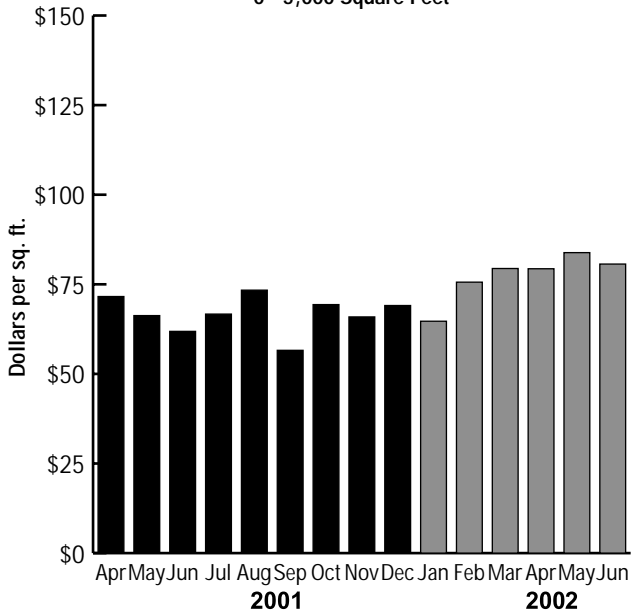
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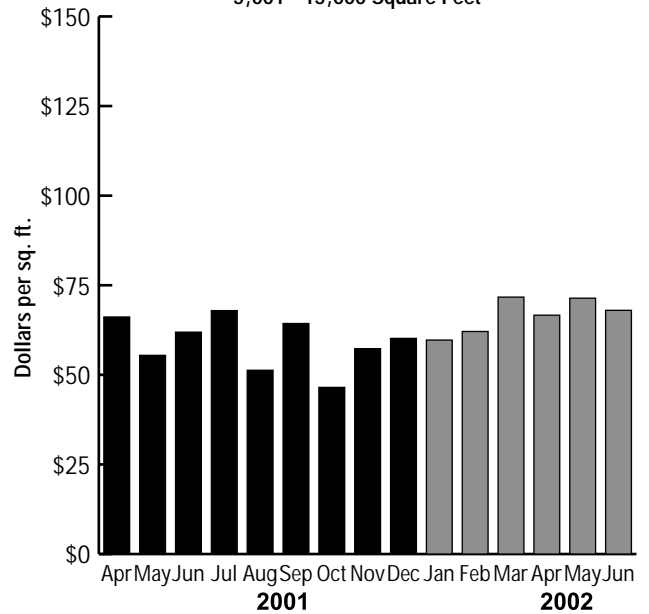


SOLD INDUSTRIAL PROPERTIES

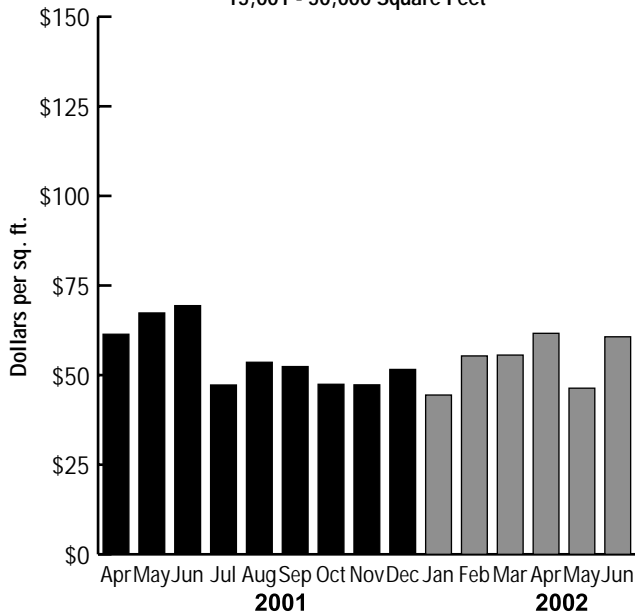
Sold Industrial Properties
0 - 5,000 Square Feet



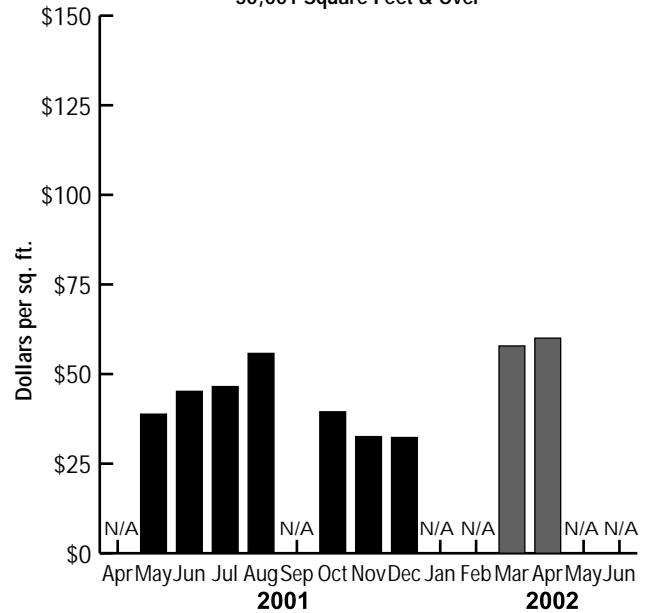
Sold Industrial Properties
5,001 - 15,000 Square Feet



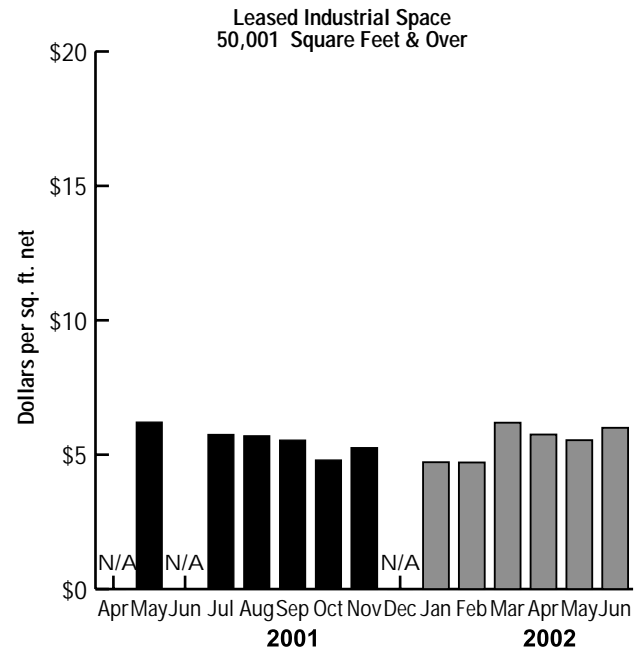
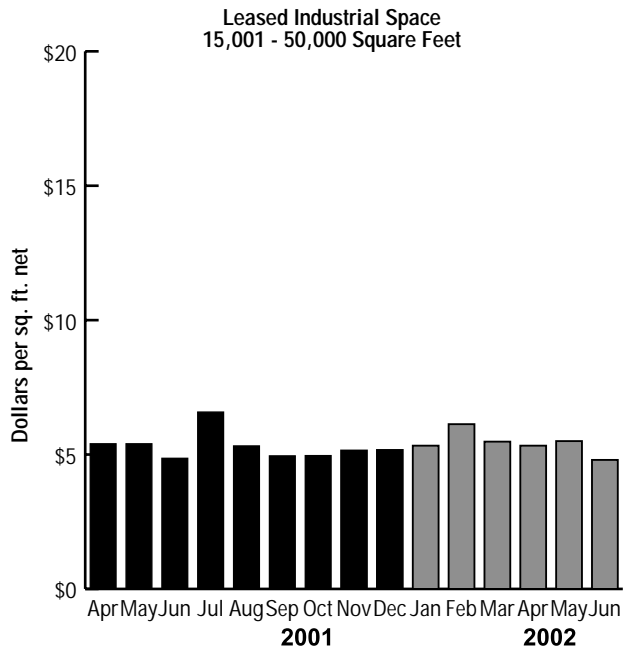
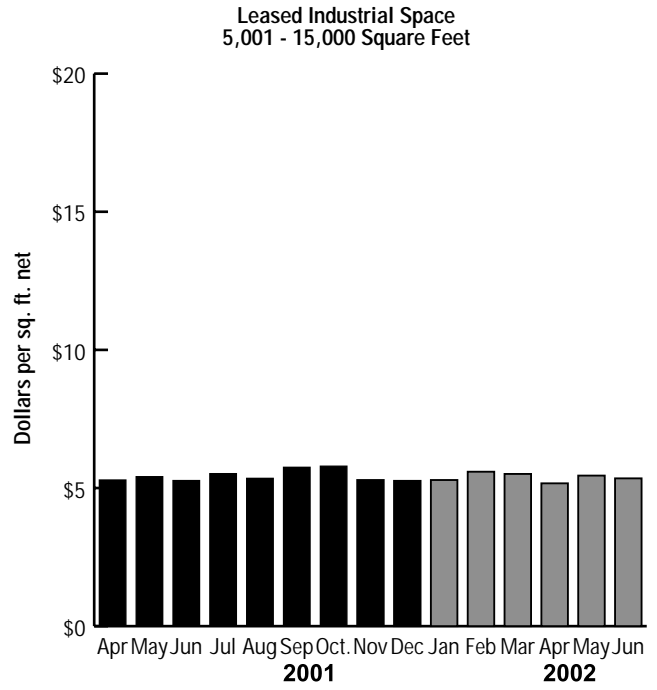
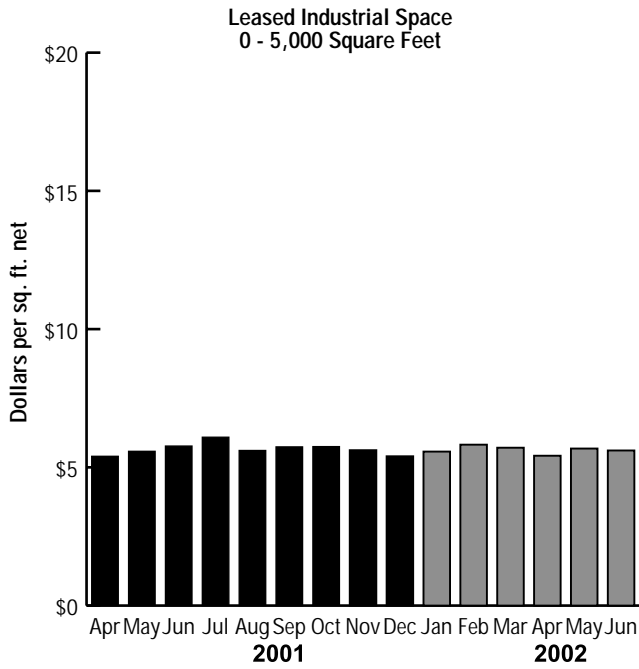
Sold Industrial Properties
15,001 - 50,000 Square Feet



Sold Industrial Properties
50,001 Square Feet & Over

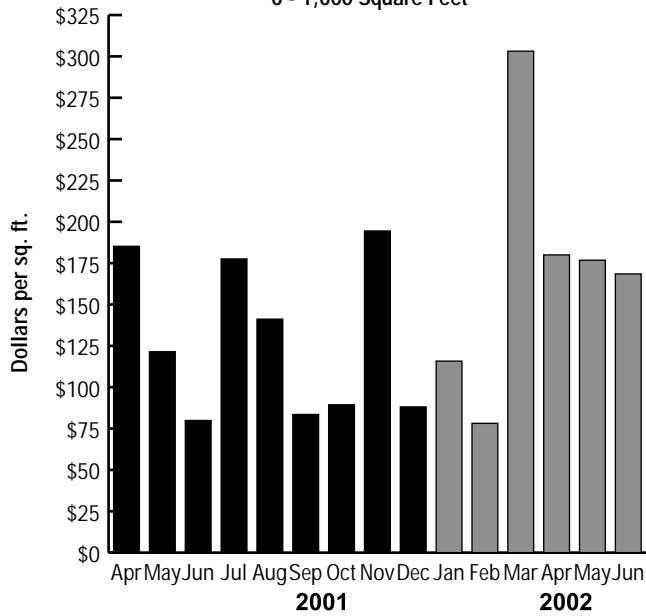


LEASED INDUSTRIAL SPACE

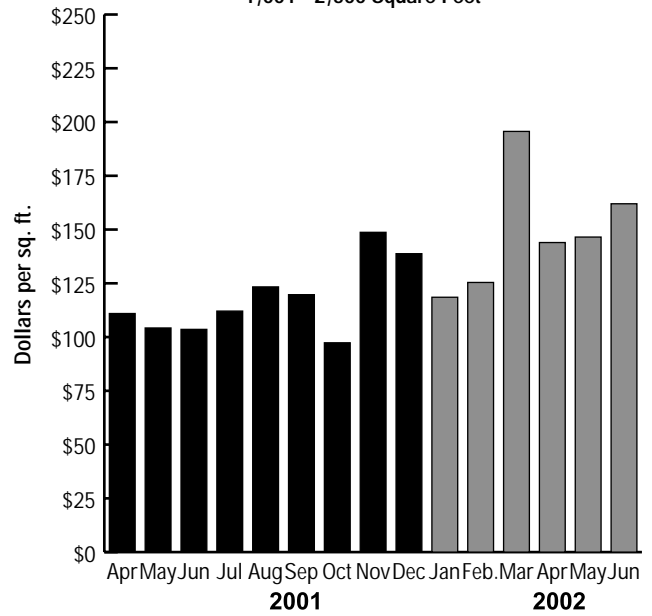


SOLD COMMERCIAL/RETAIL PROPERTIES

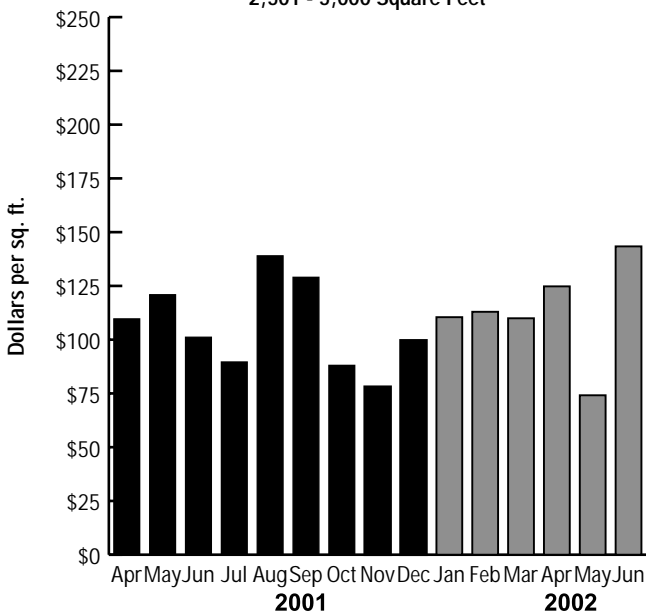
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



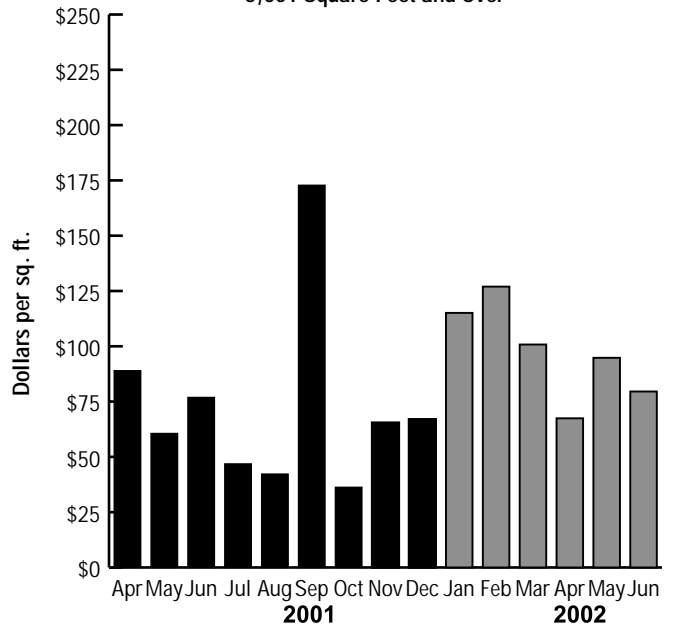
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



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

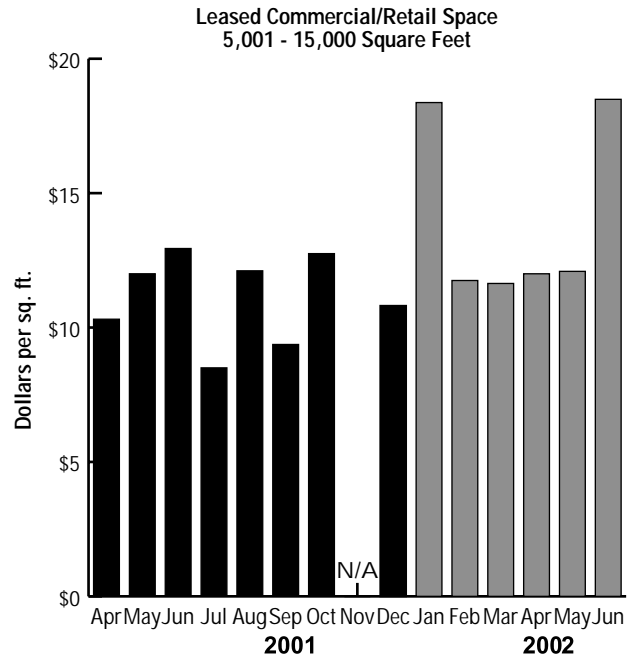
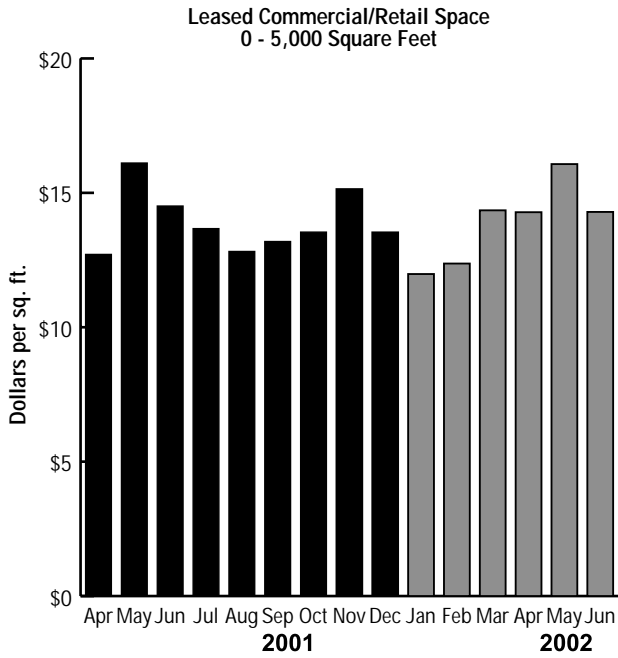


Sold Commercial/Retail Properties
5,001 Square Feet and Over

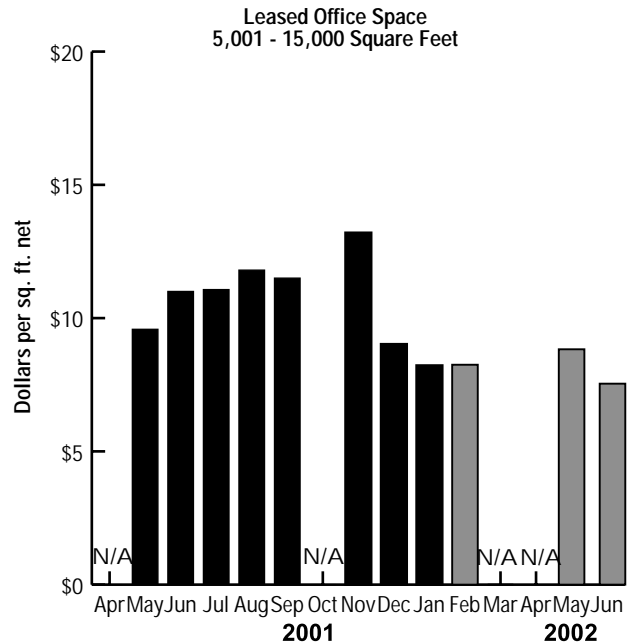
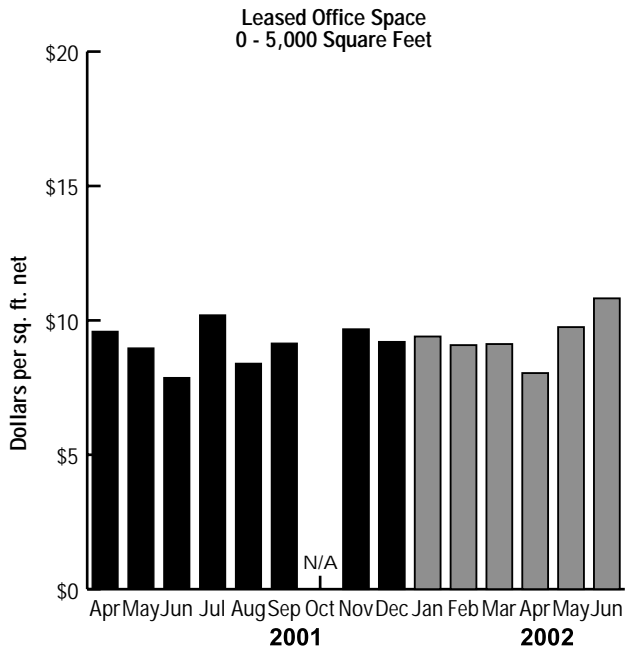


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-7	5	11,847	74.91
E-11	1	2,647	60.45
Total	6	14,494	\$72.27 sf
North			
N-4	2	3,182	81.36
N-8	2	4,986	68.39
N-10	3	4,530	89.09
N-11	1	3,350	114.93
N-12	1	1,188	67.26
Total	9	17,236	\$85.19 sf
West			
W-2	1	2,200	117.27
W-4	1	1,780	78.65
W-5	1	1,300	113.08
W-13	1	3,390	59.00
W-17	4	8,327	80.34
Total	8	16,997	\$83.19 sf
Grand Total	23	48,727	\$80.65 sf

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-4	1	15,000	68.33
Total	1	15,000	\$68.33 sf
North			
N-10	2	39,624	67.66
Total	2	39,624	\$67.66 sf
West			
W-10	1	41,147	54.07
W-17	2	45,550	64.98
W-24	2	50,320	54.45
Total	5	137,017	\$57.84 sf
Grand Total	8	191,641	\$60.69 sf

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W-5	1	10,468	60.18
W-7	1	6,409	81.14
W-17	1	13,500	71.11
W-25	1	11,900	64.29
Total	4	42,277	\$68.00 sf
Grand Total	4	42,277	\$68.00 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
East			
E-7	5	8,447	5.13
E-9	2	5,067	4.76
E-11	1	4,098	5.75
E-12	1	2,958	5.95
E-17	1	4,490	5.95
Total	10	25,060	\$5.40 sfn
North			
N-3	3	8,601	7.50
N-8	8	24,079	5.73
N-10	2	3,918	6.52
N-11	1	2,413	7.70
Total	14	39,011	\$6.32 sfn
West			
W-5	2	4,884	4.07
W-6	1	3,820	4.40
W-10	1	4,628	5.80
W-12	2	5,250	5.32
W-16	1	3,350	4.50
W-17	8	19,567	5.50
W-21	1	1,535	5.95
W-24	1	3,700	5.50
W-27	1	1,320	6.18
W-29	1	2,960	4.25
Total	19	51,014	\$5.18 sfn
Grand Total	43	115,085	\$5.61 sfn

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-5	1	22,238	5.00
E-7	1	15,104	4.75
Total	2	37,342	\$4.90 sfn
North			
N-8	1	19,000	6.25
N-19	1	31,500	3.05
Total	2	50,500	\$4.25 sfn
West			
W-5	1	16,766	4.15
W-10	1	42,400	4.50
W-17	2	53,706	4.62
W-21	1	33,950	5.50
W-24	1	49,384	5.50
Total	6	196,206	\$4.93 sfn
Grand Total	10	284,048	\$4.80 sfn

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E-4	1	6,000	4.75
E-7	2	15,135	4.83
E-15	1	6,000	5.50
Total	4	27,135	\$4.96 sfn
North			
N-8	3	18,436	5.93
Total	3	18,436	\$5.93 sfn
West			
W-4	1	6,230	3.75
W-5	5	28,846	4.72
W-10	2	21,000	4.70
W-12	1	10,320	4.50
W-17	8	83,966	5.81
W-21	1	12,271	6.50
W-25	1	6,600	5.00
Total	19	169,233	\$5.35 sfn
Grand Total	26	214,804	\$5.35 sfn

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W-17	1	62,390	6.00
Total	1	62,390	\$6.00 sfn
Grand Total	1	62,390	\$6.00 sfn

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C-1	2	1,075	277.21
C-2	1	950	131.58
C-6	1	974	132.20
Total	4	2,999	\$183.98 sf
East			
E-5	2	900	298.89
E-7	2	1,946	98.14
E-9	1	285	101.75
Total	5	3,131	\$156.17 sf
North			
N-3	2	1,520	150.66
N-11	1	680	302.21
Total	3	2,200	\$197.50 sf
West			
W-14	1	680	63.24
Total	1	680	\$63.24 sf
Grand Total			
Total	13	9,010	\$168.51 sf

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E-3	1	2,604	158.60
E-10	1	3,985	92.85
E-20	1	3,618	76.29
Total	3	10,207	\$103.75 sf
West			
W-17	1	2,976	72.24
W-21	1	4,420	282.81
Total	2	7,396	\$198.08 sf
Grand Total			
Total	5	17,603	\$143.38 sf

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Central			
C-1	1	2,000	349.70
C-4	1	2,000	187.50
C-6	2	3,006	132.48
C-11	1	2,050	243.90
Total	5	9,056	\$217.83 sf
East			
E-1	1	1,080	248.15
E-3	1	2,300	113.04
E-7	1	1,000	95.00
Total	3	4,380	\$142.24 sf
North			
N-3	1	1,540	238.31
N-14	1	1,814	55.68
Total	2	3,354	\$139.53 sf
West			
W-2	1	1,265	102.77
W-5	1	2,000	27.50
Total	2	3,265	\$56.66 sf
Grand Total			
Total	12	20,055	\$161.99 sf

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Central			
C-1	1	8,000	125.00
Total	1	8,000	\$125.00 sf
East			
E-7	1	5,100	110.78
Total	1	5,100	\$110.78 sf
West			
W-4	1	12,500	51.20
W-7	1	9,970	62.69
Total	2	22,470	\$56.30 sf
Grand Total			
Total	4	35,570	\$79.56 sf



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LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-3	1	1,000	14.50
C-10	1	1,000	27.60
C-11	1	1,200	22.00
Total	3	3,200	\$21.41 sfn
East			
E-3	1	1,320	30.00
E-6	1	750	13.60
E-7	1	426	28.17
E-8	1	1,800	10.00
E-10	1	447	16.11
E-16	4	7,215	8.93
Total	9	11,958	\$12.66 sfn
North			
N-3	3	2,915	13.81
N-6	2	2,850	11.05
N-7	1	1,600	19.21
N-11	3	2,960	12.70
Total	9	10,325	\$13.57 sfn
West			
W-1	2	5,600	14.32
W-2	1	3,300	12.00
W-8	1	1,300	25.38
W-16	1	2,404	15.50
W-18	2	2,085	12.75
W-23	1	1,088	12.00
Total	8	15,777	\$14.56 sfn
Grand Total	29	41,260	\$14.29 sfn

15,001 - 50,00 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W-2	1	15,500	8.72
Total	1	15,500	\$8.72 sfn
Grand Total	1	15,500	\$8.72 sfn

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C-14	1	6,900	17.00
Total	1	6,900	\$17.00 sfn
North			
N-11	1	6,781	20.00
Total	1	6,781	\$20.00 sfn
Grand Total	2	13,681	\$18.49 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-3	1	1,000	25.20
C-7	1	1,800	14.00
C-15	1	462	7.50
Total	3	3,262	\$16.51 sfn
East			
E-2	1	1,113	13.48
E-7	1	269	19.18
Total	2	1,382	\$14.59 sfn
North			
N-3	1	930	12.58
N-7	1	2,223	9.25
N-8	3	5,805	8.25
N-10	2	2,551	9.32
Total	7	11,509	\$9.03 sfn
West			
W-5	1	2,070	5.50
W-8	1	2,000	16.00
W-17	6	10,551	10.02
W-23	1	1,400	10.29
W-29	1	3,000	13.00
Total	10	19,021	\$10.64 sfn
Grand Total	22	35,174	\$10.82 sfn

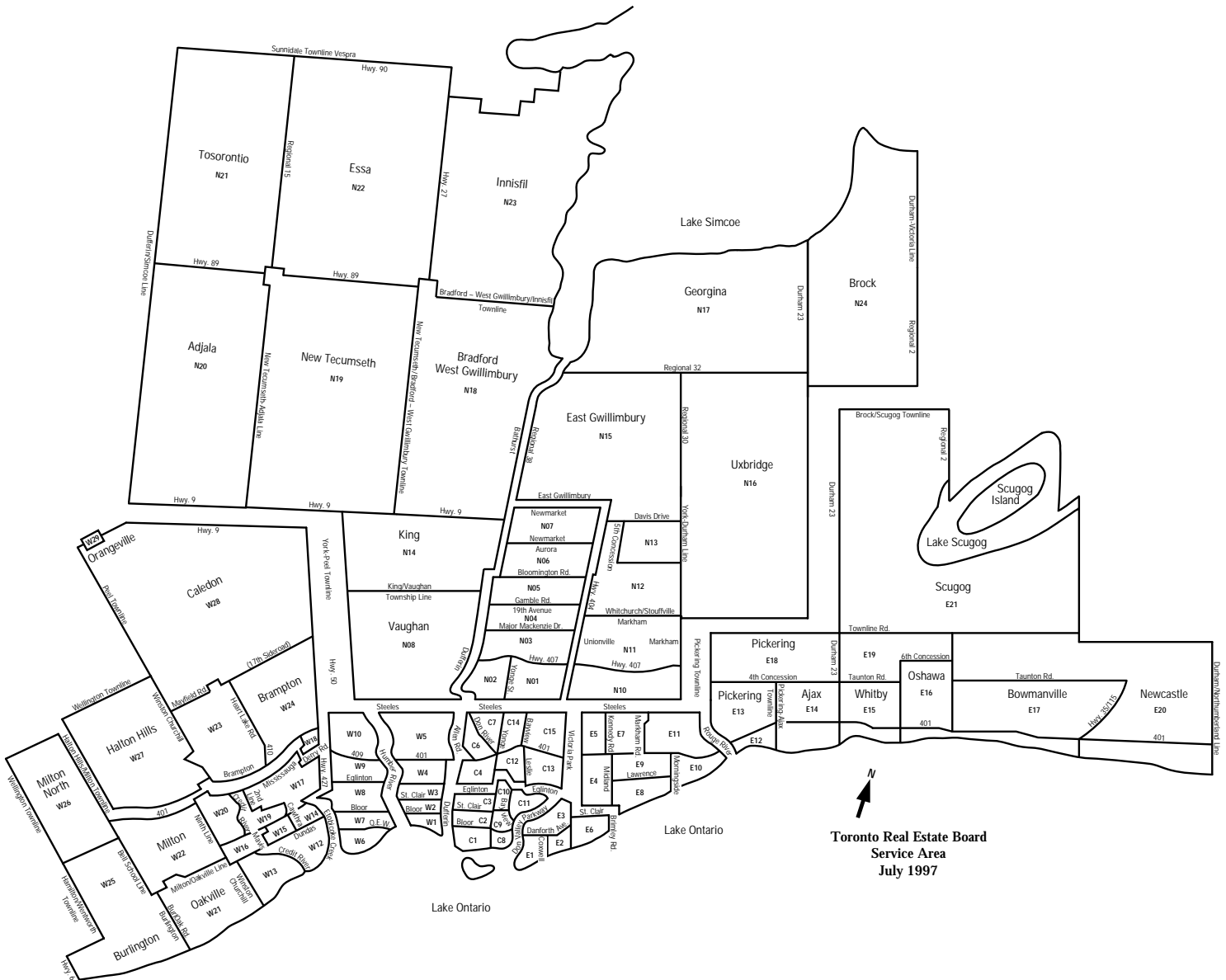
5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C-8	1	7,875	10.67
Total	1	7,875	\$10.67 sfn
East			
North			
N-10	1	14,135	7.00
Total	1	14,135	\$7.00 sfn
West			
W-8	1	6,288	7.00
W-9	1	8,925	6.00
Total	2	15,213	\$6.41 sfn
Grand Total	4	37,223	\$7.54 sfn
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
North			
N-8	1	21,500	15.00
Total	1	21,500	\$15.00 sfn
Grand Total	1	21,500	\$15.00 sfn
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
East					
E-7	1	50,529	10.49	1.16	456,896.55
E-8	1	10,930	10.61	.25	464,000.00
E-10	1	19,880	18.61	.46	804,347.83
E-13	1	11,900	6.72	.27	296,296.30
Total	4	93,239	\$11.75 sf	2.14	\$512,149.53 ac
West					
W-18	1	43,560	13.77	1.00	600,000.00
W-25	1	47,916	4.59	1.10	200,000.00
W-28	2	164,656	7.99	5.48	239,963.50
W-29	1	82,764	1.12	1.90	48,947.37
Total	5	338,896	\$6.57 sf	9.48	\$235,021.10 ac
Grand Total	9	432,135	\$7.69 sf	11.62	\$286,058.52 ac

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E-7	1	566,280	4.41	13.00	192,307.69
E-19	1	550,162	.15	12.63	6,334.13
Total	2	1,116,442	\$2.31 sf	25.63	\$100,663.29 ac
North					
N-4	1	161,172	3.57	3.70	155,405.41
N-6	1	152,460	8.20	3.50	357,142.86
N-18	1	441,262	.16	10.13	6,910.17
Total	3	754,894	\$2.51 sf	17.33	\$109,347.95 ac
West					
W-25	1	1,675,317	.96	38.46	41,601.66
Total	1	1,675,317	\$.96 sf	38.46	\$41,601.66 ac
Grand Total	6	3,546,653	\$1.71 sf	81.42	\$74,613.12 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.