

Watch

August 2002

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Volume up in August

The Commercial/Industrial Market saw a more activity in August, as 452,866 square feet of space was recorded as being leased through the TREB MLS system, Commercial Council Chair Mike Dosman reported today. "This is up four per cent from the 436,314 recorded last month, though down significantly from the 1,114,099 square feet of space that was reported to the Board in August of 2001."

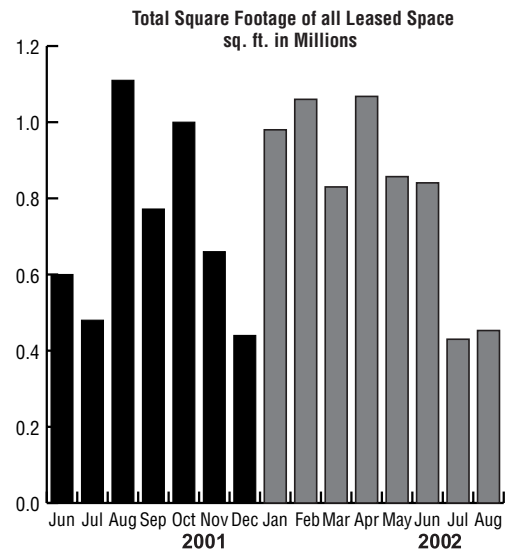
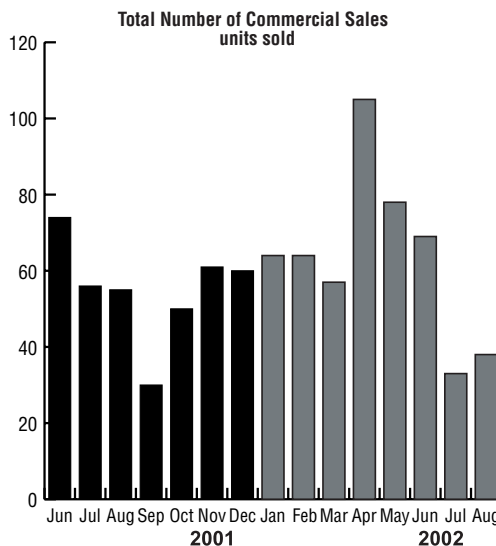
Highlights of the report include:

Industrial space (all size categories) leased for \$5.33 sfm, down 1% from July's \$5.37 figure and down 4% from the \$5.56 sfm recorded in August 2001.

Commercial/Retail rates (all size categories) averaged \$10.66 sfm, down 2 per cent from the \$10.89 recorded last month.

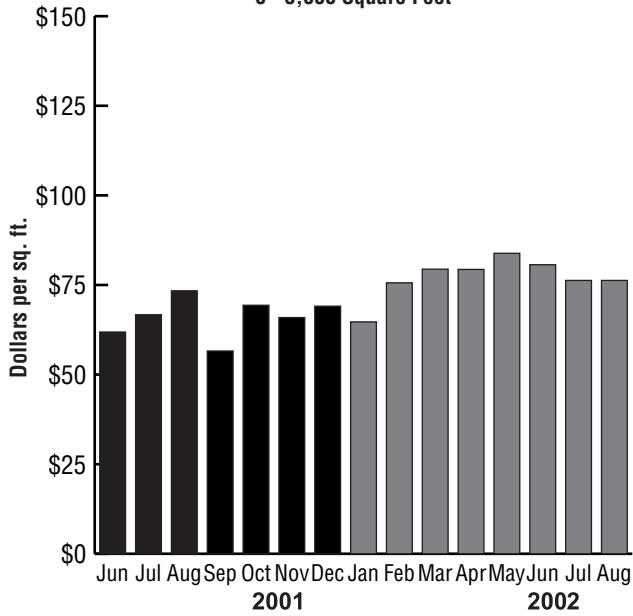
Sales Market Highlights

In August, 37 sales of Commercial/Retail properties were recorded through the TREB MLS system. Of these, 21 were Industrial properties of all size categories which sold for an average of \$70.17 per square foot. Non-MLS sources give a figure of \$51.61 per square foot for larger buildings.

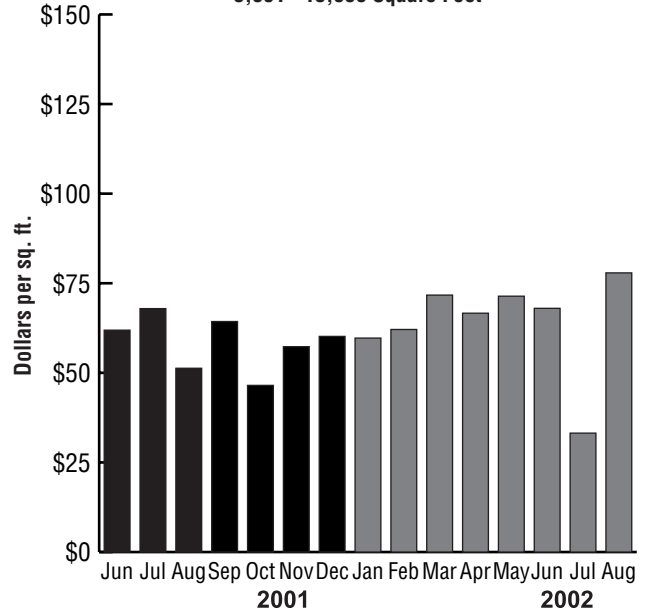


SOLD INDUSTRIAL PROPERTIES

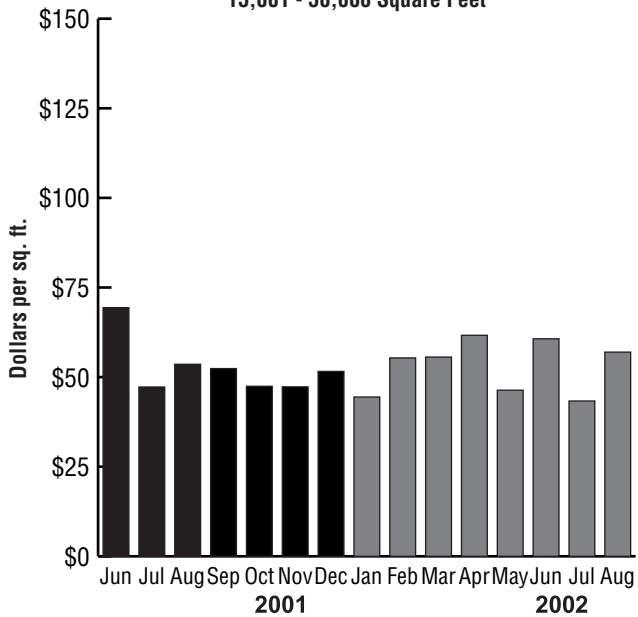
Sold Industrial Properties
0 - 5,000 Square Feet



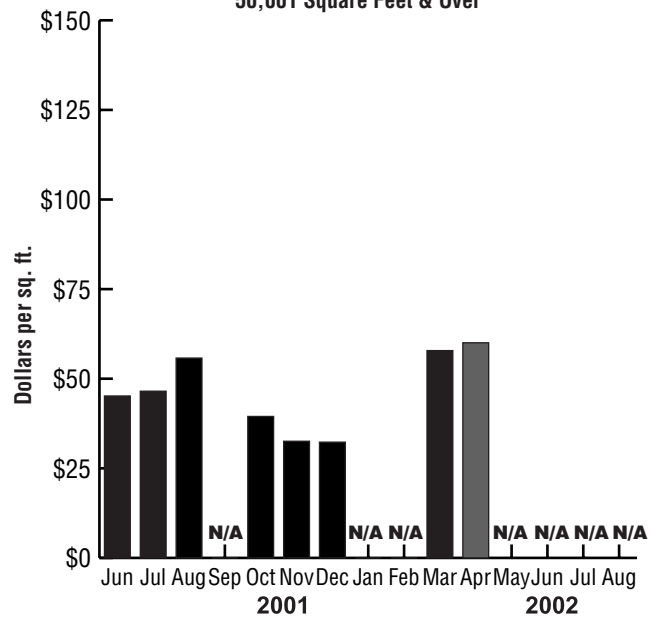
Sold Industrial Properties
5,001 - 15,000 Square Feet



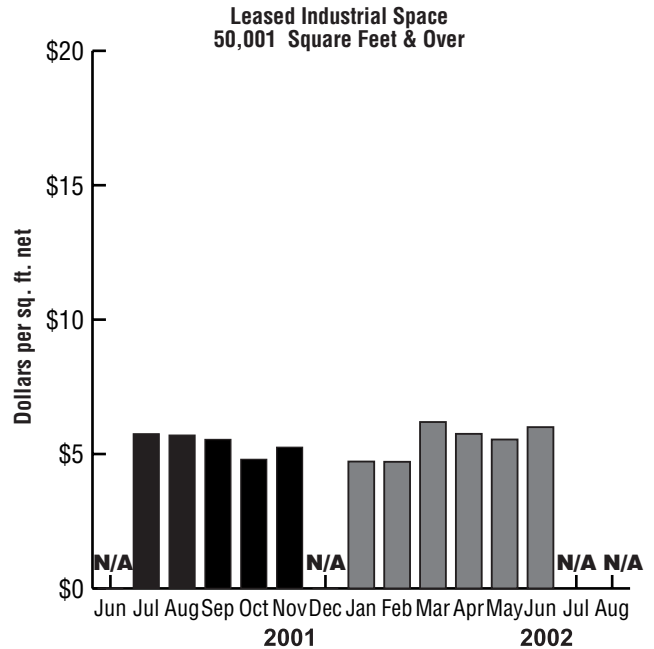
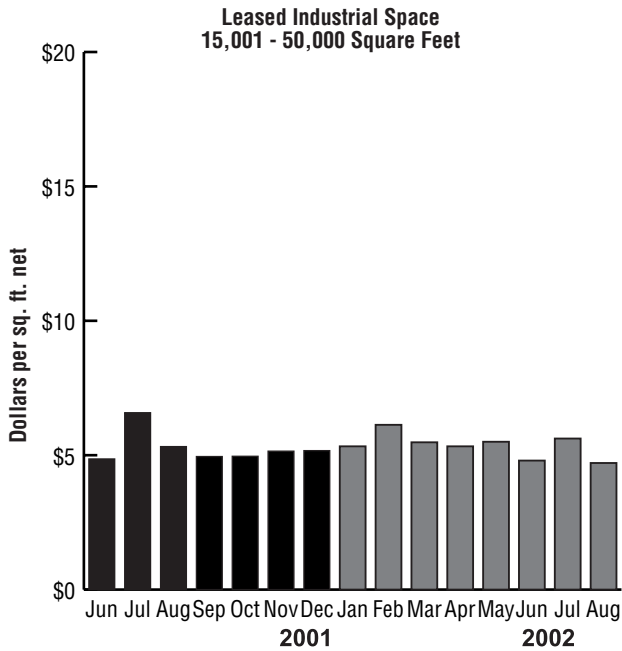
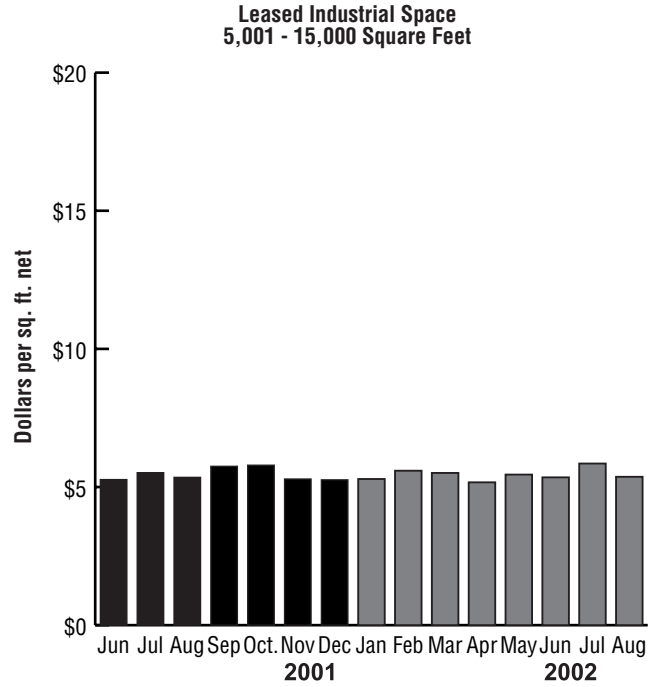
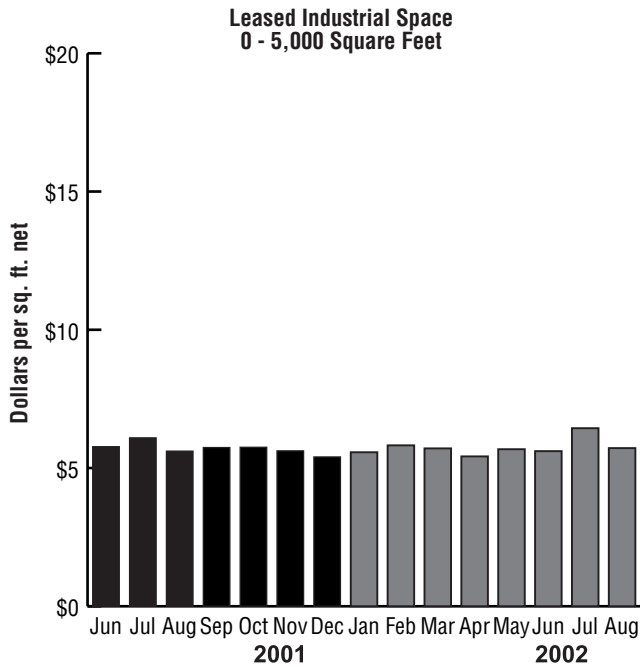
Sold Industrial Properties
15,001 - 50,000 Square Feet



Sold Industrial Properties
50,001 Square Feet & Over

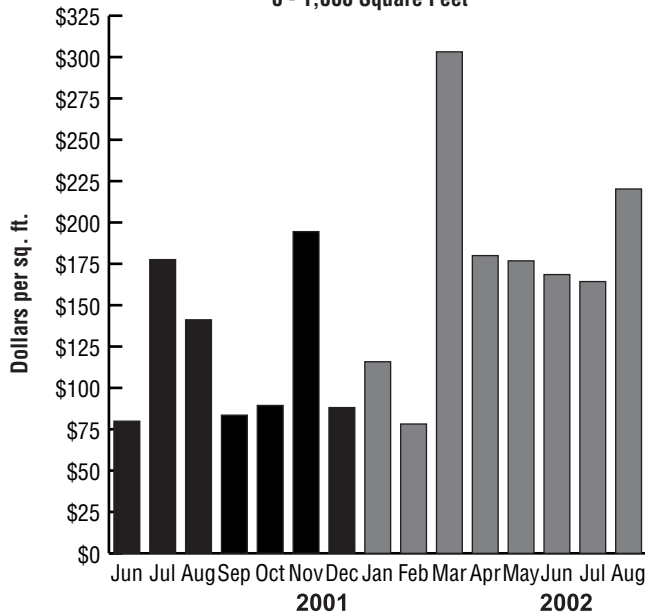


LEASED INDUSTRIAL SPACE

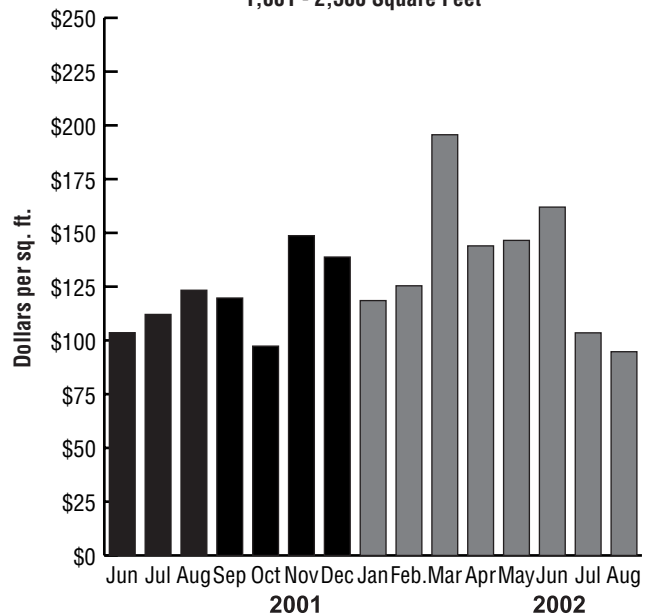


SOLD COMMERCIAL/RETAIL PROPERTIES

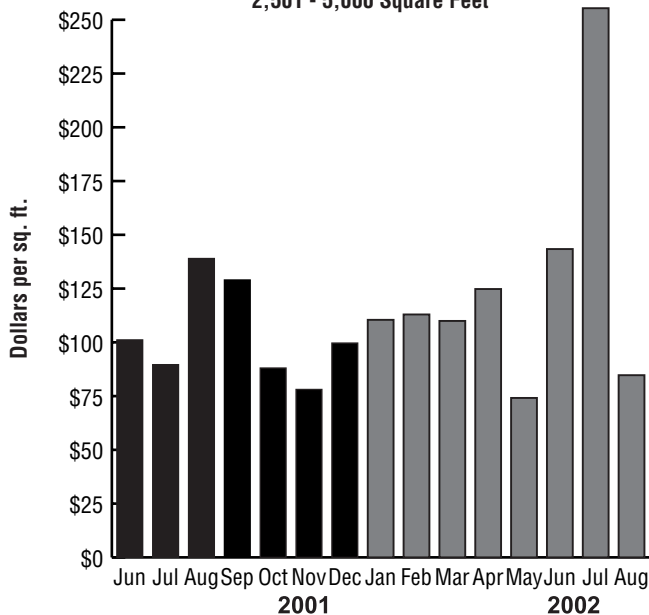
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



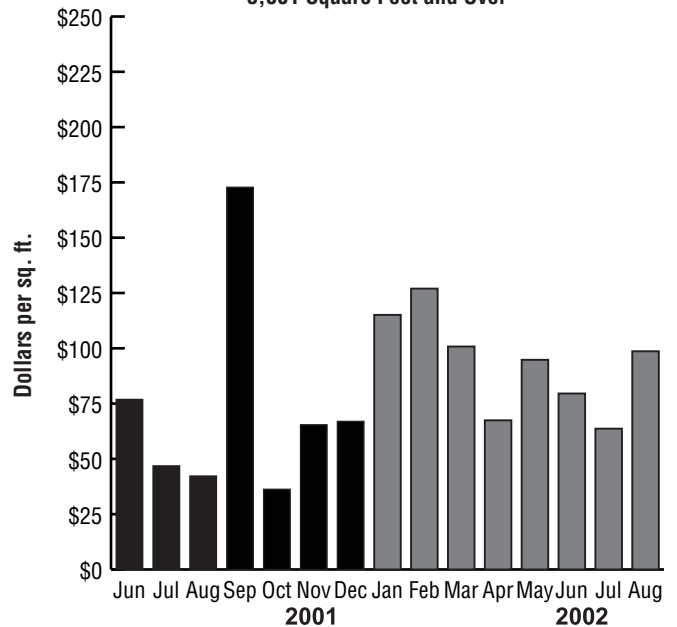
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



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

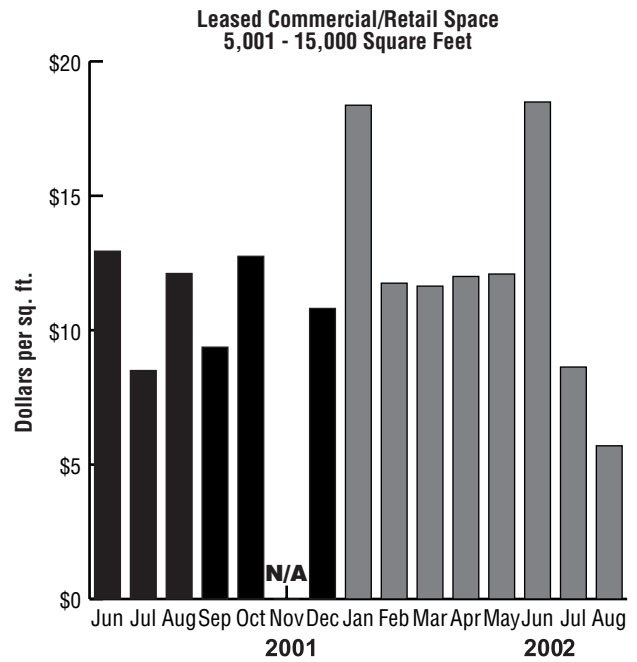
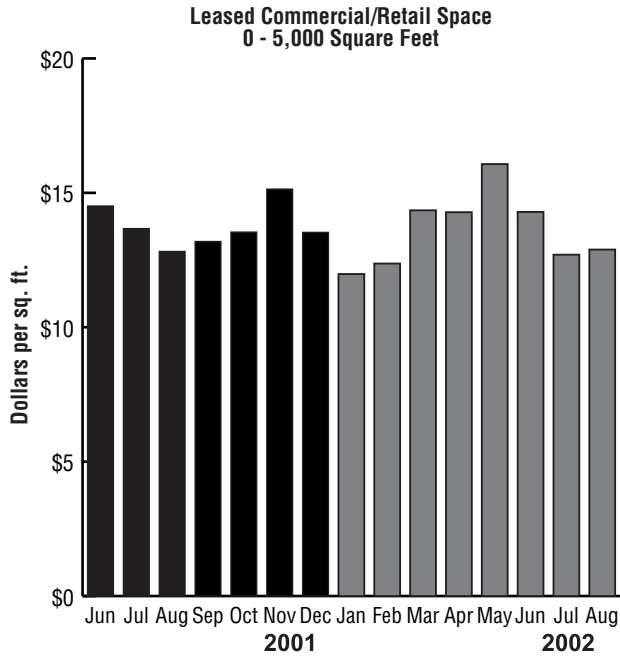


Sold Commercial/Retail Properties
5,001 Square Feet and Over

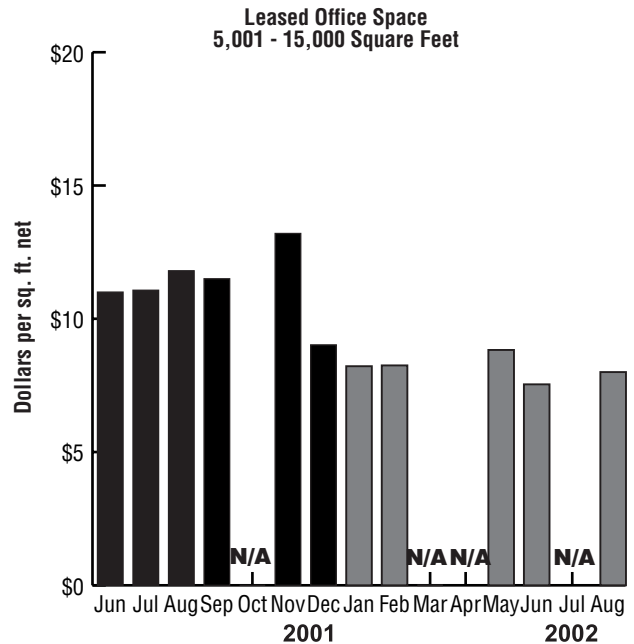
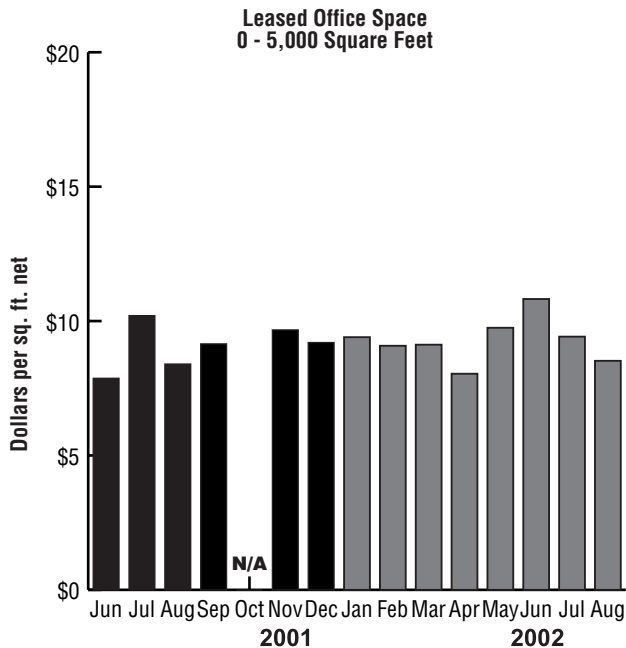


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E			
Total:	1	1,100	\$70.00
West			
W	0	41	
W	0	51	
W			
W	2	21	
W	2	41	
Total:	7	16,033	\$70.19
Central			
C	0	21	
Total:	1	4,000	\$92.50
North			
N			0
N			0
N			
Total:	4	7,204	\$81.76
Grand Total:	13	28,337	\$76.27

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W	0	51	
W			
W			
Total:	3	24,778	\$77.89
Grand Total:	3	24,778	\$77.89

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W	0	71	
W			
W	2	01	
W	2	71	
Total:	4	134,310	\$72.41
North			
N			0
Total:	1	17,000	\$31.18
Grand Total:	5	151,310	\$67.77

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			0
E			0
E			
E			
Total:	15	28,495	\$5.32
West			
W	0	5	4 8
W	0	61	
W	0	71	
W			
W			
W			
W			
W	2		01
W		2	
Total:	24	71,425	\$5.76
North			
N			0
N			0
N			0
N			
T		o	t
Grand Total:	47	116,293	\$5.72

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E			0
E			0
E	1		
Total:	3	17,930	\$5.04
West			
W	0	51	
W	0	7 2	1
W			
W		2	01
W			2
W	2	41	
Total:	12	105,220	\$5.70
Central			
C		1	51
Total:	1	6,104	\$5.25
North			
N			0
N			0
N	1		
Total:	6^a	58,359	\$4.90
Grand Total:	22	187,613	\$5.37

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E			
E			
Total:	2	65,300	\$4.64
North			
N			0
Total:	1	20,023	\$4.95
Grand Total:	3	85,323	\$4.71

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A
	1		
	1		

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
North			
N			0
N			
N			
Total:	5	2,513	\$220.25
Grand			
Total:	5	2,513	\$220.25

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E			0
E	1		
Total:	2	3,505	\$80.74
West			
W	0	41	
W	0	51	
W			
W			
Total:	4	5,570	\$84.38
North			
N			0
N			
Total:	2	3,750	\$123.20
Grand			
Total:	8	12,825	\$94.74

2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
North			
N			
Total:	1	3,777	\$84.72
Grand			
Total:	1	3,777	\$84.72

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
North			
W	1	2	
Total:	1	8,000	\$70.00
Central			
C	0	91	
Total:	1	5,786	\$138.26
Grand			
Total:	2	13,786	\$98.65

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E			0
E			
Total:	2	1,787	\$11.23
West			
W			
W	2	41	
W	2	91	
Total:	3	6,398	\$8.23
Central			
C		0	3
C		1	0
Total:	2	1,531	\$21.55
North			
N			0
N			0
N			
Total:	3	2,746	\$19.98
Grand Total:	10	12,462	\$12.89

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
West			
W		2	
Total:	11	5,602	\$5.70
Grand Total:	1	5,602	\$5.70

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
East			
E			0
E			
Total:	2	1,876	\$7.86
West			
W	0	91	
W			
W			
W			
W	2	01	
W		2	
W	2	4	2
W	2	71	
Total:	15	25,989	\$8.17
Central			
C	1	51	
Total:	1	321	\$9.50
North			
N			0
N			0
N			
N			
Total:	9	12,302	\$9.33
Grand Total:			
	27	40,488	\$8.52

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
W	1	5,085	\$8.00
Total:	1	5,085	\$8.00
Grand Total:			
	1	5,085	\$8.00

15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A ³	N/A	N/A	N/A

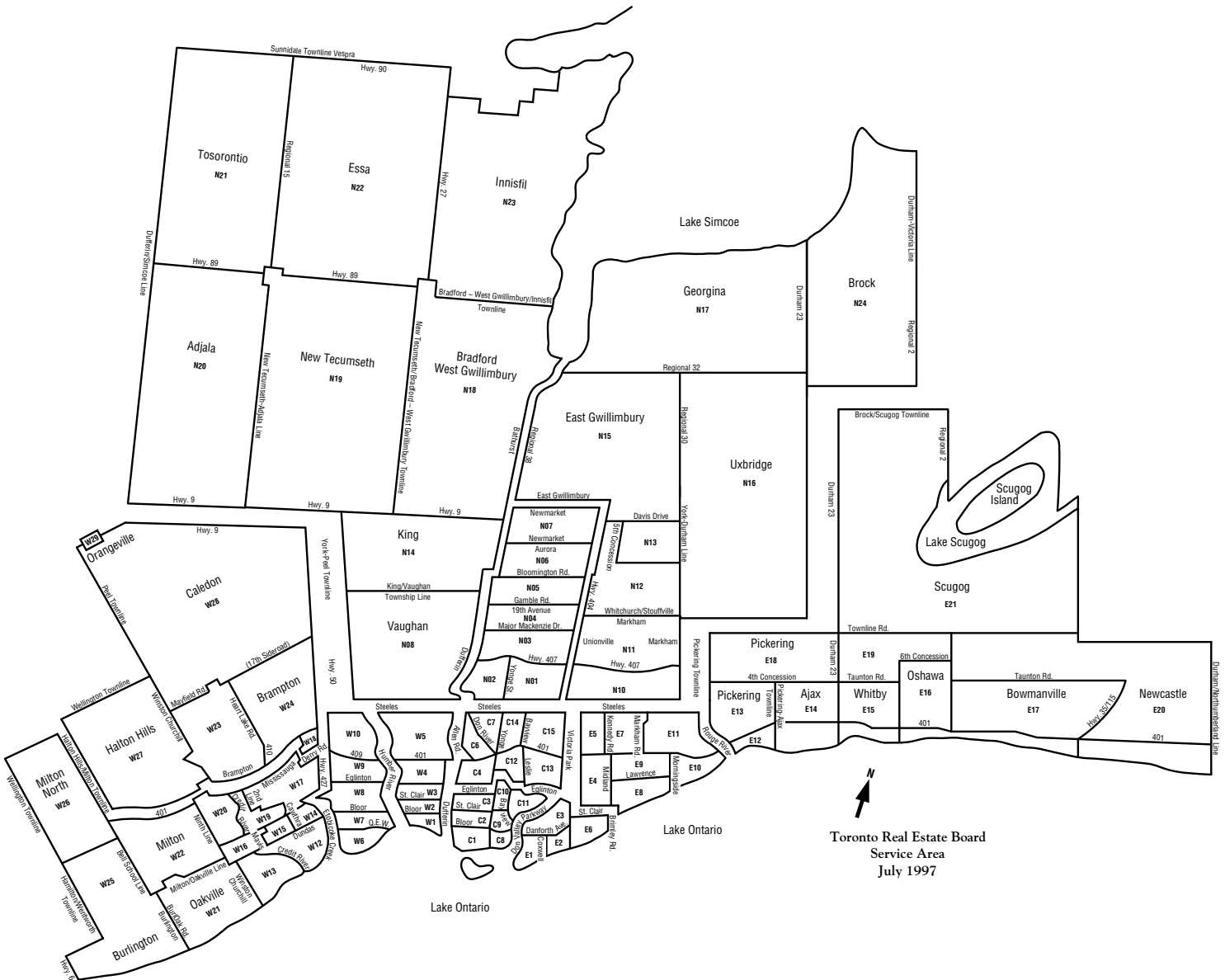
50,001 AND OVER SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
West					
W20	1	43,564	\$14.23	1.00	\$620,000.00
W24	3	132,600	\$19.00	3.05	\$826,229.51
Total:	4	176,164	\$17.82	4.05	\$775,308.64
Grand Total:					
	4	176,164	\$17.82	4.05	\$775,308.64

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E17	1	1,219,680	\$0.22	28.00	\$9,464.29
Total:	1	1,219,680	\$0.22	28.00	\$9,464.29
West					
W17	1	207,781	\$7.94	4.77	\$345,911.95
Total:	1	207,781	\$7.94	4.77	\$345,911.95
Central					
C12	1	222,156	\$33.99	5.10	\$1,480,392.16
Total:	1	222,156	\$33.99	5.10	\$1,480,392.16
North					
N08	1	1,611,720	\$0.43	37.00	\$18,918.92
N17	1	1,433,995	\$0.04	32.92	\$1,549.21
Total:	2	3,045,715	\$0.25	69.92	\$10,740.85
Grand Total:					
	5	4,695,332	\$2.18	107.79	\$94,776.88

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.