

# Watch

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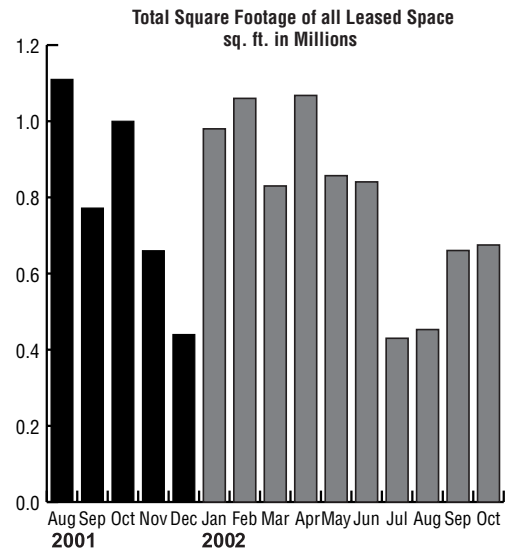
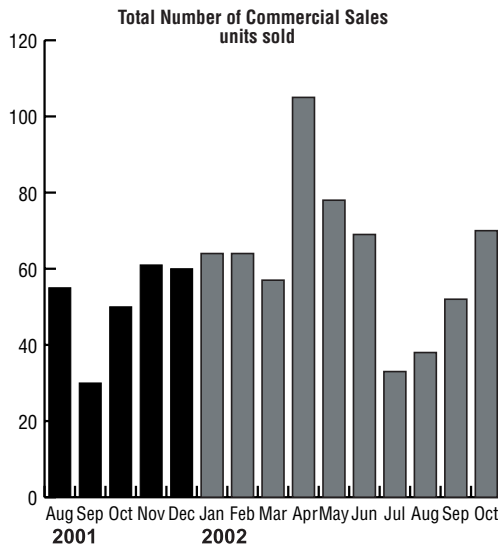
## **October Commercial Market up Four Per Cent over September**

Toronto's Commercial Market continued to improve in October, TREB Commercial Council Chair Mike Dosman announced today, with 675,802 total square feet of space leased through the Toronto Real Estate Board computers. This figure is a four per cent increase over September's 649,443 total, though down significantly from the 988,971 square feet recorded in October 2001.

"On the pricing front, the cost of leased Industrial space fell in October to \$4.98 sfm, down a full eight per cent from the September figure of \$5.41 sfm," Mr. Dosman noted, "Leased Commercial and Office space showed less of a clear direction, with most categories of office space down from September levels, while Commercial Space between 0-5,000 square increased marginally to \$14.64 sfm."

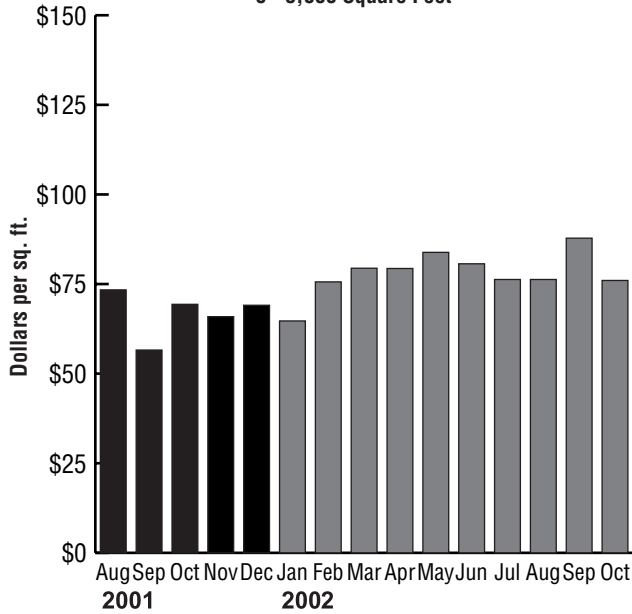
### **Sales Market Highlights**

The TREB MLS system recorded 70 Commercial/Industrial Sales in October, compared to 57 in September and 50 in October 2001. Of these, 35 were Industrial properties of all size categories, which sold for an average of \$66.51 per square foot. Non-MLS sources, which tend to track the sale of much larger properties, gave a corresponding figure of \$50.13 on the basis of 15 transactions.

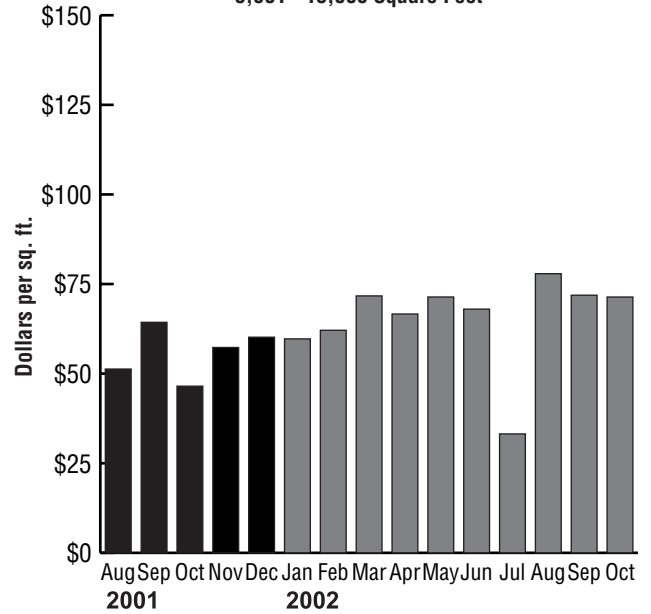


SOLD INDUSTRIAL PROPERTIES

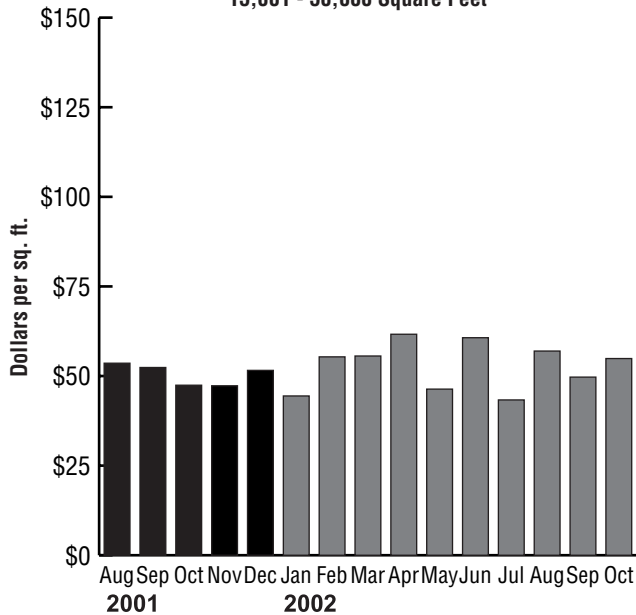
Sold Industrial Properties  
0 - 5,000 Square Feet



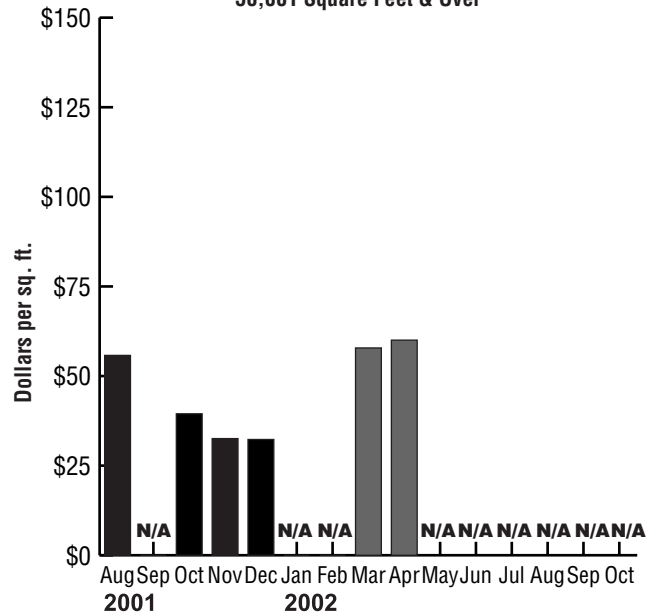
Sold Industrial Properties  
5,001 - 15,000 Square Feet



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

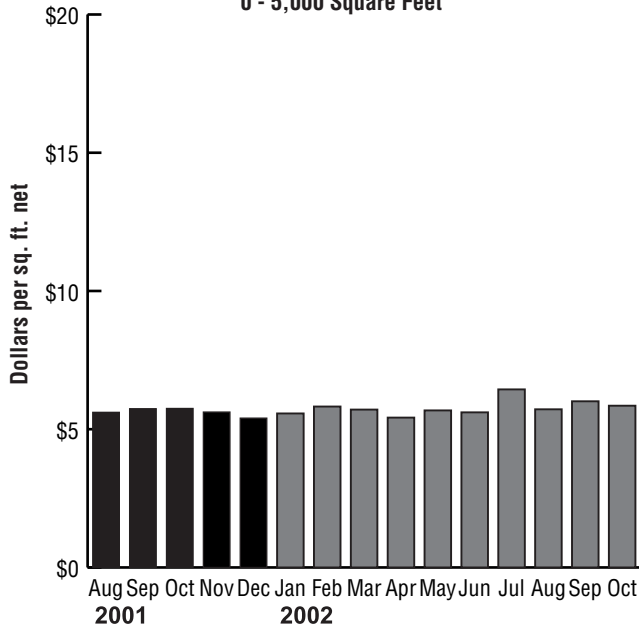


Sold Industrial Properties  
50,001 Square Feet & Over

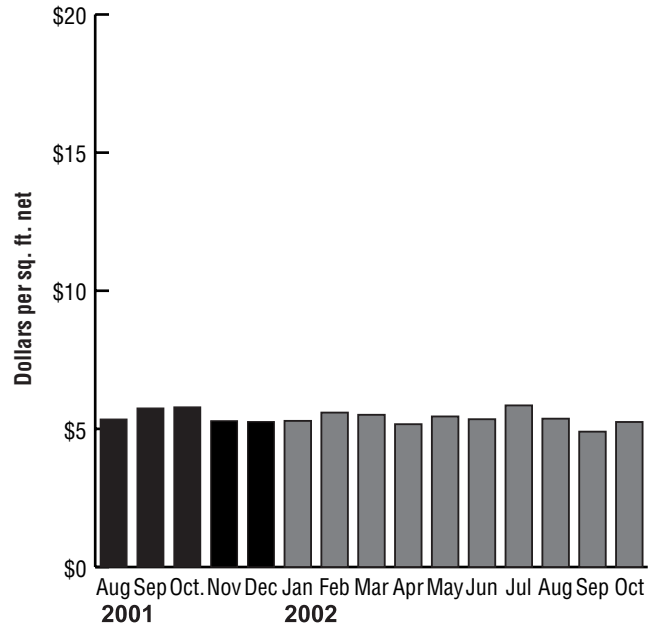


LEASED INDUSTRIAL SPACE

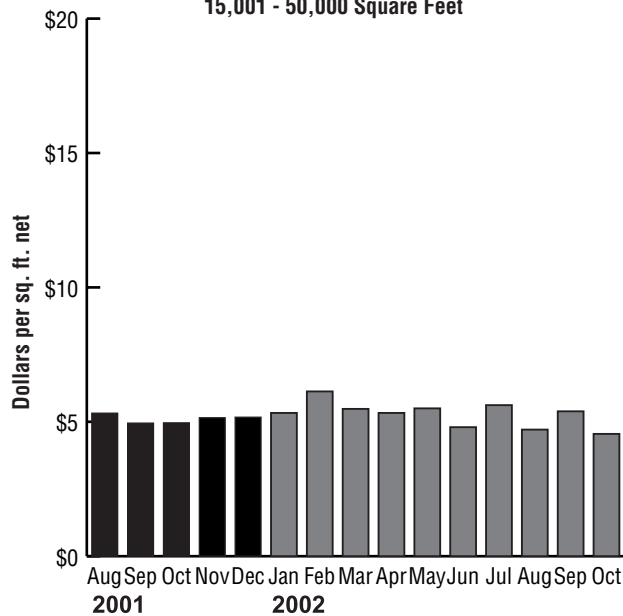
Leased Industrial Space  
0 - 5,000 Square Feet



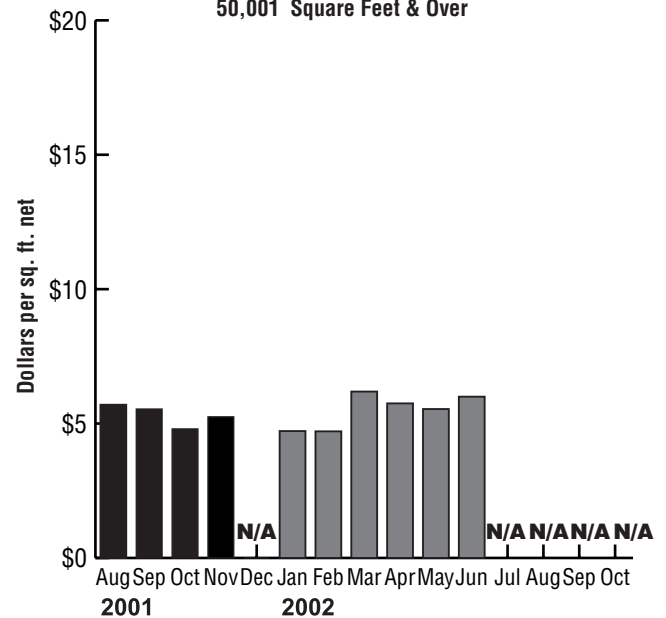
Leased Industrial Space  
5,001 - 15,000 Square Feet



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

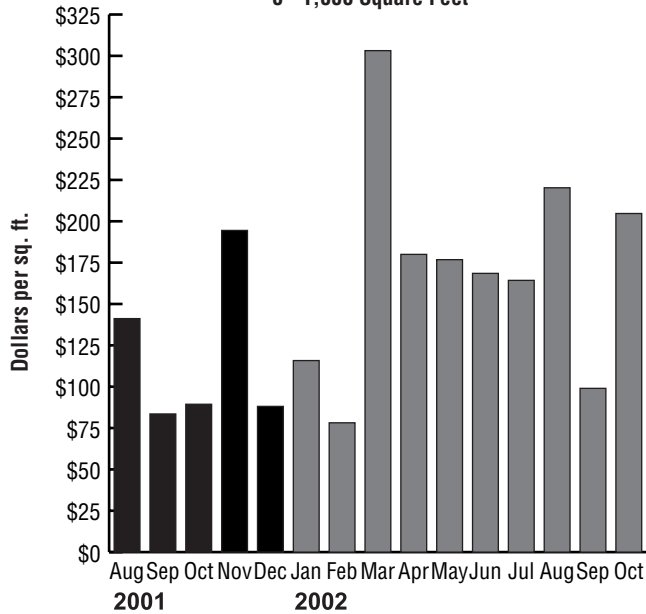


Leased Industrial Space  
50,001 Square Feet & Over

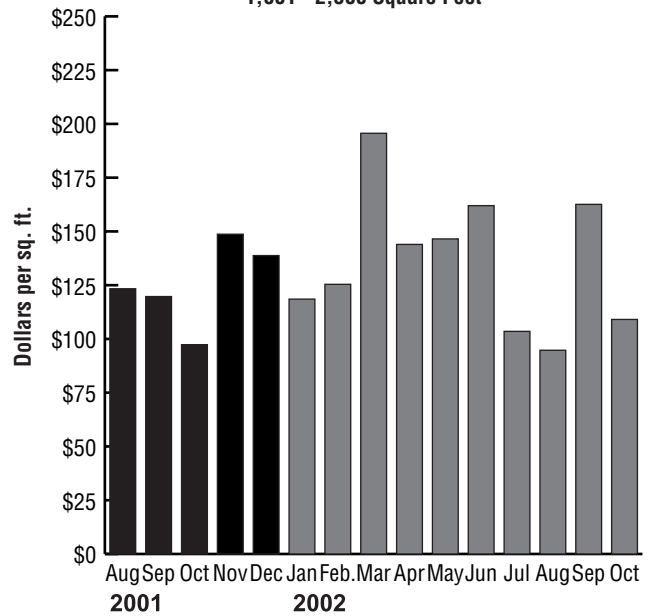


SOLD COMMERCIAL/RETAIL PROPERTIES

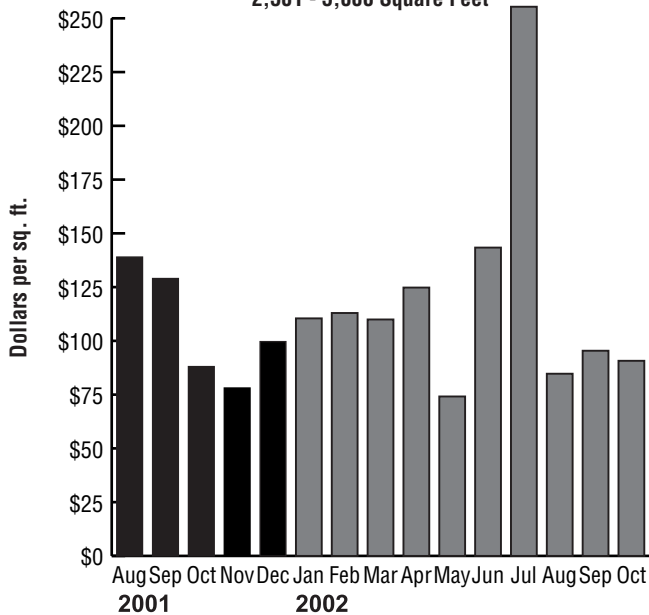
Sold Commercial/Retail Properties  
0 - 1,000 Square Feet



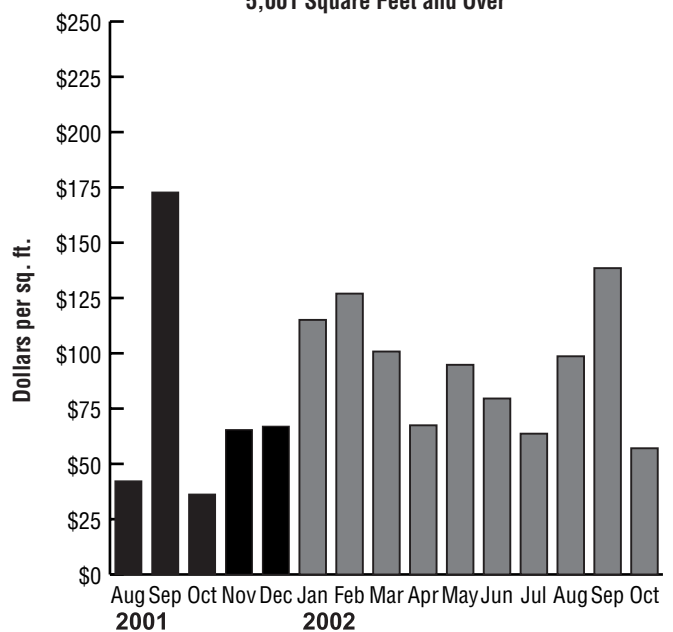
Sold Commercial/Retail Properties  
1,001 - 2,500 Square Feet



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

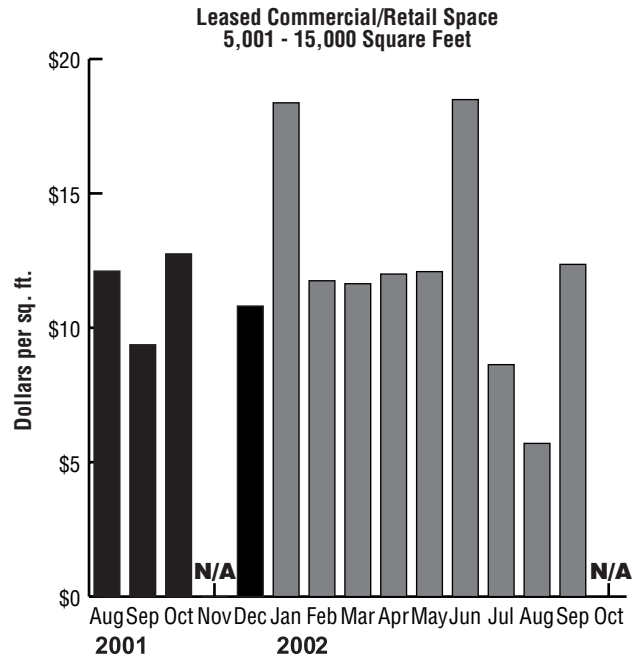
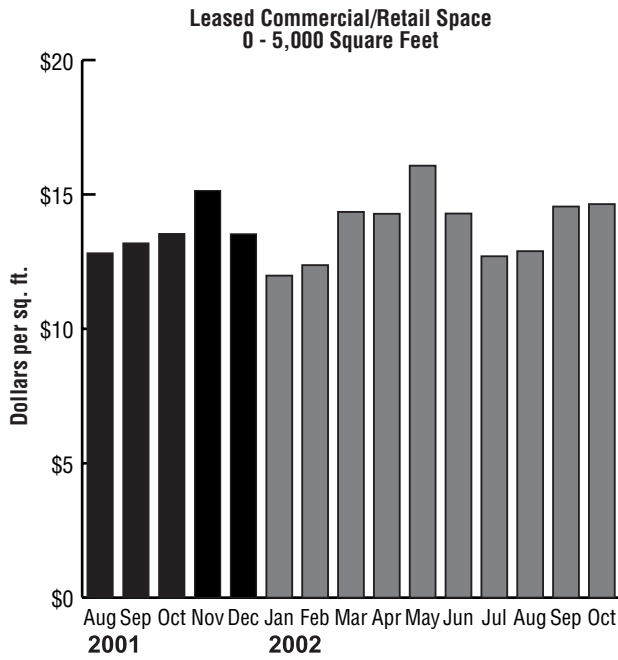


Sold Commercial/Retail Properties  
5,001 Square Feet and Over

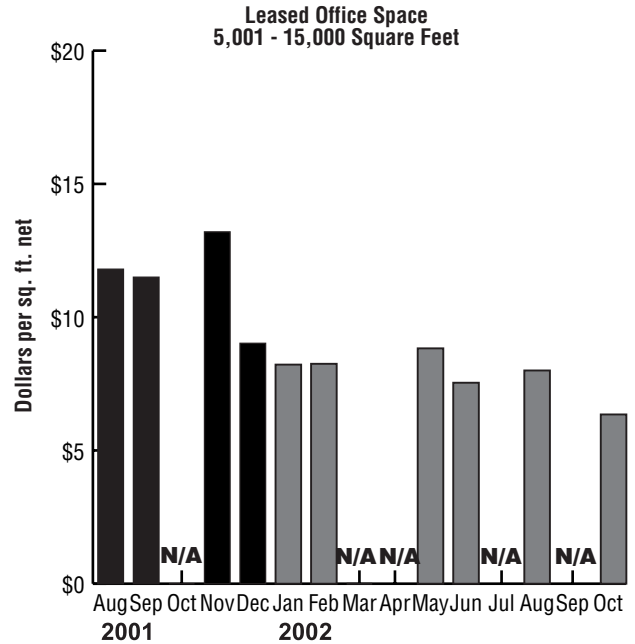
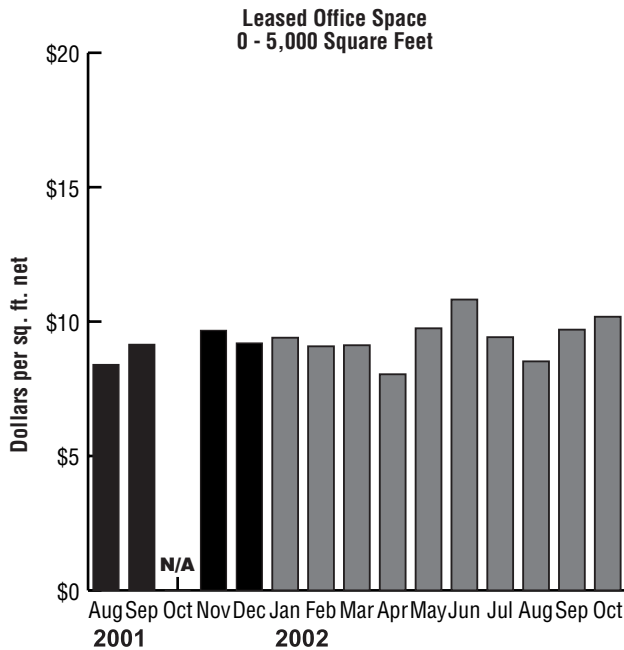


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E07	5	8,513	\$61.69
E12	2	2,792	\$71.28
E16	1	2,000	\$52.50
<b>Total:</b>	<b>8</b>	<b>13,305</b>	<b>\$62.32</b>
<b>West</b>			
W05	2	5,199	\$95.02
W07	1	2,117	\$84.55
W10	1	1,600	\$68.75
W13	1	3,226	\$55.80
W17	3	6,878	\$81.13
W23	1	2,000	\$80.00
W24	1	1,595	\$75.16
W29	1	5,000	\$56.80
<b>Total:</b>	<b>11</b>	<b>27,615</b>	<b>\$75.50</b>
<b>North</b>			
N08	6	11,047	\$96.13
N12	1	1,171	\$63.19
<b>Total:</b>	<b>7</b>	<b>12,218</b>	<b>\$92.98</b>
<b>Grand Total:</b>			
	<b>26</b>	<b>53,138</b>	<b>\$76.22</b>

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
<b>West</b>			
W05	1	5,016	\$91.71
W10	1	12,000	\$56.67
W16	1	5,143	\$80.21
W21	1	7,996	\$70.04
W24	2	15,300	\$73.99
<b>Total:</b>	<b>6</b>	<b>45,455</b>	<b>\$71.38</b>
<b>Grand Total:</b>			
	<b>6</b>	<b>45,455</b>	<b>\$71.38</b>

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E15	1	17,000	\$50.00
<b>Total:</b>	<b>1</b>	<b>17,000</b>	<b>\$50.00</b>
<b>West</b>			
W05	1	26,434	\$45.40
W20	1	19,957	\$71.60
<b>Total:</b>	<b>2</b>	<b>46,391</b>	<b>\$56.67</b>
<b>Grand Total:</b>			
	<b>3</b>	<b>63,391</b>	<b>\$54.88</b>

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
<b>East</b>			
E03	1	1,600	\$4.50
E05	1	5,000	\$4.65
E07	4	8,717	\$4.43
E16	1	1,650	\$9.45
<b>Total:</b>	<b>7</b>	<b>16,967</b>	<b>\$4.99</b>

<b>West</b>			
W07	1	2,528	\$5.25
W09	1	4,100	\$3.50
W10	1	4,000	\$3.60
W12	1	3,000	\$5.00
W13	2	6,699	\$4.92
W17	12	36,025	\$6.02
W20	4	10,414	\$6.59
W21	2	5,097	\$6.86
W24	3	6,729	\$6.42
<b>Total:</b>	<b>27</b>	<b>78,592</b>	<b>\$5.77</b>

<b>North</b>			
N03	1	2,754	\$6.95
N08	3	7,766	\$5.51
N10	5	9,232	\$7.02
<b>Total:</b>	<b>9</b>	<b>19,752</b>	<b>\$6.41</b>

<b>Grand Total:</b>			
	<b>43</b>	<b>115,311</b>	<b>\$5.77</b>

**15,001 - 50,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>East</b>			
E07	1	28,885	\$3.65
E11	1	47,895	\$4.25
E15	1	44,300	\$5.00
<b>Total:</b>	<b>3</b>	<b>121,080</b>	<b>\$4.38</b>

<b>West</b>			
W10	1	17,037	\$4.50
W17	2	56,000	\$5.29
W20	1	20,780	\$1.00
W23	1	48,300	\$4.50
<b>Total:</b>	<b>5</b>	<b>142,117</b>	<b>\$4.30</b>

<b>North</b>			
N10	2	43,702	\$5.81
<b>Total:</b>	<b>2</b>	<b>43,702</b>	<b>\$5.81</b>

<b>Grand Total:</b>			
	<b>10</b>	<b>306,899</b>	<b>\$4.55</b>

**5,001 - 15,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>East</b>			
E11	1	5,309	\$4.75
<b>Total:</b>	<b>1</b>	<b>5,309</b>	<b>\$4.75</b>

<b>West</b>			
W02	1	9,066	\$3.90
W05	1	5,100	\$5.00
W06	1	10,188	\$3.50
W12	1	5,392	\$4.75
W17	8	58,680	\$5.58
W21	1	10,563	\$5.25
W24	1	6,434	\$5.00
<b>Total:</b>	<b>14</b>	<b>105,423</b>	<b>\$5.10</b>

<b>North</b>			
N03	2	25,100	\$5.50
N08	3	25,311	\$5.74
<b>Total:</b>	<b>5</b>	<b>50,411</b>	<b>\$5.62</b>

<b>Grand Total:</b>			
	<b>20</b>	<b>161,143</b>	<b>\$5.25</b>

**50,001 SQ. FT. AND OVER**

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

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SOLD COMMERCIAL/RETAIL PROPERTIES

**0 - 1,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E07	1	405	\$61.73
E09	1	1,000	\$120.00
<b>Total:</b>	<b>2</b>	<b>1,405</b>	<b>\$103.20</b>

<b>Central</b>			
C09	1	390	\$484.62
C14	1	405	\$685.19
<b>Total:</b>	<b>2</b>	<b>795</b>	<b>\$586.79</b>

<b>North</b>			
N03	1	1,000	\$220.00
N10	3	2,461	\$76.80
<b>Total:</b>	<b>4</b>	<b>3,461</b>	<b>\$118.17</b>

<b>Grand Total:</b>			
	<b>9</b>	<b>5,806</b>	<b>\$204.70</b>

**2,501 - 5,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E03	2	6,500	\$133.08
E16	1	5,000	\$37.10
<b>Total:</b>	<b>3</b>	<b>11,500</b>	<b>\$91.35</b>

<b>West</b>			
W04	1	3,032	\$61.02
<b>Total:</b>	<b>1</b>	<b>3,032</b>	<b>\$61.02</b>

<b>Central</b>			
C01	1	4,500	\$126.67
<b>Total:</b>	<b>1</b>	<b>4,500</b>	<b>\$126.67</b>

<b>North</b>			
N03	1	2,970	\$104.71
N07	1	4,000	\$63.25
N12	1	4,100	\$90.24
N24	1	4,500	\$88.89
<b>Total:</b>	<b>4</b>	<b>15,570</b>	<b>\$85.68</b>

<b>Grand Total:</b>			
	<b>9</b>	<b>34,602</b>	<b>\$90.73</b>

**1,001 - 2,500 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E07	1	1,004	\$54.78
<b>Total:</b>	<b>1</b>	<b>1,004</b>	<b>\$54.78</b>

<b>West</b>			
W05	1	1,050	\$105.24
W06	1	2,275	\$152.97
<b>Total:</b>	<b>2</b>	<b>3,325</b>	<b>\$137.89</b>

<b>North</b>			
N01	1	1,515	\$56.11
N03	1	1,824	\$125.49
N08	1	1,090	\$108.26
N11	1	1,060	\$165.09
N17	1	1,160	\$66.38
<b>Total:</b>	<b>5</b>	<b>6,649</b>	<b>\$102.86</b>

<b>Grand Total:</b>			
	<b>8</b>	<b>10,978</b>	<b>\$109.07</b>

**5,001 SQ. FT. AND OVER**

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E08	1	28,861	\$36.38
<b>Total:</b>	<b>1</b>	<b>28,861</b>	<b>\$36.38</b>

<b>West</b>			
W02	1	7,500	\$61.60
W04	1	8,000	\$168.75
W10	1	19,000	\$31.58
W12	1	25,629	\$24.15
W23	1	8,285	\$73.63
W25	1	9,234	\$81.22
<b>Total:</b>	<b>6</b>	<b>77,648</b>	<b>\$56.55</b>

<b>Central</b>			
C08	1	21,704	\$71.42
<b>Total:</b>	<b>1</b>	<b>21,704</b>	<b>\$71.42</b>

<b>North</b>			
N07	1	10,086	\$89.23
<b>Total:</b>	<b>1</b>	<b>10,086</b>	<b>\$89.23</b>

<b>Grand Total:</b>			
	<b>9</b>	<b>138,299</b>	<b>\$57.06</b>

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
<b>East</b>			
E04	2	3,120	\$12.00
E08	1	783	\$11.50
E13	1	3,650	\$16.00
E14	2	2,356	\$9.00
E15	1	1,046	\$6.88
E17	1	3,116	\$10.75
<b>Total:</b>	<b>8</b>	<b>14,071</b>	<b>\$11.85</b>
<b>West</b>			
W23	1	1,450	\$22.00
<b>Total:</b>	<b>1</b>	<b>1,450</b>	<b>\$22.00</b>
<b>North</b>			
N02	2	2,516	\$22.42
N08	1	983	\$12.00
N10	1	1,753	\$17.00
N11	1	893	\$23.00
<b>Total:</b>	<b>5</b>	<b>6,145</b>	<b>\$19.29</b>
<b>Grand Total:</b>			
	<b>14</b>	<b>21,666</b>	<b>\$14.64</b>

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
<b>East</b>			
E07	1	880	\$8.86
E08	1	850	\$4.59
E12	1	1,029	\$9.50
<b>Total:</b>	<b>3</b>	<b>2,759</b>	<b>\$7.78</b>
<b>West</b>			
W05	1	365	\$13.97
W09	1	3,100	\$7.00
W14	1	1,240	\$9.95
W16	1	890	\$9.00
W17	3	3,276	\$9.27
W23	4	2,040	\$9.00
W24	1	1,050	\$6.00
<b>Total:</b>	<b>12</b>	<b>11,961</b>	<b>\$8.54</b>
<b>Central</b>			
C02	2	3,161	\$19.21
C07	1	741	\$12.00
<b>Total:</b>	<b>3</b>	<b>3,902</b>	<b>\$17.84</b>
<b>North</b>			
N03	2	1,771	\$10.27
N07	1	1,270	\$12.25
N10	2	1,863	\$6.72
<b>Total:</b>	<b>5</b>	<b>4,904</b>	<b>\$9.43</b>
<b>Grand Total:</b>			
	<b>23</b>	<b>23,526</b>	<b>\$10.18</b>

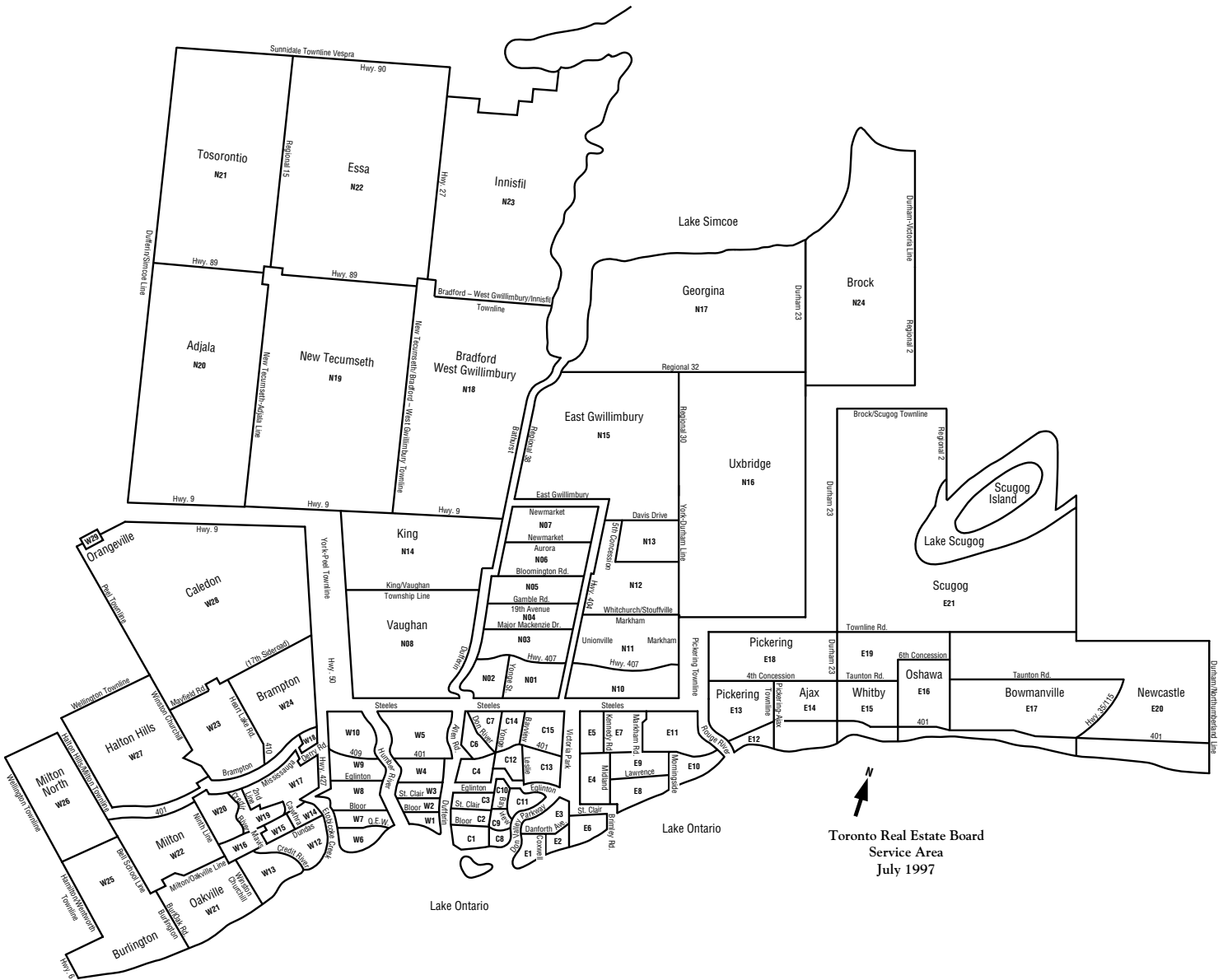
5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
<b>West</b>			
W09	1	7,700	\$7.00
W24	1	11,662	\$5.85
<b>Total:</b>	<b>2</b>	<b>19,362</b>	<b>\$6.31</b>
<b>Central</b>			
C15	1	5,170	\$6.50
<b>Total:</b>	<b>1</b>	<b>5,170</b>	<b>\$6.50</b>
<b>Grand Total:</b>			
	<b>3</b>	<b>24,532</b>	<b>\$6.35</b>
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
<b>West</b>			
W24	1	22,725	\$5.85
<b>Total:</b>	<b>1</b>	<b>22,725</b>	<b>\$5.85</b>
<b>Grand Total:</b>			
	<b>1</b>	<b>22,725</b>	<b>\$5.85</b>
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
<b>East</b>					
E16	1	21,780	\$4.59	0.50	\$200,000.00
<b>Total:</b>	<b>1</b>	<b>21,780</b>	<b>\$4.59</b>	<b>0.50</b>	<b>\$200,000.00</b>
<b>West</b>					
W17	1	43,560	\$10.33	1.00	\$450,000.00
<b>Total:</b>	<b>1</b>	<b>43,560</b>	<b>\$10.33</b>	<b>1.00</b>	<b>\$450,000.00</b>
<b>Grand Total:</b>					
	<b>2</b>	<b>65,340</b>	<b>\$8.42</b>	<b>1.50</b>	<b>\$366,666.67</b>

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
<b>West</b>					
W05	1	399,881	\$7.69	9.18	\$335,182.46
W24	1	173,804	\$3.85	3.99	\$167,919.80
W25	1	176,854	\$4.50	4.06	\$195,886.70
<b>Total:</b>	<b>3</b>	<b>750,539</b>	<b>\$6.05</b>	<b>17.23</b>	<b>\$263,625.94</b>
<b>North</b>					
N08	1	422,532	\$4.50	9.70	\$195,876.29
N14	2	6,708,240	\$0.16	154.00	\$7,110.39
<b>Total:</b>	<b>3</b>	<b>7,130,772</b>	<b>\$0.42</b>	<b>163.70</b>	<b>\$18,295.66</b>
<b>Grand Total:</b>					
	<b>6</b>	<b>7,881,311</b>	<b>\$0.96</b>	<b>180.93</b>	<b>\$41,658.51</b>

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.