

Watch

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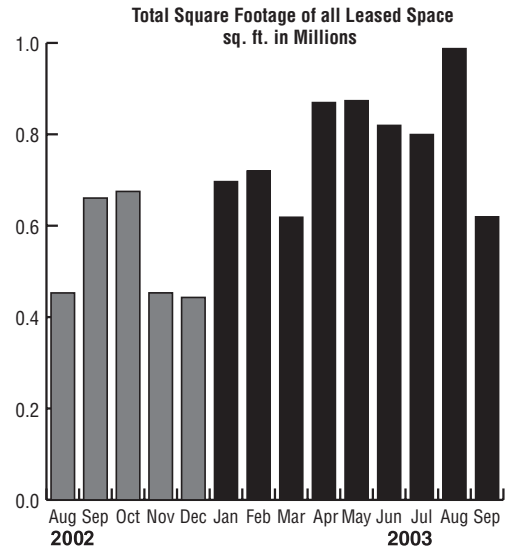
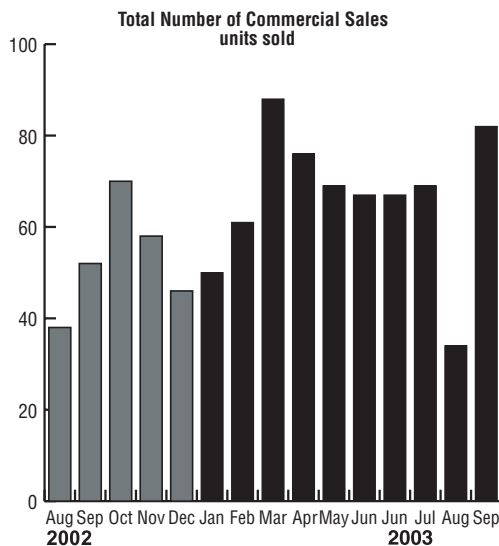
Commercial Market Remains Healthy in September

Over 800,000 square feet of space changed hands in September through the TorontoMLS system, Commercial Council Chair Joe De Leo announced today. "The 823,103 square feet of space leased is a 27 per cent increase over September 2002," Mr. De Leo said. "Although down 17 per cent from the August figure of 988,348, it represents the latest in a string of healthy performances."

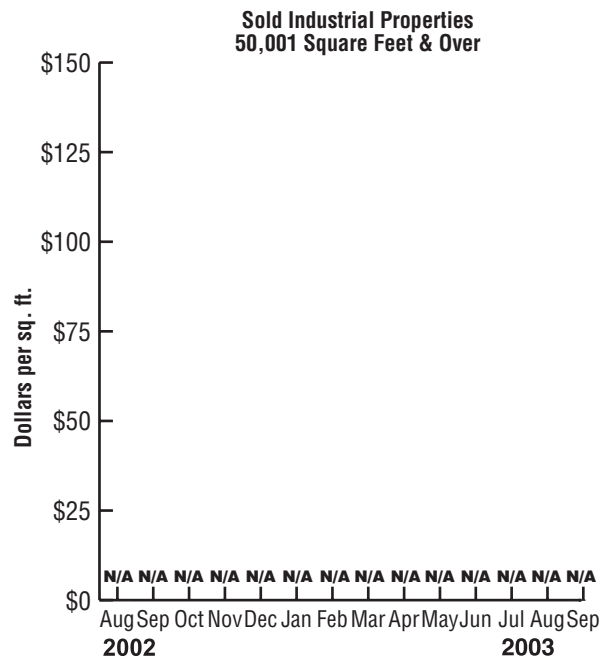
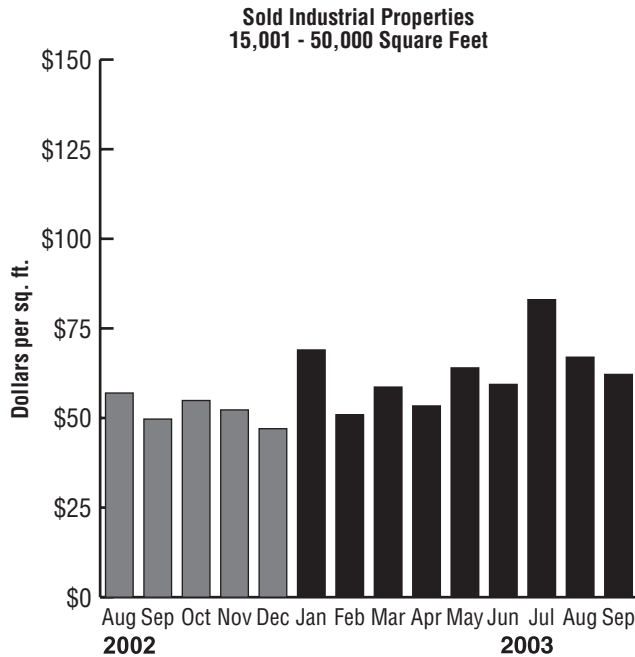
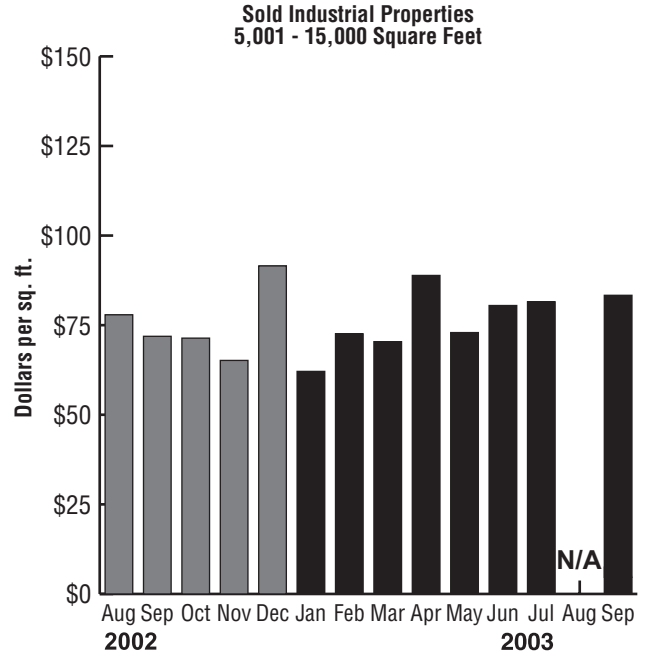
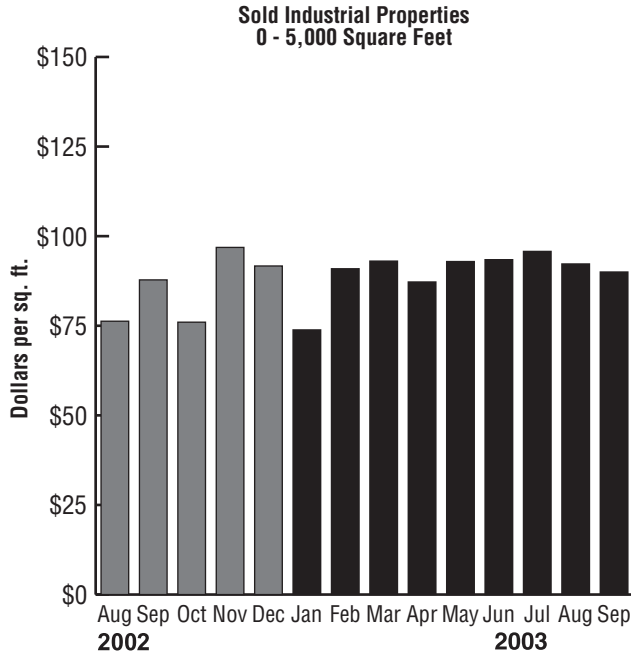
De Leo went on to note that prices were mostly flat in September, with the price for industrial space coming in at \$5.23 sf. This is almost unchanged from the \$5.22 sf recorded in August and the \$5.21 sf recorded in July. In addition, office space continued to trade within the eight to ten dollar range.

Sales Market Highlights

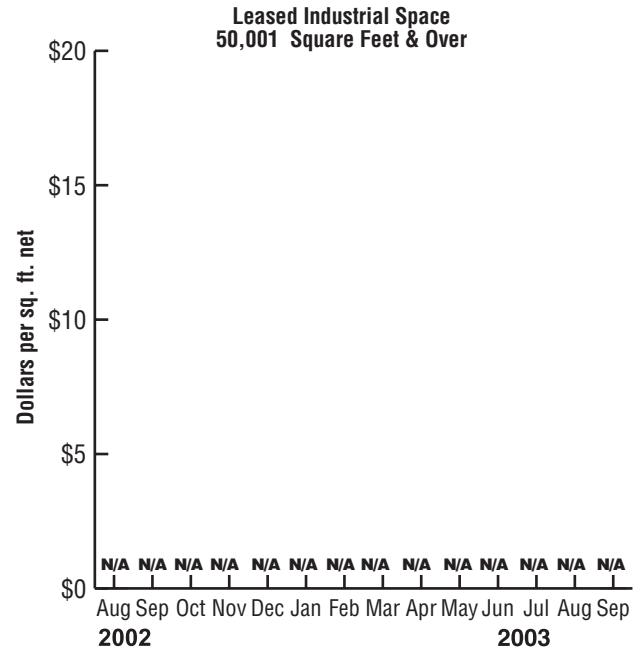
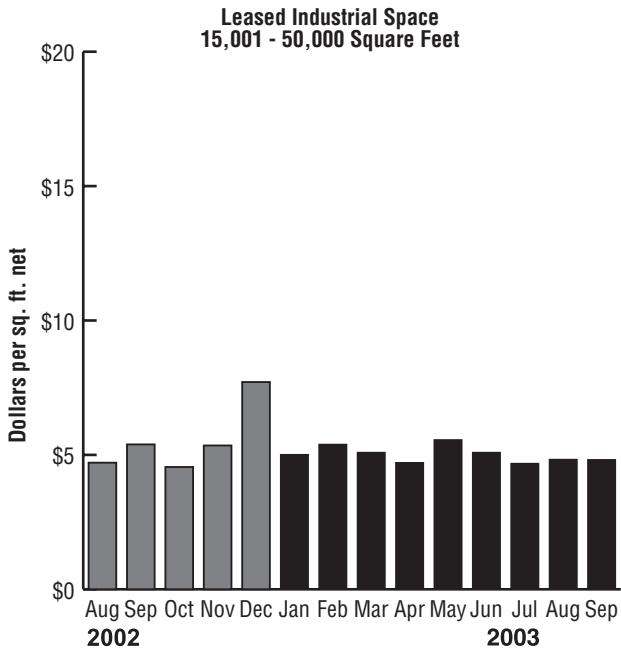
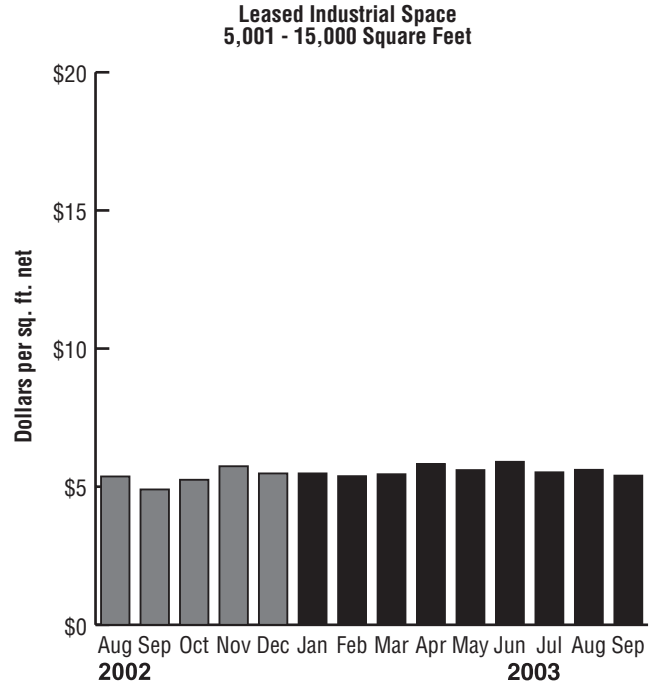
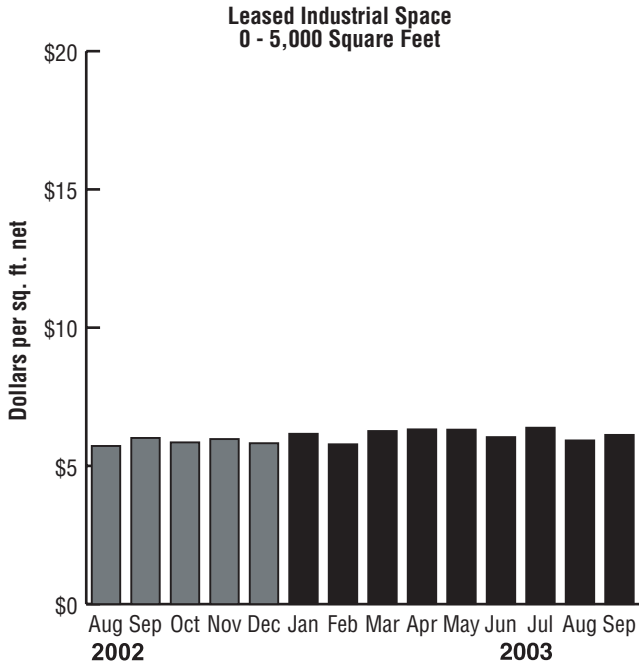
In September, the TorontoMLS system saw 62 sales of Industrial/Commercial properties. Of these almost half were industrial properties of all size categories (the largest being about 20,000 square feet), which averaged \$80.37 per square foot. Non-MLS sources gave a much lower figure of \$55.78 for, in general, much larger properties (55,000 square foot average). In addition, 32 Commercial properties (all size categories) were reported as sold for an average of \$108.80.



SOLD INDUSTRIAL PROPERTIES

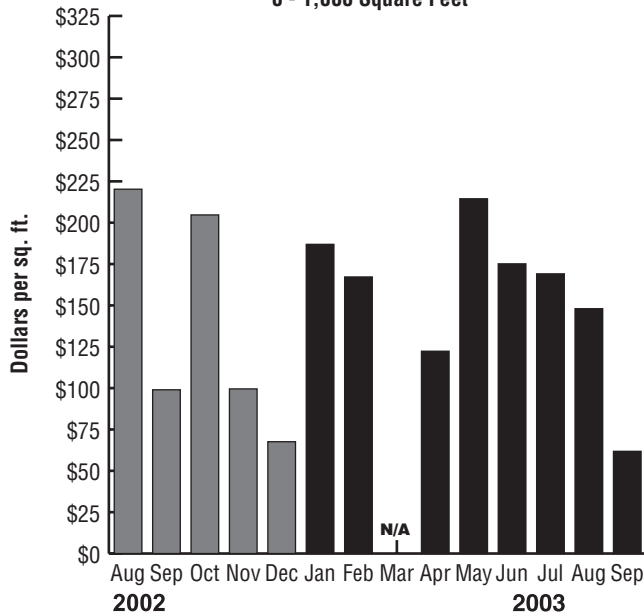


LEASED INDUSTRIAL SPACE

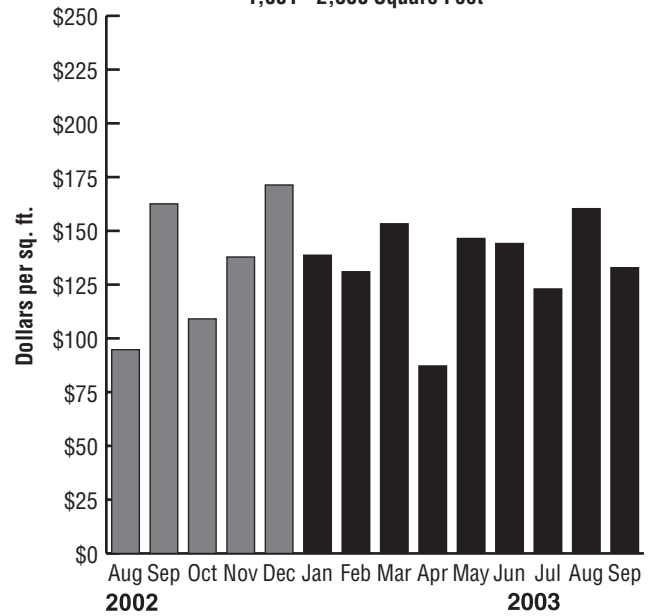


SOLD COMMERCIAL/RETAIL PROPERTIES

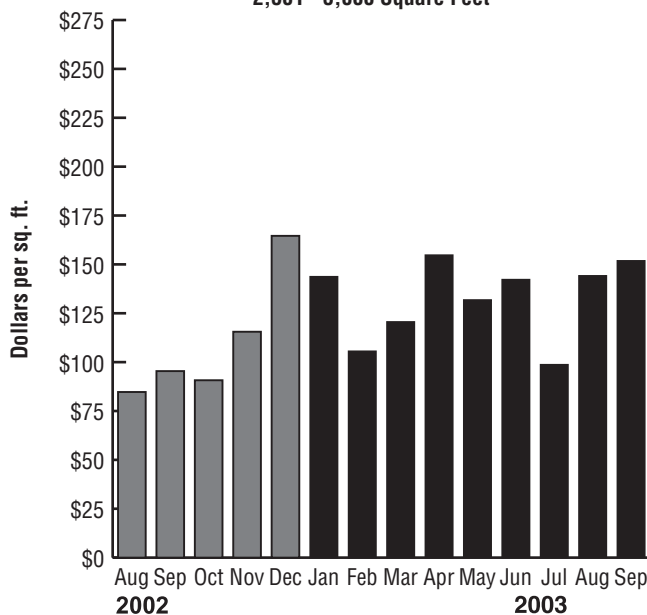
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



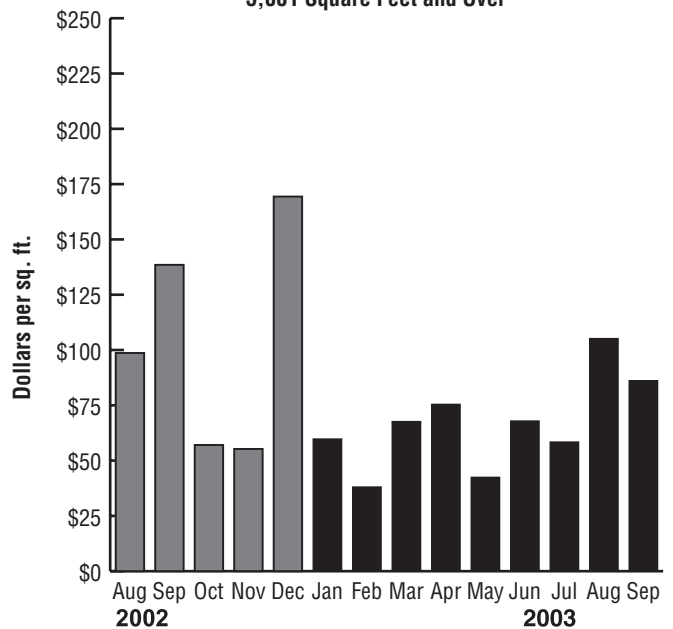
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



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

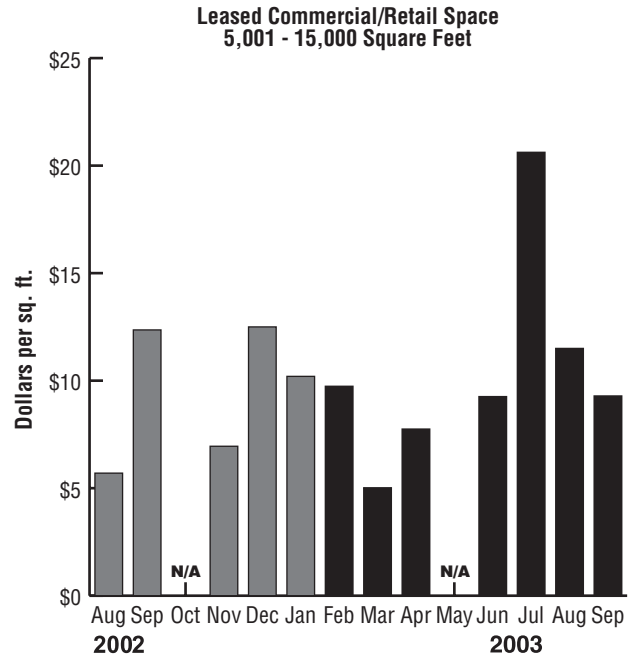
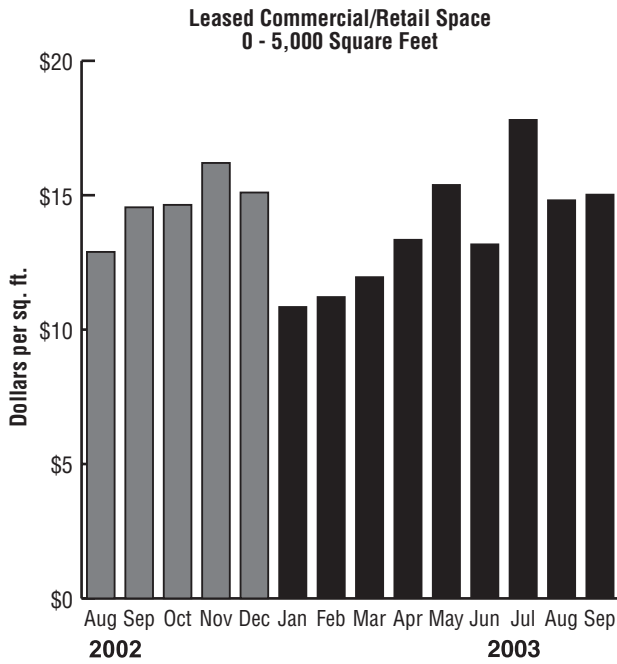


Sold Commercial/Retail Properties
5,001 Square Feet and Over

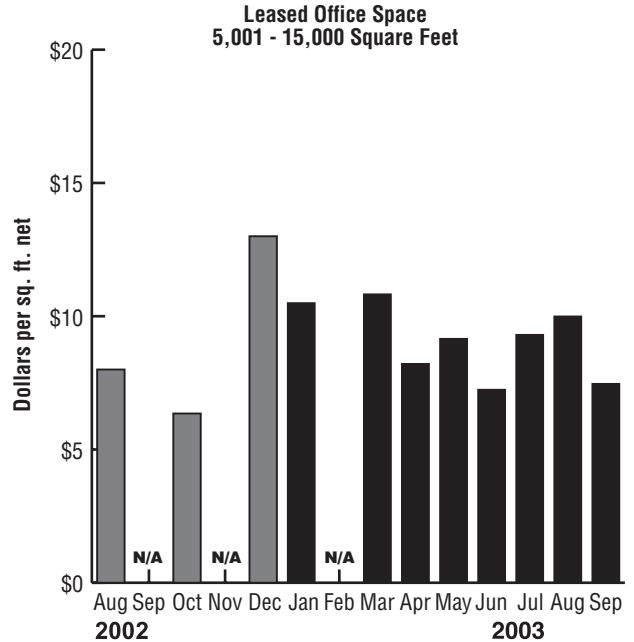
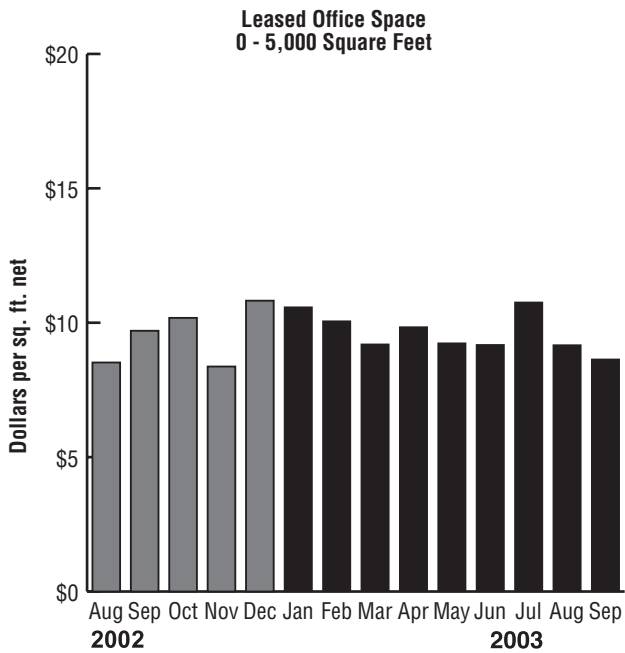


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E07	5	6,460	\$84.75
E11	2	4,805	\$78.56
E12	1	2,574	\$66.05
Total:	8	13,839	\$79.12
West			
W03	2	8,090	\$85.29
W05	2	4,214	\$79.50
W07	1	2,946	\$147.66
W17	2	2,655	\$109.04
Total:	7	17,905	\$97.71
North			
N04	1	4,908	\$81.50
N07	2	4,223	\$72.70
N08	6	12,644	\$102.70
N10	1	2,600	\$81.90
Total:	10	24,375	\$91.01
Grand Total:			
	25	56,119	\$90.22

5,001 - 15,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E04	1	12,614	\$72.93
E10	1	6,897	\$78.29
Total:	2	19,511	\$74.83
West			
W07	1	9,050	\$101.66
Total:	1	9,050	\$101.66
Grand Total:			
	3	28,561	\$83.33

15,001 - 50,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
West			
West			
W04	1	15,590	\$48.11
W23	1	19,400	\$73.45
Total:	2	34,990	\$62.16
Grand Total:			
	2	34,990	\$62.16

50,001 SQ. FT. AND OVER

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
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			
E04	1	1,000	\$6.50
E07	7	12,479	\$5.86
E08	1	3,940	\$4.00
E11	2	5,170	\$5.49
Total:	11	22,589	\$5.48
West			
W05	8	15,212	\$5.18
W10	1	3,150	\$4.20
W12	1	4,800	\$6.25
W17	10	24,506	\$5.70
W20	1	2,162	\$3.60
W23	1	720	\$6.50
Total:	22	50,550	\$5.42
Central			
C13	1	2,775	\$9.75
Total:	1	2,775	\$9.75
North			
N03	1	1,500	\$13.20
N07	1	3,638	\$7.00
N08	3	6,187	\$6.72
N10	6	17,722	\$7.32
N12	3	10,500	\$6.15
Total:	14	39,547	\$7.11
Grand Total:	48	115,461	\$6.12

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
East			
E07	1	27,300	\$6.00
Total:	1	27,300	\$6.00
West			
W05	1	15,215	\$4.50
W17	4	132,493	\$4.64
Total:	5	147,708	\$4.63
North			
N07	1	17,000	\$5.75
N08	4	125,678	\$4.55
N10	1	17,838	\$5.50
Total:	6	160,516	\$4.79
Grand Total:	12	335,524	\$4.82

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
East			
E04	2	16,591	\$4.34
E07	2	24,001	\$4.68
Total:	4	40,592	\$4.54
West			
W09	1	7,024	\$3.90
W12	1	10,781	\$4.10
W16	1	5,100	\$5.75
W17	5	47,254	\$5.66
W24	2	20,790	\$4.86
Total:	10	90,949	\$5.16
North			
N03	2	13,320	\$8.77
N07	1	6,080	\$5.75
N08	3	22,653	\$5.84
N10	1	13,553	\$5.50
Total:	7	55,606	\$6.45
Grand Total:	21	187,147	\$5.41

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
East			
West			
W24	1	800	\$35.00
Total:	1	800	\$35.00
North			
N03	1	468	\$119.66
N11	1	334	\$44.91
Total:	2	802	\$88.53
Grand Total:			
	3	1,602	\$61.80

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E06	1	3,403	\$139.58
E07	2	6,619	\$230.40
Total:	3	10,022	\$199.56
West			
W04	2	9,000	\$86.67
W06	1	2,520	\$90.28
W24	1	3,267	\$74.07
Total:	4	14,787	\$84.50
Central			
C01	1	2,548	\$294.35
C03	1	3,150	\$246.03
Total:	2	5,698	\$267.64
North			
N08	1	2,640	\$98.48
Total:	1	2,640	\$98.48
Grand Total:			
	10	33,147	\$151.88

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E03	1	1,800	\$166.67
E07	3	4,195	\$160.31
E15	1	1,650	\$90.91
Total:	5	7,645	\$146.83
West			
W02	1	1,829	\$153.09
W23	1	1,670	\$33.53
Total:	2	3,499	\$96.03
North			
N03	2	2,884	\$116.11
N08	1	1,828	\$115.97
N12	1	1,700	\$214.71
N19	1	1,900	\$113.16
Total:	5	8,312	\$135.57
Grand Total:			
	12	19,456	\$132.88

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
East			
E08	1	7,450	\$265.10
Total:	1	7,450	\$265.10
West			
W03	2	15,000	\$96.67
W04	1	8,000	\$166.25
W12	1	9,800	\$43.16
Total:	4	32,800	\$97.65
Central			
C03	1	7,500	\$80.00
Total:	1	7,500	\$80.00
North			
N14	1	32,436	\$34.68
Total:	1	32,436	\$34.68
Grand Total:			
	7	80,186	\$86.09

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LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E06	1	2,300	\$13.04
E07	6	6,744	\$16.08
E08	1	218	\$16.51
E10	1	1,121	\$14.00
E14	1	1,048	\$11.30
Total:	10	11,431	\$14.84

West			
W01	1	900	\$16.00
W05	1	2,580	\$5.30
W08	1	1,200	\$13.75
W15	1	2,397	\$23.50
W18	1	1,925	\$9.10
W23	3	6,049	\$18.40
W27	1	1,190	\$23.00
Total:	9	16,241	\$15.83

Central			
C01	3	6,042	\$14.95
C08	1	1,000	\$26.40
C10	1	1,714	\$19.95
C11	1	800	\$19.50
Total:	6	9,556	\$17.42

North			
N01	1	1,450	\$21.00
N03	2	909	\$21.51
N06	1	1,290	\$17.00
N08	3	5,782	\$9.30
N11	2	3,807	\$10.39
Total:	9	13,238	\$12.49

Grand Total:	34	50,466	\$15.03
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5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W12	2	13,412	\$14.55
W14	1	6,780	\$9.50
W23	2	13,240	\$7.91
Total:	5	33,432	\$10.90

North			
N03	1	9,600	\$10.00
N11	1	14,084	\$5.00
Total:	2	23,684	\$7.03

Grand Total:	7	57,116	\$9.29
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15,001 - 50,00 SQ. FT.

Area	Leased	Total Leased	Av. Price
N11	1	24,800	\$9.65
Total:	1	24,800	\$9.65

Grand Total:	1	24,800	\$9.65
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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			
W09	1	814	\$4.95
W10	1	775	\$6.75
W12	1	773	\$8.75
W14	1	961	\$8.00
W15	1	1,293	\$9.23
W17	4	3,869	\$6.76
W20	1	3,980	\$6.50
W23	1	1,394	\$6.00
Total:	11	13,859	\$6.93
Central			
C02	1	3,348	\$9.00
C07	1	477	\$6.00
Total:	2	3,825	\$8.63
North			
N03	2	4,046	\$13.33
N08	2	5,137	\$9.83
N10	2	1,161	\$7.15
N11	1	630	\$9.30
Total:	7	10,974	\$10.81
Grand Total:	20	28,658	\$8.64

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
W25	1	9,846	\$11.00
Total:	1	9,846	\$11.00
North			
N11	2	14,085	\$5.00
Total:	2	14,085	\$5.00
Grand Total:	3	23,931	\$7.47

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
N/A	N/A	N/A	N/A	N/A	N/A

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E21	1	8,712,000	\$0.02	200.00	\$825.00
Total:	1	8,712,000	\$0.02	200.00	\$825.00
West					
W28	1	2,029,896	\$0.34	46.60	\$15,021.46
Total:	1	2,029,896	\$0.34	46.60	\$15,021.46
North					
N07	1	219,542	\$5.47	5.04	\$238,095.24
N08	1	239,144	\$9.26	5.49	\$403,213.11
N12	1	1,067,220	\$0.37	24.50	\$16,326.53
N16	1	508,781	\$0.88	11.68	\$38,527.40
N24	1	5,532,120	\$0.04	127.00	\$1,716.54
Total:	5	7,566,808	\$0.59	173.71	\$25,799.55
Grand Total:	7	18,308,704	\$0.29	420.31	\$12,720.71

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.