

Watch

August 2004

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800,000 Square Feet of Space Leased In Healthy August

The Toronto Industrial/Commercial market remained healthy in August, with 789,477 square feet of space traded, Commercial Council Chair Joe De Leo announced today. "This represents a strong performance for this point in the annual cycle."

Mr. De Leo went on to note that August prices for Industrial space of all size categories, at \$5.83 sfm, traded at the upper end of its traditional five to six dollar per square foot range. Meanwhile, commercial space (all size categories) traded at \$15.03 sfm, also within its traditional range.

Executive Council,
Commercial Division

Joe De Leo
Chairman

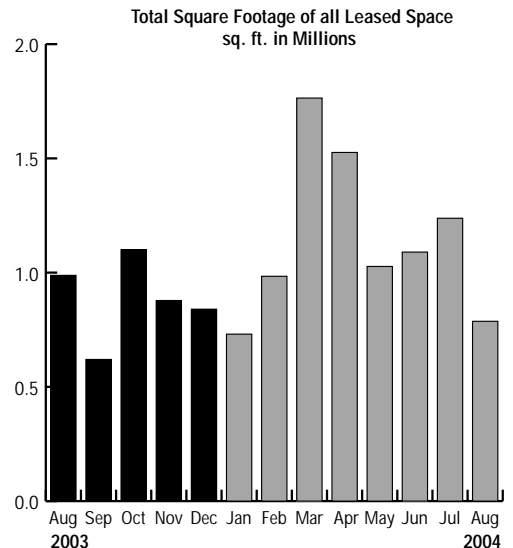
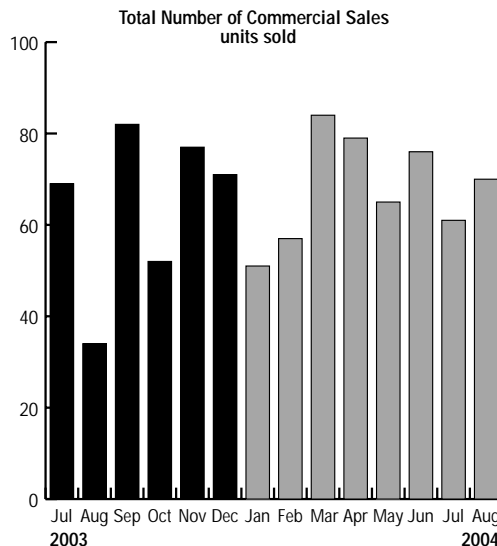
Ron Ridsdill
Vice-Chairman

Michael Dosman
Past Chairman

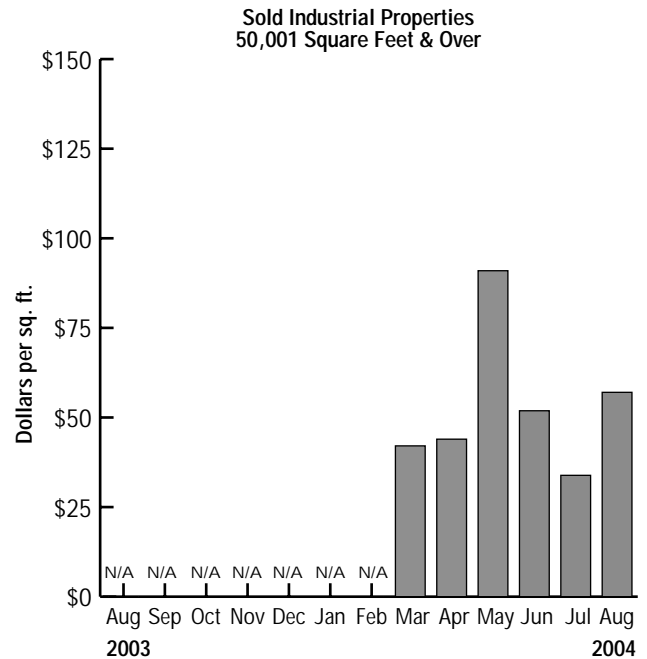
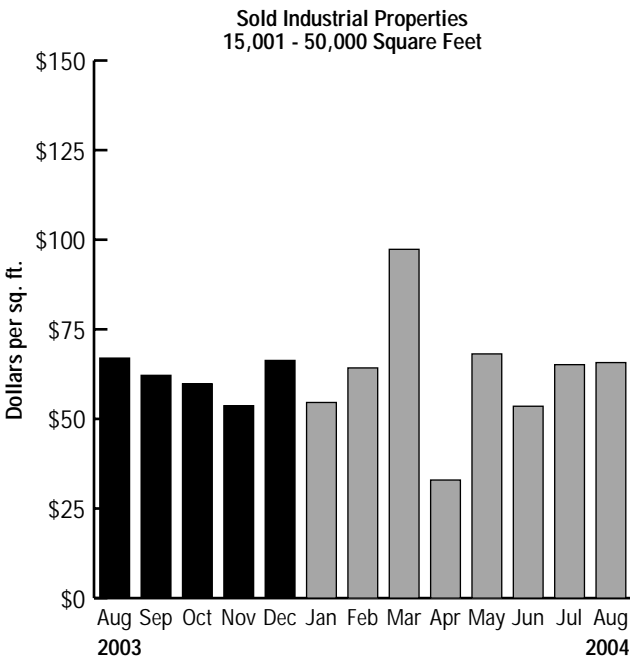
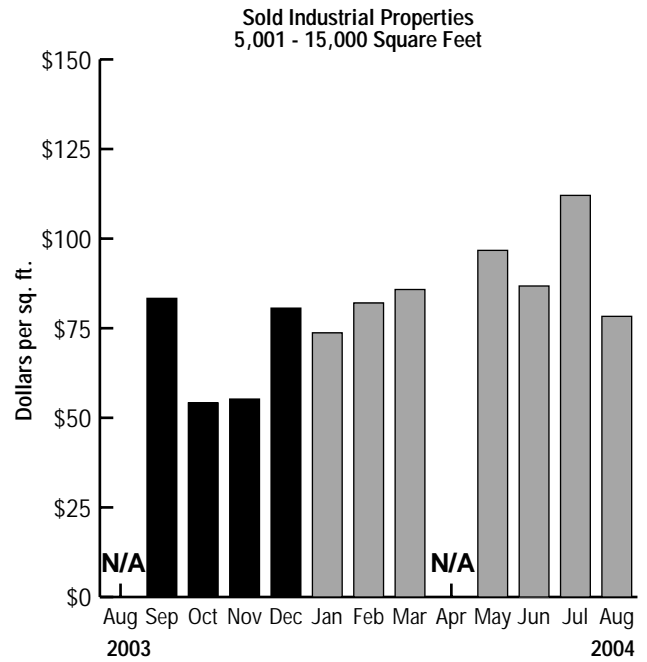
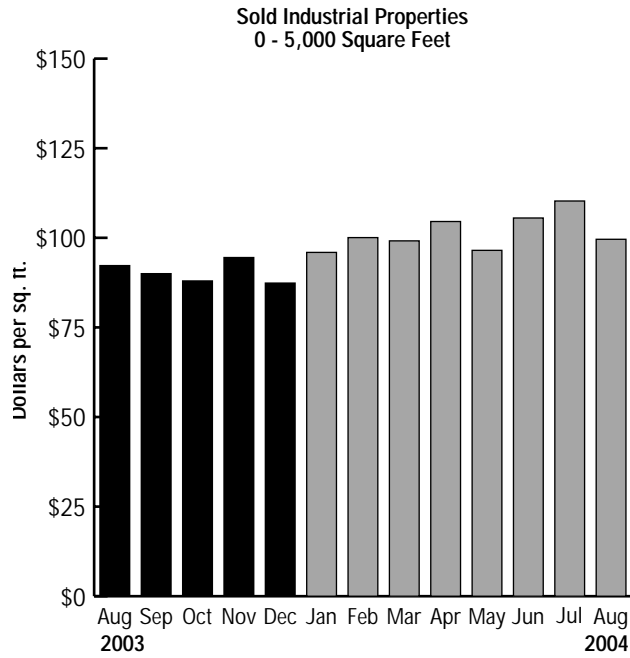
Maria Casale
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Rocky Stefanuto
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Norair Yeretsian

Sales Market Highlights

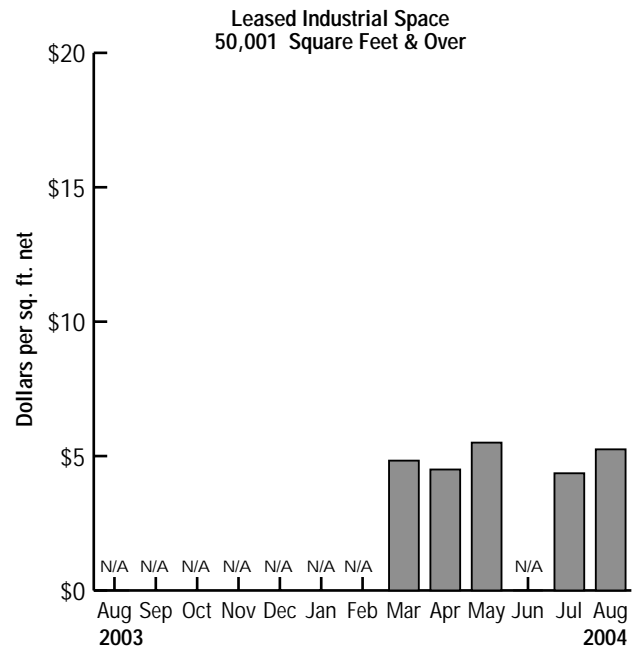
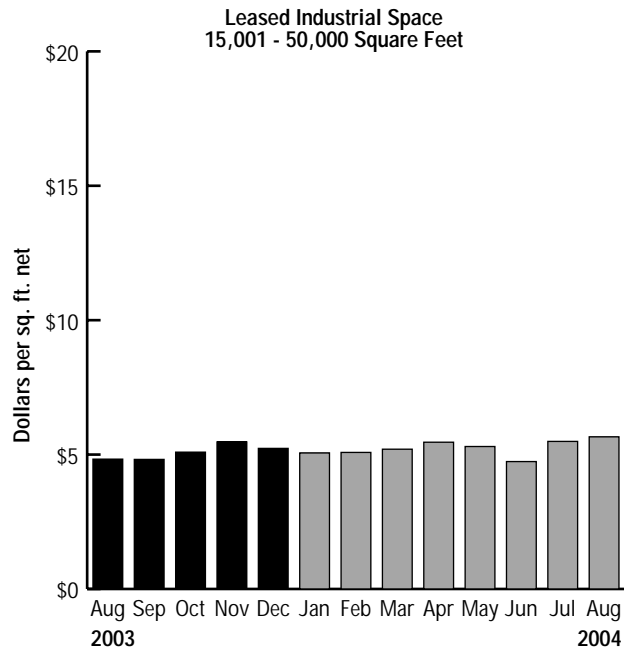
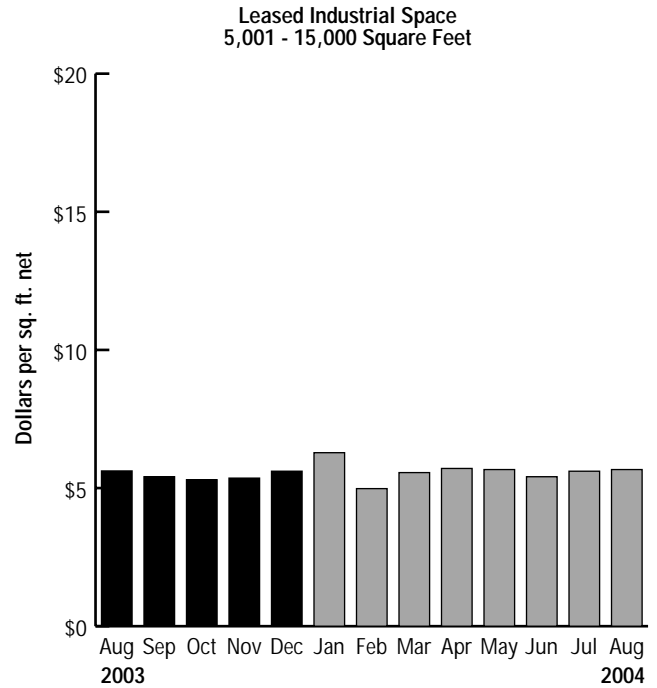
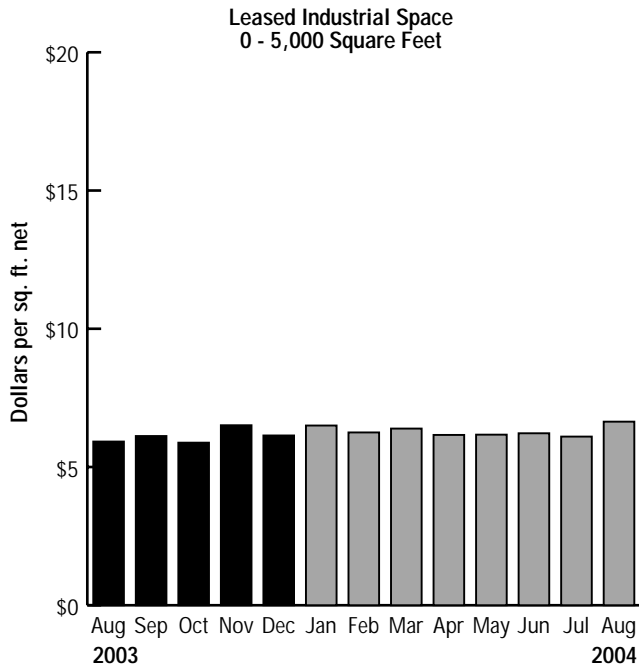
There were 69 IC&I property transactions through the TorontoMLS system in August, of which 33 were Industrial Properties of all size categories. These sold for an average of \$66.54 per square foot. Non-MLS sources gave a figure of \$58.63 per square foot for sold industrial properties.



SOLD INDUSTRIAL PROPERTIES

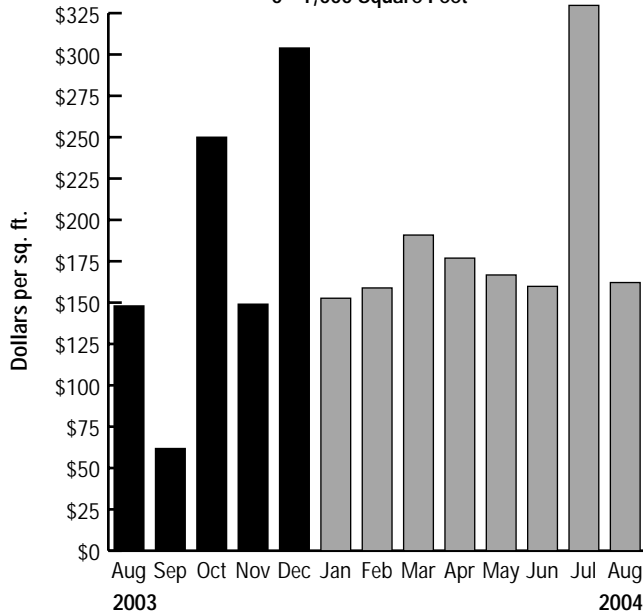


LEASED INDUSTRIAL SPACE

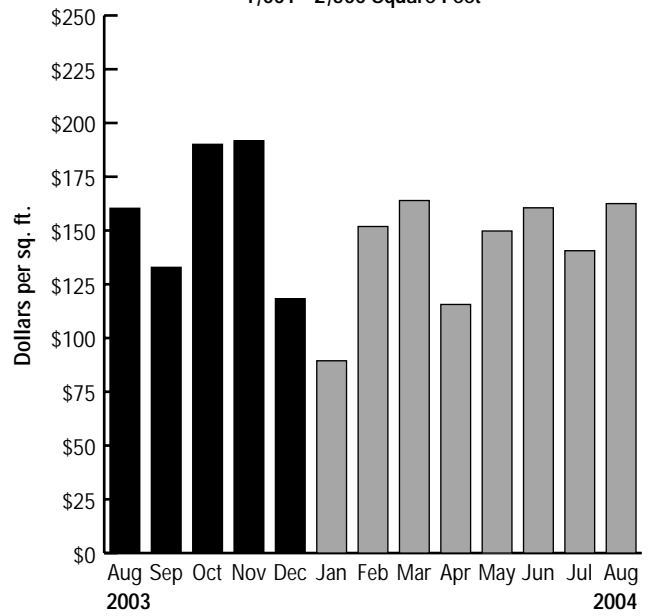


SOLD COMMERCIAL/RETAIL PROPERTIES

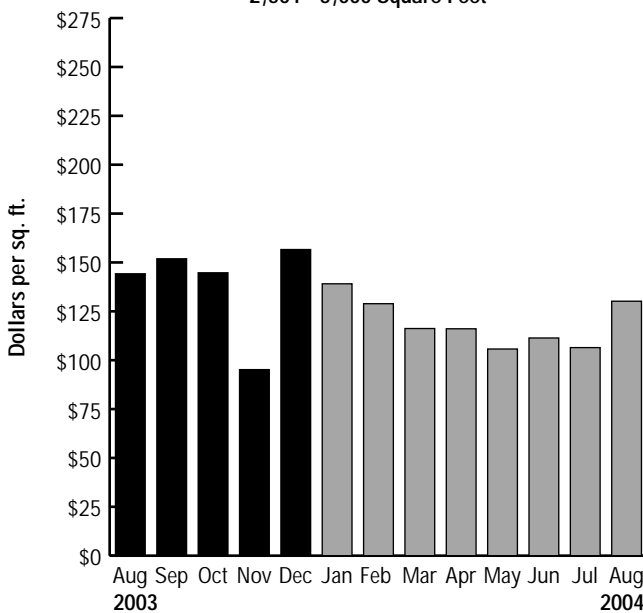
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



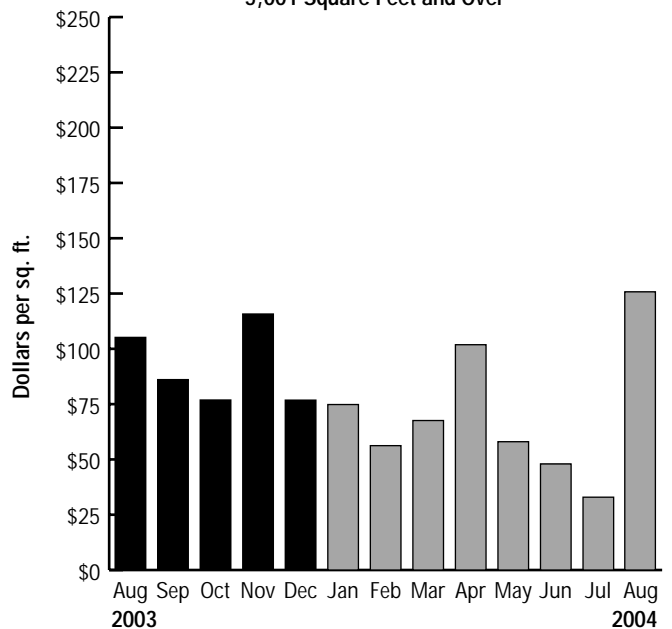
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



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

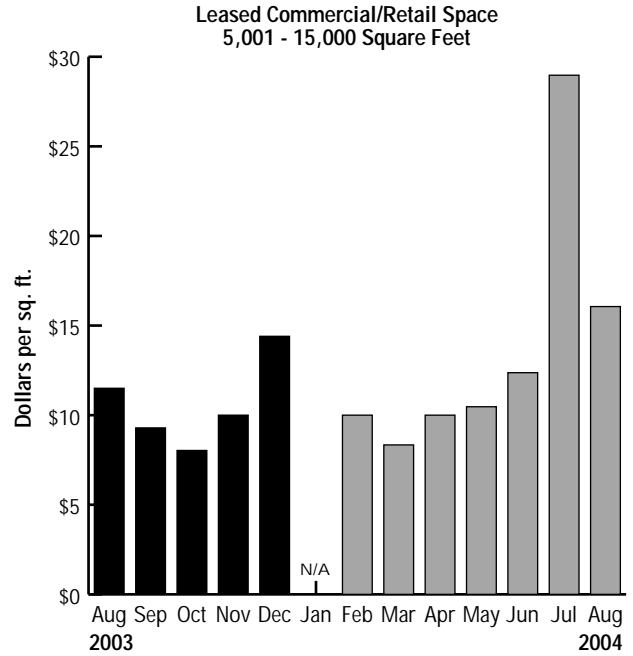
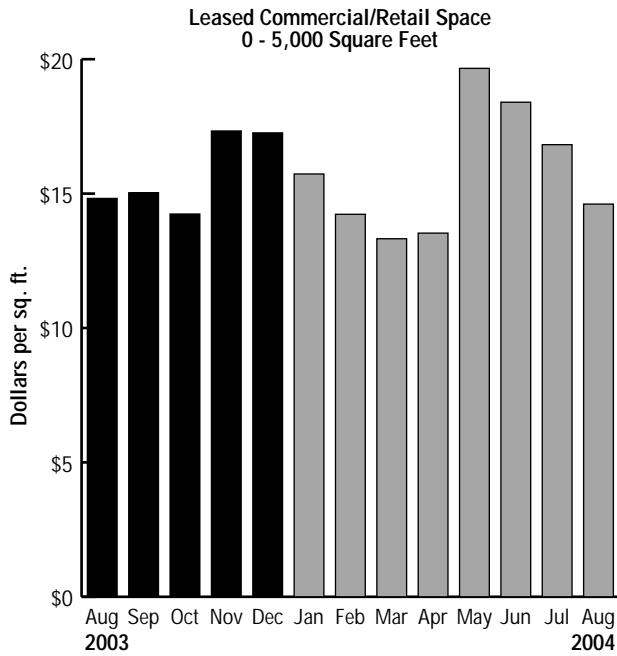


Sold Commercial/Retail Properties
5,001 Square Feet and Over

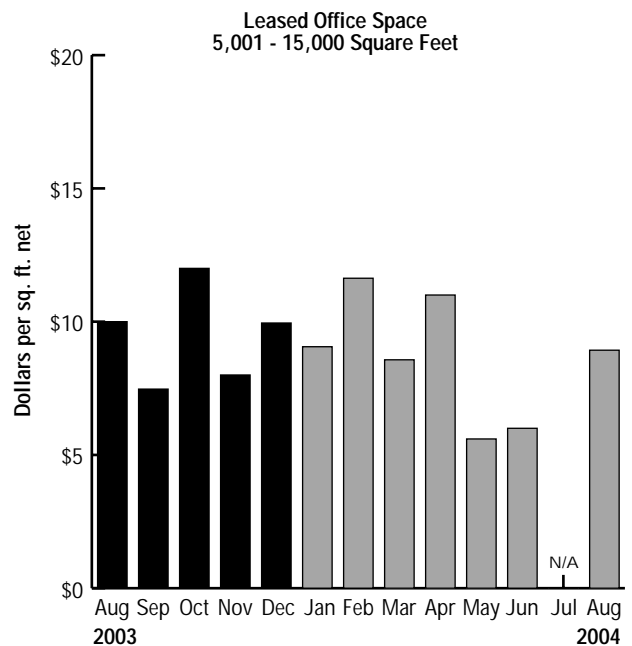
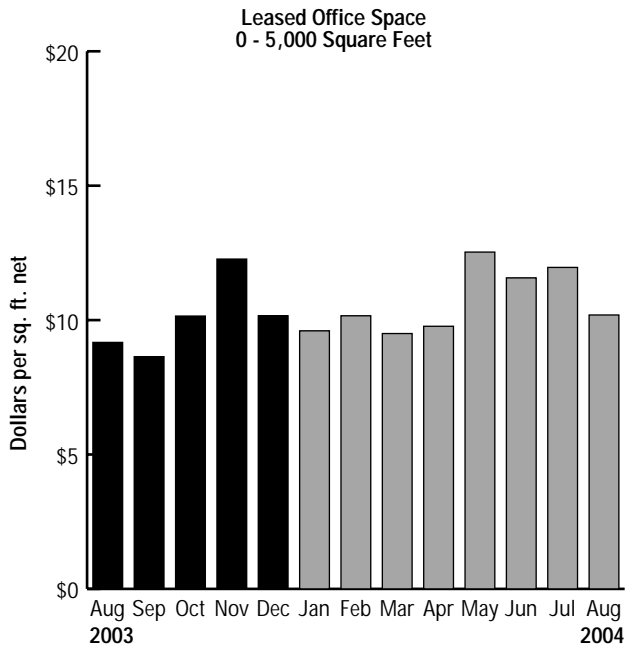


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E07	2	5,390	\$90.07
E11	4	8,003	\$82.13
E17	1	1,515	\$85.81
Total:	7	14,908	\$85.37
West			
W05	1	2,800	\$88.93
W14	1	1,525	\$124.59
W17	2	3,820	\$123.56
W23	1	1,410	\$114.89
W24	1	4,421	\$87.31
Total:	6	13,976	\$104.39
North			
N01	1	1,760	\$101.14
N03	2	2,356	\$147.28
N07	1	1,093	\$68.62
N08	2	5,519	\$101.29
N10	1	1,000	\$130.00
Total:	7	11,728	\$109.91
Grand Total:	20	40,612	\$99.00

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W10	1	9,980	\$66.33
W17	5	39,232	\$87.05
Total:	6	49,212	\$82.85
North			
N16	1	7,000	\$46.43
Total:	1	7,000	\$46.43
Grand Total:	7	56,212	\$78.31

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W04	1	33,516	\$57.00
W17	3	51,719	\$82.27
Total:	4	85,235	\$72.33
Grand Total:	4	85,235	\$72.33

50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
West			
W20	1	155,199	\$59.28
W22	1	102,621	\$53.60
Total:	2	257,820	\$57.02
Grand Total:	2	257,820	\$57.02

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LEASED INDUSTRIAL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E01	1	2,300	\$8.35
E07	6	13,497	\$5.90
E09	2	8,000	\$6.77
E11	2	4,132	\$9.80
E12	2	4,222	\$5.64
E15	1	2,434	\$4.75
E16	1	2,160	\$6.50
Total:	15	36,745	\$6.61
West			
W02	1	4,000	\$12.00
W07	1	2,400	\$5.50
W09	1	3,434	\$4.25
W10	2	6,572	\$5.19
W14	2	5,822	\$5.27
W16	2	2,516	\$6.25
W17	13	37,384	\$6.14
W21	3	7,862	\$10.12
W23	2	7,600	\$4.89
W29	1	1,800	\$5.50
Total:	28	79,390	\$6.46
Central			
C13	1	2,170	\$7.50
Total:	1	2,170	\$7.50
North			
N04	1	1,150	\$7.95
N07	1	1,000	\$11.66
N08	2	6,099	\$6.79
N10	6	12,994	\$6.97
N11	1	857	\$8.25
Total:	11	22,100	\$7.24
Grand Total:	55	140,405	\$6.64

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E07	1	29,800	\$4.75
E11	1	40,872	\$4.50
Total:	2	70,672	\$4.61
West			
W17	3	100,215	\$5.89
W24	1	21,020	\$5.50
Total:	4	121,235	\$5.83
North			
N03	2	36,497	\$6.81
N08	1	18,565	\$6.40
Total:	3	55,062	\$6.67
Grand Total:	9	246,969	\$5.66

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E04	2	22,390	\$5.50
E07	1	5,083	\$5.50
Total:	3	27,473	\$5.50
West			
W05	2	19,500	\$3.88
W12	1	10,781	\$4.15
W17	8	53,086	\$5.79
W23	1	12,000	\$8.25
W24	1	6,300	\$5.50
Total:	13	101,667	\$5.52
North			
N03	1	5,800	\$7.00
N04	1	6,084	\$5.25
N08	2	11,600	\$6.20
N10	2	24,725	\$6.04
Total:	6	48,209	\$6.10
Grand Total:	22	177,349	\$5.67

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W21	1	79,160	\$5.25
Total:	1	79,160	\$5.25
Grand Total:	1	79,160	\$5.25

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E09	1	865	\$123.70
Total:	1	865	\$123.70
Central			
C01	1	800	\$275.00
C02	1	930	\$45.16
Total:	2	1,730	\$151.45
North			
N05	1	1,000	\$213.90
Total:	1	1,000	\$213.90
Grand Total:			
	4	3,595	\$162.14

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E02	1	3,690	\$244.44
Total:	1	3,690	\$244.44
West			
W04	1	3,000	\$91.67
W29	1	4,570	\$60.18
Total:	2	7,570	\$72.66
Central			
C02	1	4,800	\$156.25
C08	1	3,500	\$111.43
Total:	2	8,300	\$137.35
North			
N07	1	3,180	\$115.72
Total:	1	3,180	\$115.72
Grand Total:			
	6	22,740	\$130.17

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E01	1	1,650	\$84.85
E02	1	1,861	\$188.07
E04	2	2,500	\$315.60
E07	1	1,701	\$61.26
E14	1	1,300	\$166.92
Total:	6	9,012	\$177.56
West			
W01	1	2,000	\$170.00
W05	1	2,300	\$103.48
W24	1	2,200	\$85.45
Total:	3	6,500	\$117.85
Central			
C01	1	2,500	\$150.00
C02	1	2,376	\$233.59
C07	1	2,169	\$295.07
C08	1	1,940	\$144.33
Total:	4	8,985	\$205.90
North			
N07	2	2,669	\$91.42
N08	1	2,051	\$140.42
Total:	3	4,720	\$112.71
Grand Total:			
	16	29,217	\$162.51

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
East			
E08	1	23,561	\$74.70
Total:	1	23,561	\$74.70
West			
W03	1	8,556	\$105.19
W18	1	14,375	\$31.23
W20	1	6,000	\$14.67
W23	1	10,753	\$353.39
Total:	4	39,684	\$131.97
Central			
C01	1	5,614	\$187.92
C02	2	11,598	\$153.91
Total:	3	17,212	\$165.00
North			
N08	2	13,660	\$146.41
Total:	2	13,660	\$146.41
Grand Total:			
	10	94,117	\$125.77

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E03	1	1,425	\$13.47
E07	1	820	\$19.50
E12	1	1,886	\$8.75
E17	1	2,050	\$8.50
Total:	4	6,181	\$11.18
West			
W13	2	4,930	\$17.52
W17	1	1,289	\$17.00
Total:	3	6,219	\$17.41
Central			
C03	1	800	\$15.00
C04	2	2,750	\$21.82
C08	4	5,300	\$20.06
C09	1	1,874	\$21.00
Total:	8	10,724	\$20.30
North			
N03	1	747	\$16.00
N04	2	2,770	\$18.51
N08	3	11,750	\$9.15
N10	1	400	\$19.50
N11	2	2,062	\$13.77
N17	1	1,000	\$9.60
Total:	10	18,729	\$11.56
Grand Total:	25	41,853	\$14.61

15,001 - 50,00 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
W03	1	6,300	\$13.50
Total:	1	6,300	\$13.50
North			
N03	1	12,162	\$17.30
Total:	1	12,162	\$17.30
Grand Total:	2	18,462	\$16.00

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
East			
E04	1	1,000	\$5.25
E08	1	800	\$13.32
E12	1	2,519	\$7.40
E14	2	889	\$14.85
Total:	5	5,208	\$9.17

West			
W04	1	2,344	\$6.00
W07	3	1,679	\$17.71
W13	1	1,250	\$12.00
W15	1	916	\$12.00
W17	7	7,328	\$9.51
W21	1	2,500	\$8.00
Total:	14	16,017	\$9.96

Central			
C02	2	3,602	\$12.08
C08	2	4,571	\$13.70
C10	1	644	\$8.50
C11	1	1,450	\$14.00
C13	3	2,024	\$7.87
C15	2	3,481	\$10.02
Total:	11	15,772	\$11.58

North			
N08	1	1,133	\$10.00
N10	1	1,254	\$6.00
N18	1	2,785	\$7.50
Total:	3	5,172	\$7.68

Grand Total:			
	33	42,169	\$10.19

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W24	1	6,000	\$6.25
Total:	1	6,000	\$6.25

North			
N08	1	5,649	\$11.00
N10	1	7,145	\$8.00
N11	1	5,316	\$11.00
Total:	3	18,110	\$9.82

Grand Total:			
	4	24,110	\$8.93

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W17	1	17,000	\$8.50
Total:	1	17,000	\$8.50

Grand Total:			
	1	17,000	\$8.50

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					
E10	2	103,863	\$12.85	2.38	\$560,924.37
Total:	2	103,863	\$12.85	2.38	\$560,924.37

West					
W25	1	63,598	\$6.89	1.46	\$300,205.48
Total:	1	63,598	\$6.89	1.46	\$300,205.48

North					
N11	1	6,534	\$31.83	0.15	\$1,386,666.67
Total:	1	6,534	\$31.83	0.15	\$1,386,666.67

Grand Total:					
	4	173,995	\$11.39	3.99	\$496,566.42

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
West					
W28	1	1,956,280	\$0.22	44.91	\$9,708.31
Total:	1	1,956,280	\$0.22	44.91	\$9,708.31

North					
N15	1	1,437,480	\$0.30	33.00	\$13,181.82
N19	1	1,045,440	\$0.98	24.00	\$42,708.33
Total:	2	2,482,920	\$0.59	57.00	\$25,614.04

Grand Total:					
	3	4,439,200	\$0.43	101.91	\$18,604.65

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.