

Watch

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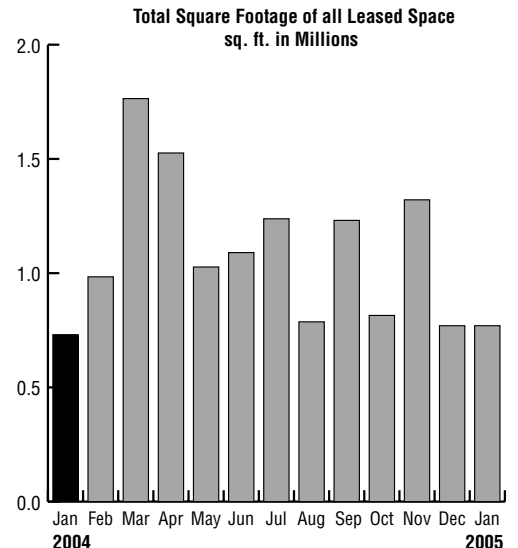
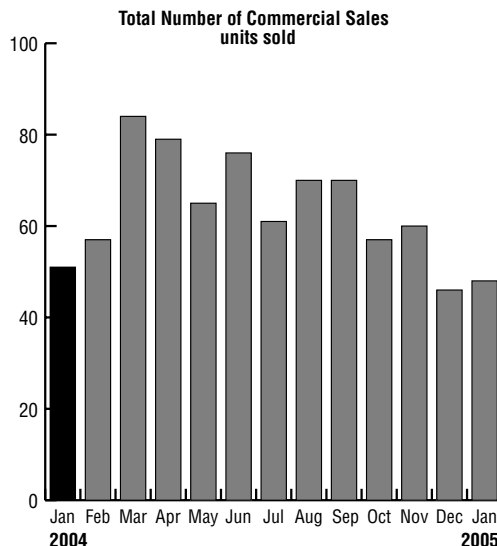
Best January Since 2002

Commercial space leased through the TorontoMLS system came to 764,190 square feet in January, TREB Commercial Council Chair Joe De Leo announced today. "Activity around the end of the holiday season tends to be relatively light, and this result is fairly typical for the month," Mr. De Leo noted. "In fact, it is the best January performance in three years." Mr. De Leo noted that volume was down one per cent over the 770,146 square feet of space recorded in December.

Prices in January declined for most property types. Leased Industrial space fell to \$5.00 sfm, down four per cent from December and ten per cent from January of 2004. Leased Commercial space rented for \$15.56 sfm, down seven per cent from December and down one per cent from January of last year.

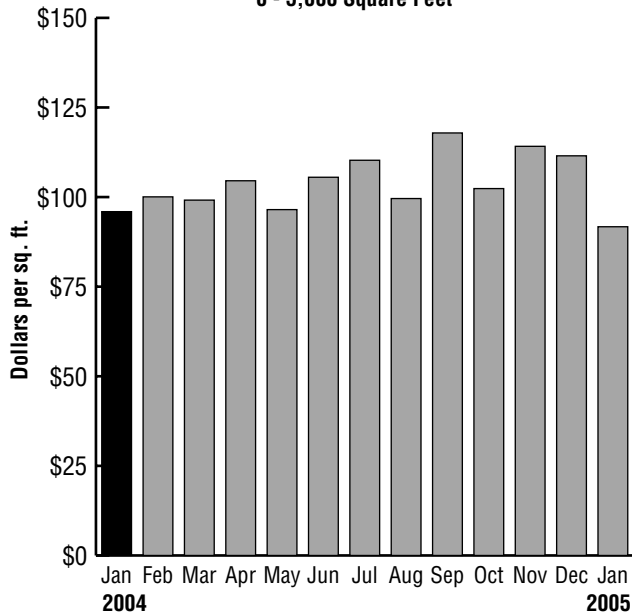
Sales Market Highlights

There were 48 sold transactions completed through the TorontoMLS system in January. Of these, 28 were industrial properties of all size categories (with an average building size of 12,900 square feet), which sold for \$65.36 per square foot. Non-MLS sources (average building size: 45,100 square feet) yielded a figure of \$64.67 per square foot. ♦

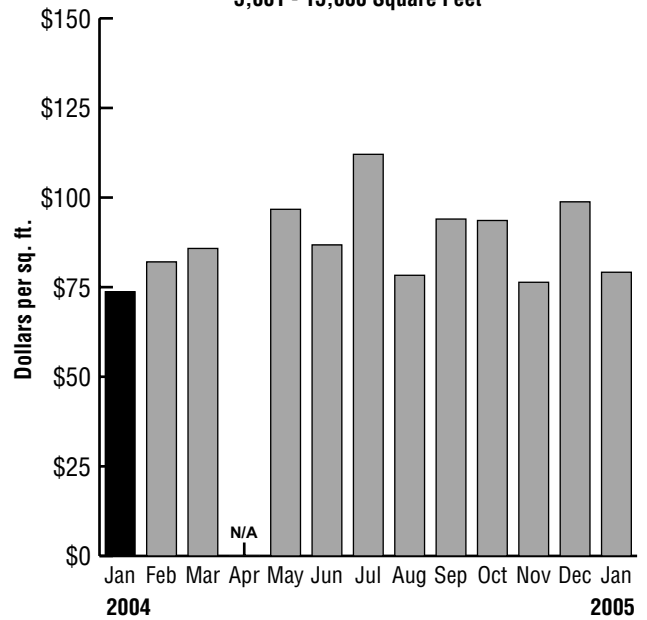


SOLD INDUSTRIAL PROPERTIES

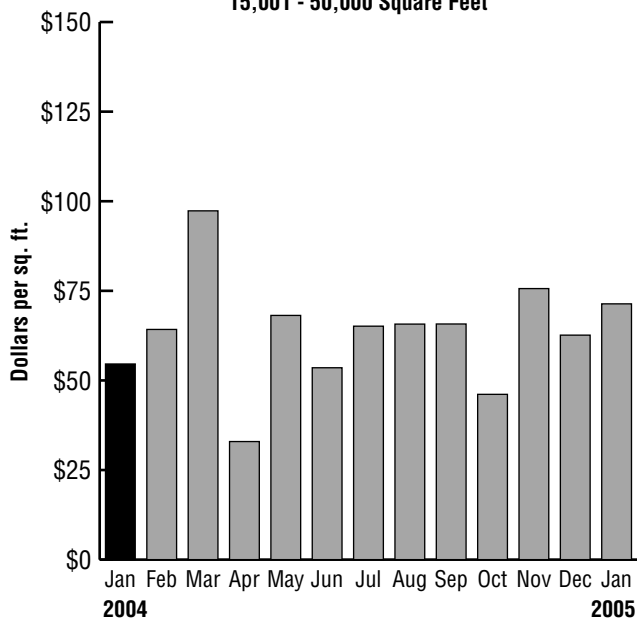
**Sold Industrial Properties
0 - 5,000 Square Feet**



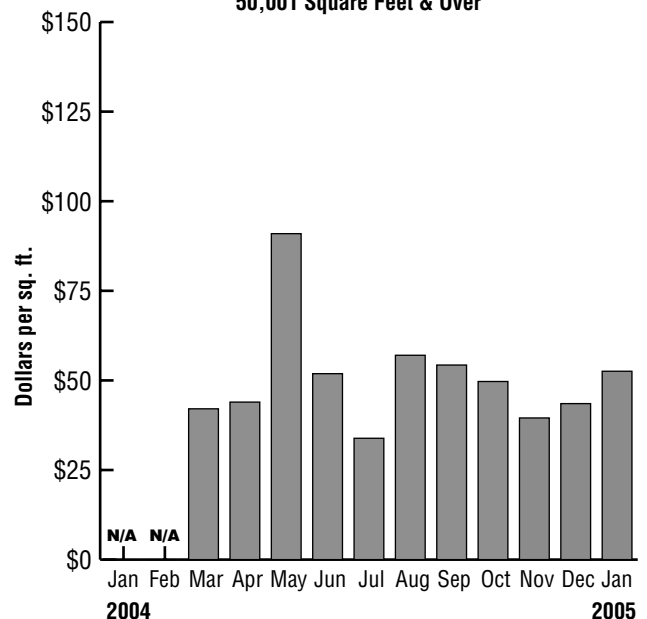
**Sold Industrial Properties
5,001 - 15,000 Square Feet**



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

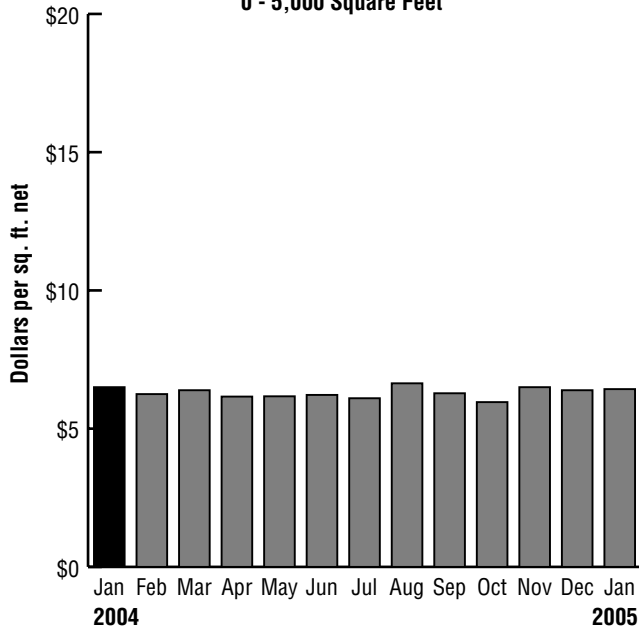


**Sold Industrial Properties
50,001 Square Feet & Over**

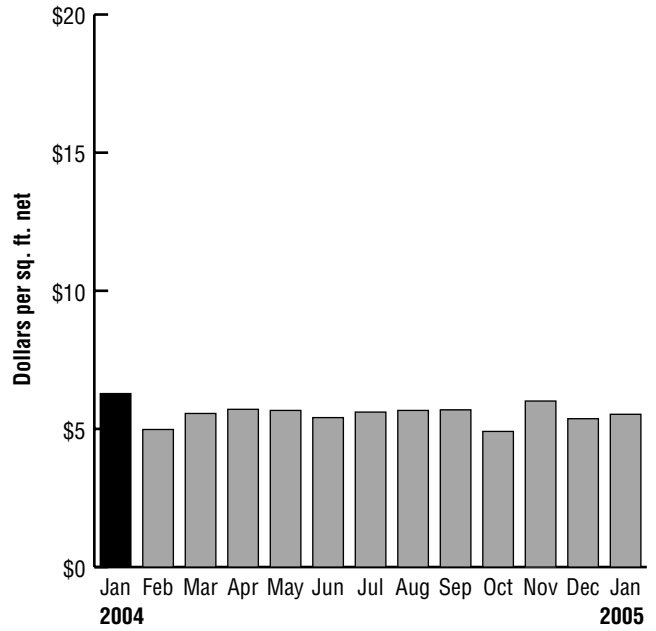


LEASED INDUSTRIAL SPACE

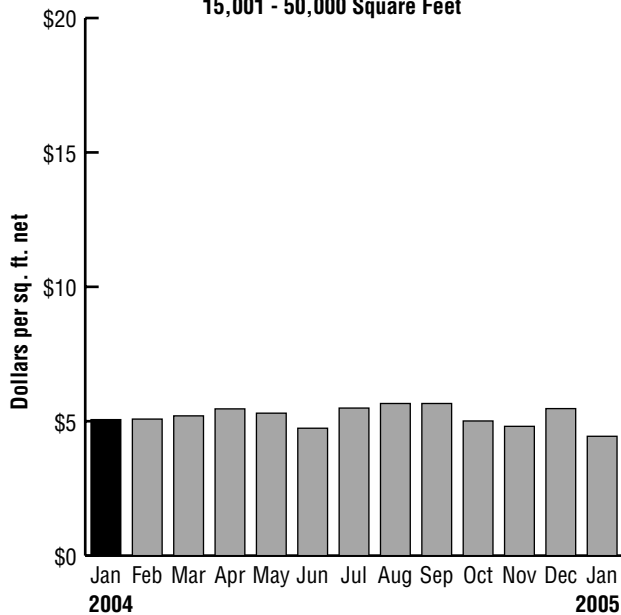
**Leased Industrial Space
0 - 5,000 Square Feet**



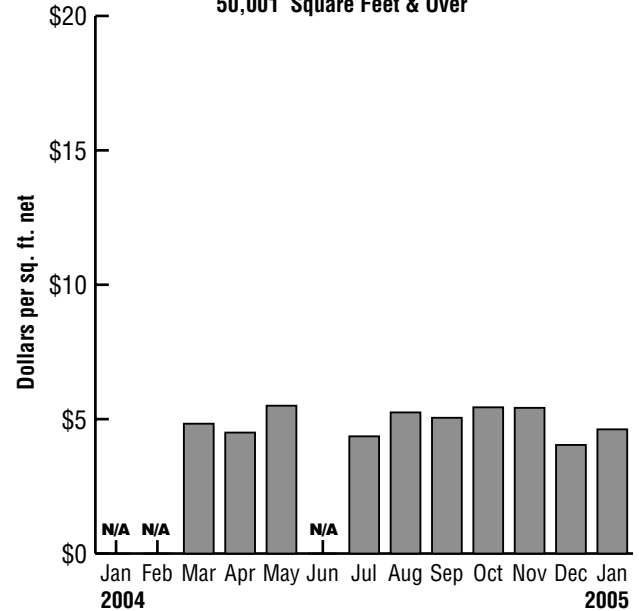
**Leased Industrial Space
5,001 - 15,000 Square Feet**



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

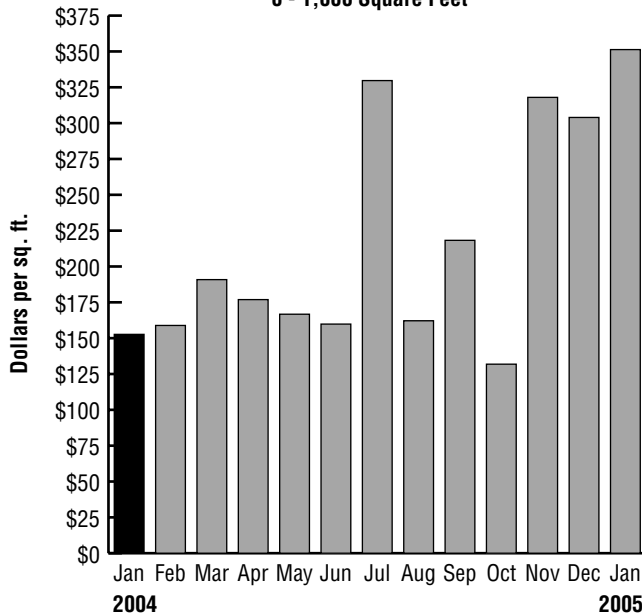


**Leased Industrial Space
50,001 Square Feet & Over**

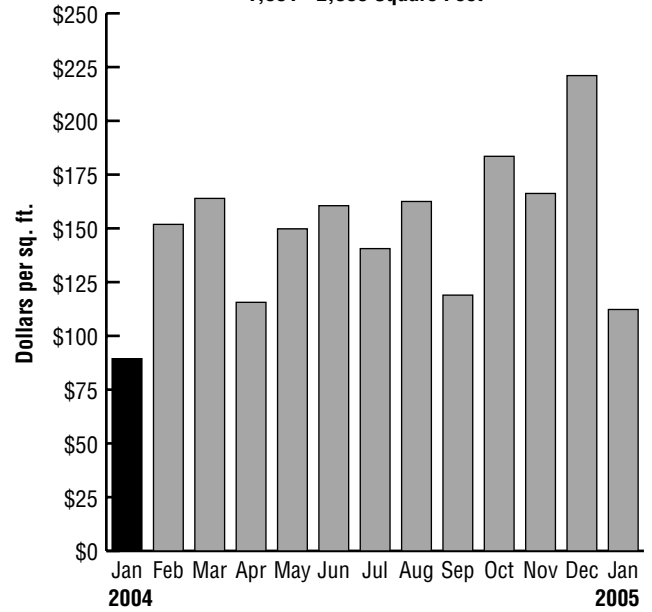


SOLD COMMERCIAL/RETAIL PROPERTIES

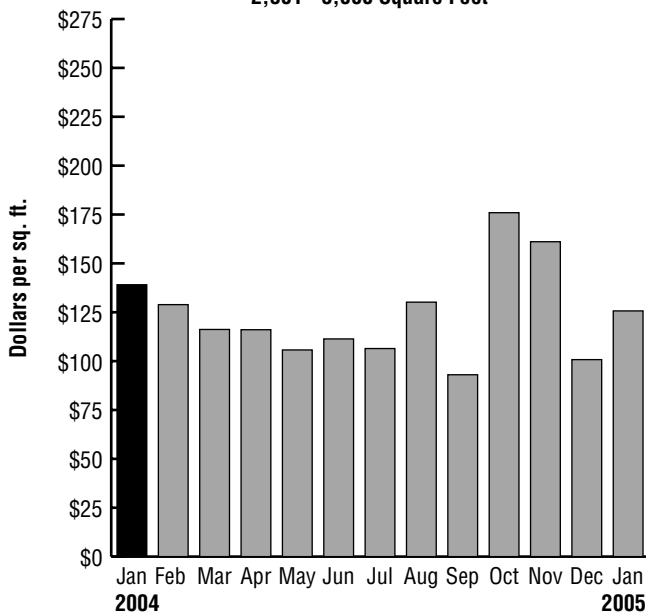
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



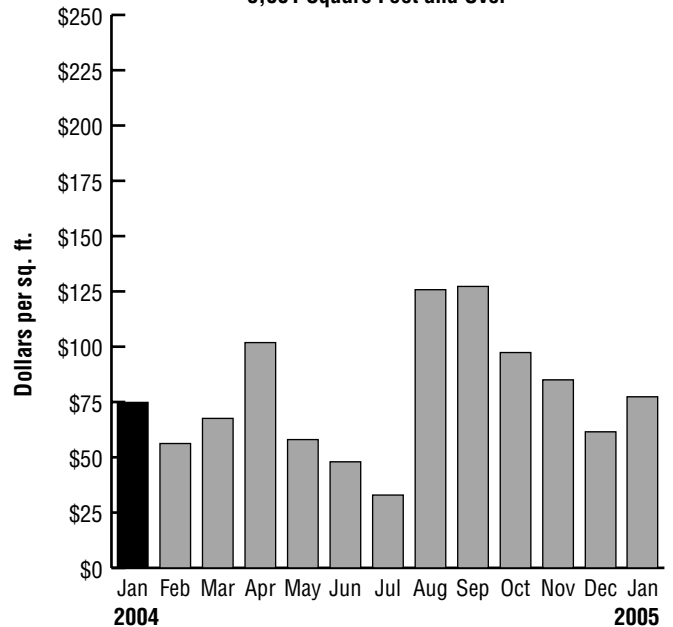
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



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

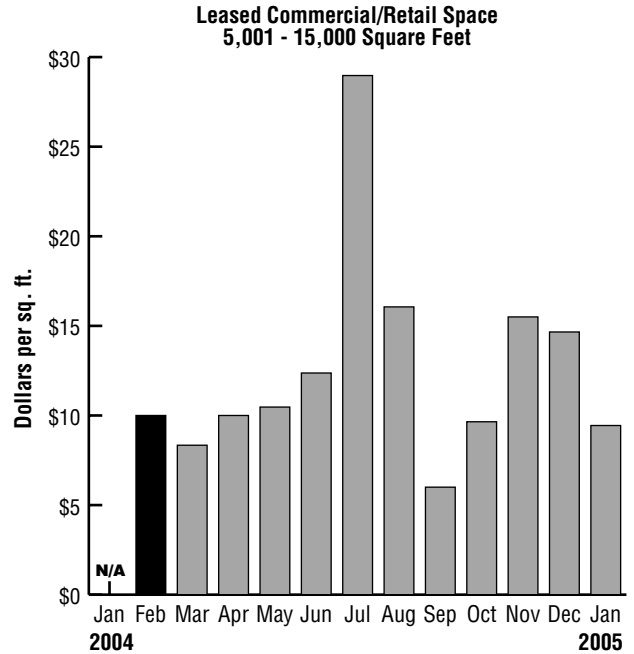
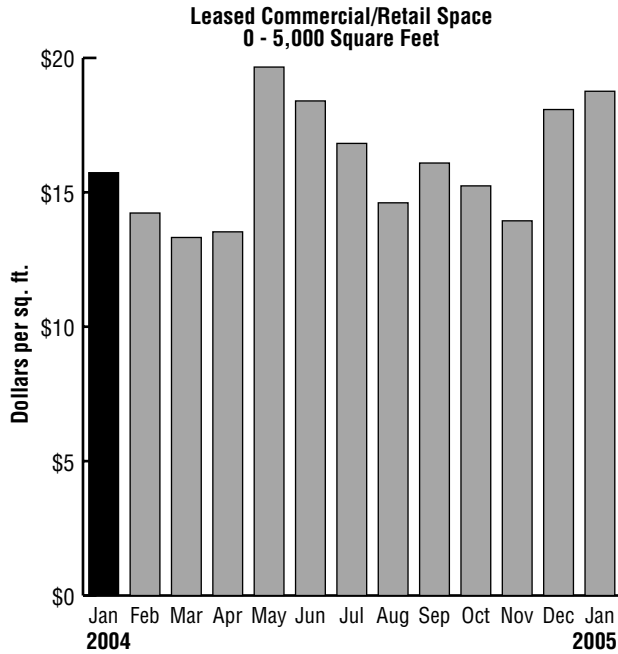


Sold Commercial/Retail Properties
5,001 Square Feet and Over

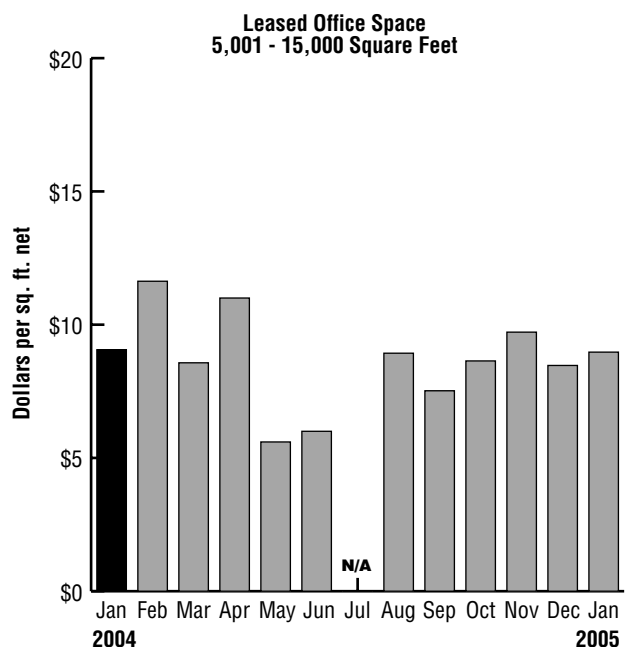
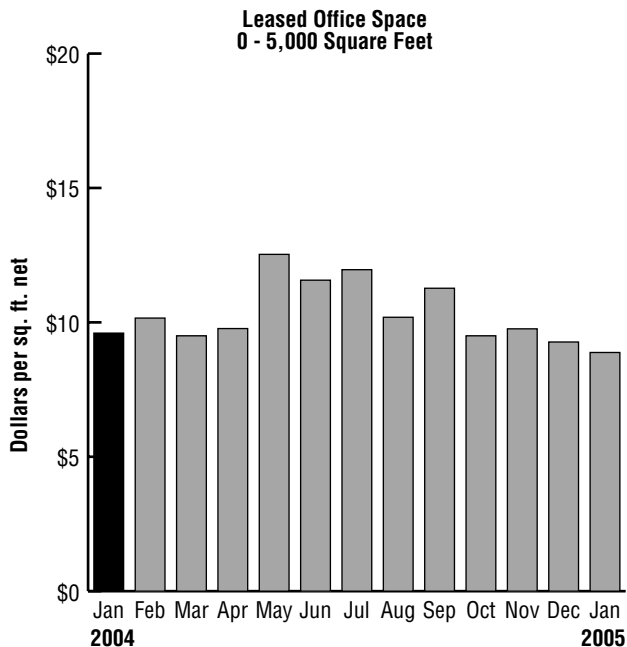


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E07	2	4,528	\$101.59
E11	2	3,292	\$85.05
Total:	4	7,820	\$94.63
West			
W05	1	1,175	\$117.02
W10	1	2,994	\$81.83
W13	1	3,250	\$89.23
W17	3	5,842	\$82.85
W24	2	3,917	\$106.46
Total:	8	17,178	\$91.60
North			
N03	1	892	\$119.96
N07	2	6,400	\$62.19
N10	2	5,700	\$116.84
Total:	5	12,992	\$90.13
Grand Total:			
	17	37,990	\$91.72

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W05	1	32,043	\$74.90
W20	1	27,135	\$66.33
W24	2	41,806	\$72.12
Total:	4	100,984	\$71.45
North			
N10	1	20,000	\$71.00
Total:	1	20,000	\$71.00
Grand Total:			
	5	120,984	\$71.37

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W05	1	14,000	\$81.43
W06	1	6,733	\$39.51
W17	1	5,028	\$123.31
W24	1	6,400	\$81.25
Total:	4	32,161	\$79.16
Grand Total:			
	4	32,161	\$79.16

50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
West			
W27	1	59,260	\$35.44
Total:	1	59,260	
North			
N18	1	110,500	\$61.75
Total:	1	110,500	\$61.75
Grand Total:			
	2	169,760	\$52.56

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LEASED INDUSTRIAL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E01	1	2,250	\$9.00
E04	2	5,500	\$4.20
E07	2	4,507	\$5.40
E09	2	4,720	\$5.75
Total:	7	16,977	\$5.59

West			
W05	6	12,848	\$5.70
W06	1	3,848	\$6.50
W09	1	1,200	\$6.50
W12	1	2,400	\$5.75
W14	2	6,996	\$4.95
W17	9	21,051	\$7.37
W20	1	2,413	\$6.45
W24	6	17,344	\$5.44
W25	1	2,851	\$5.75
W28	1	2,292	\$6.00
Total:	29	73,243	\$6.14

Central			
C13	1	1,900	\$10.00
C15	1	4,136	\$5.75
Total:	2	6,036	\$7.09

North			
N06	1	1,500	\$6.00
N08	6	12,741	\$8.30
N10	1	2,298	\$7.00
N11	1	2,300	\$9.75
Total:	9	18,839	\$8.14

Grand Total:			
	47	115,095	\$6.43

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E11	1	44,000	\$2.50
E15	1	16,500	\$4.55
Total:	2	60,500	\$3.06

West			
W05	2	47,708	\$4.50
W09	1	33,352	\$3.45
W24	1	34,994	\$5.00
W27	1	27,740	\$5.50
Total:	5	143,794	\$4.57

North			
N08	3	83,404	\$5.22
Total:	3	83,404	\$5.22

Grand Total:			
	10	287,698	\$4.44

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E09	1	8,113	\$5.50
E11	1	10,378	\$5.50
E12	1	9,076	\$5.50
Total:	3	27,567	\$5.50

West			
W05	1	6,480	\$5.00
W17	1	14,910	\$5.00
W24	1	8,394	\$5.25
Total:	3	29,784	\$5.07

Central			
C13	1	6,157	\$5.75
Total:	1	6,157	\$5.75

North			
N08	4	35,692	\$5.90
Total:	4	35,692	\$5.90

Grand Total:			
	11	99,200	\$5.53

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W17	1	82,515	\$3.65
Total:	1	82,515	\$3.65

North			
N08	1	65,131	\$5.85
Total:	1	65,131	\$5.85

Grand Total:			
	2	147,646	\$4.62

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E06	1	1,000	\$320.00
E07	1	884	\$135.75
Total:	2	1,884	\$233.55
Central			
C10	1	750	\$174.67
Total:	1	750	\$174.67
North			
N08	1	950	\$147.37
N10	2	725	\$1,597.24
N11	2	1,219	\$59.89
Total:	5	2,894	\$473.74
Grand Total:	8	5,528	\$351.30

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E08	2	3,500	\$52.86
E11	1	1,996	\$85.17
Total:	3	5,496	\$64.59
West			
W01	1	2,400	\$170.83
Total:	1	2,400	\$170.83
Central			
C08	1	1,500	\$193.33
Total:	1	1,500	\$193.33
Grand Total:	5	9,396	\$112.28

2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
West			
W05	1	2,952	\$120.26
W27	1	3,100	\$150.65
Total:	2	6,052	\$135.82
Central			
C01	1	3,750	\$129.33
C08	1	3,700	\$105.41
Total:	2	7,450	\$117.45
Grand Total:	4	13,502	\$125.69

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
West			
W01	1	6,000	\$115.00
W12	1	9,460	\$115.01
Total:	2	15,460	\$115.01
North			
N17	1	10,500	\$21.90
Total:	1	10,500	\$21.90
Grand Total:	3	25,960	\$77.35

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E03	1	1,800	\$32.00
Total:	1	1,800	\$32.00
West			
W03	1	2,710	\$6.20
W05	1	3,953	\$8.50
W10	1	1,552	\$16.62
W17	2	6,334	\$13.70
W23	1	2,000	\$12.00
W24	1	600	\$14.00
Total:	7	17,149	\$11.39
Central			
C01	3	5,450	\$24.66
C04	2	4,883	\$24.22
C10	1	2,636	\$27.50
C13	1	960	\$13.00
Total:	7	13,929	\$24.24
North			
N03	4	2,984	\$26.13
N08	1	1,450	\$11.17
N10	1	880	\$36.00
Total:	6	5,314	\$23.68
Grand Total:	21	38,192	\$18.76

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			
W12	1	13,475	\$7.25
W23	1	6,488	\$14.00
Total:	2	19,963	\$9.44
Grand Total:	2	19,963	\$9.44

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			
E07	1	2,500	\$7.00
E09	1	1,248	\$6.25
E11	1	4,000	\$12.50
E16	1	1,900	\$11.37
Total:	4	9,648	\$10.04
West			
W10	2	1,405	\$5.87
W12	1	2,334	\$8.50
W14	1	523	\$8.00
W17	2	3,323	\$6.30
W21	2	4,113	\$8.24
W23	1	1,474	\$9.80
Total:	9	13,172	\$7.71
Central			
C13	1	1,400	\$7.25
C15	1	949	\$9.50
Total:	2	2,349	\$8.16
North			
N01	1	745	\$8.00
N02	1	673	\$23.00
N03	1	1,430	\$8.75
N08	2	4,461	\$7.87
N10	4	6,683	\$8.80
N11	1	1,269	\$10.75
Total:	10	15,261	\$9.28
Grand Total:			
	25	40,430	\$8.88

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Central			
C08	1	6,496	\$8.20
Total:	1	6,496	\$8.20
North			
N03	1	9,470	\$9.50
Total:	1	9,470	\$9.50
Grand Total:			
	2	15,966	\$8.97

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
West					
W24	1	100,188	\$7.98	2.30	\$347,826.09
W29	1	88,862	\$6.19	2.04	\$269,607.84
Total:	2	189,050	\$7.14	4.34	\$311,059.91
North					
N07	2	130,680	\$5.20	3.00	\$226,666.67
N12	1	58,806	\$4.08	1.35	\$177,777.78
N13	1	87,120	\$3.04	2.00	\$132,500.00
Total:	4	276,606	\$4.28	6.35	\$186,614.17
Grand Total:					
	6	465,656	\$5.44	10.69	\$237,137.51

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E14	1	164,852	\$3.70	3.78	\$161,375.66
E20	1	1,524,600	\$0.24	35.00	\$10,571.43
Total:	2	1,689,452	\$0.58	38.78	\$25,270.76
West					
W25	1	143,312	\$1.64	3.29	\$71,428.57
Total:	1	143,312	\$1.64	3.29	\$71,428.57
North					
N16	3	871,200	\$0.47	20.00	\$20,400.00
Total:	3	871,200	\$0.47	20.00	\$20,400.00
Grand Total:					
	6	2,703,964	\$0.60	62.07	\$26,147.90

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.