

Watch

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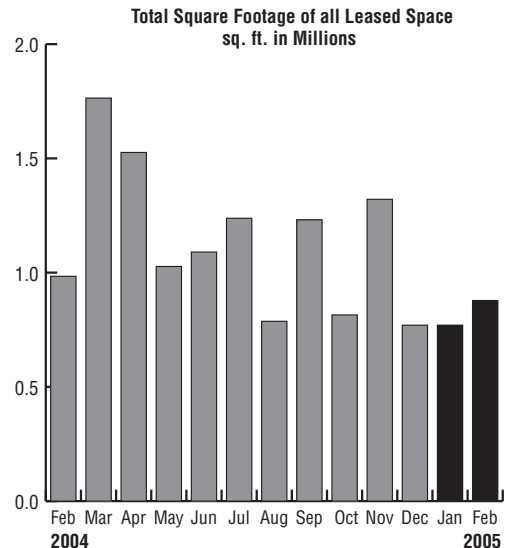
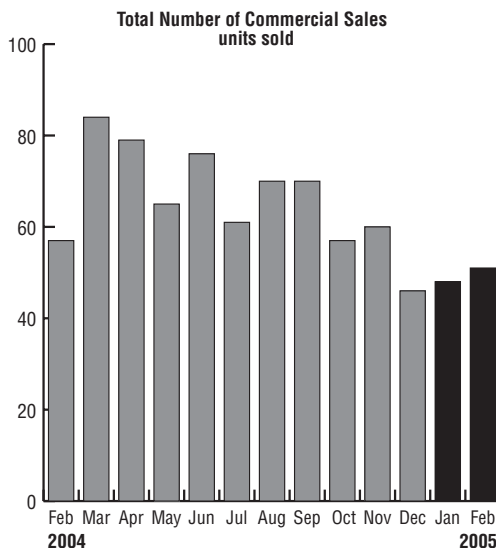
Volume Up from January

The amount of space leased through the TorontoMLS system in February was 878,225 square feet, a fifteen per cent increase over January's figure of 764,190, TREB Commercial Council Chair Joe De Leo announced today. "The commercial market, like its residential counterpart, is accelerating as we approach Spring and the warmer weather."

Prices were also on the upswing in February, with increases recorded in most of categories sampled. Industrial space rose to \$6.24 sfm, up 25 per cent over January and up 19 per cent over the \$5.26 sfm recorded in February of 2004. Commercial space (under 5000 square feet) transacted for \$16.23 sfm, up 14 per cent over last February's \$14.23 sfm.

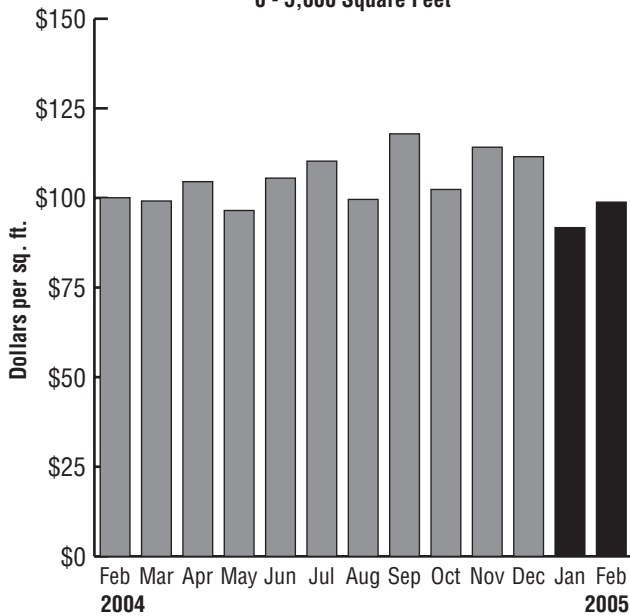
Sales Market Highlights

TREB Members reported 51 sales of Industrial/Commercial properties through the TorontoMLS system last month. Of these, 33 were industrial properties (all sizes, with an average size of about 4,300 square feet) which averaged \$97.47 per square foot. This compares to a price of \$81.66 per square foot recorded through non-MLS sources. ♦

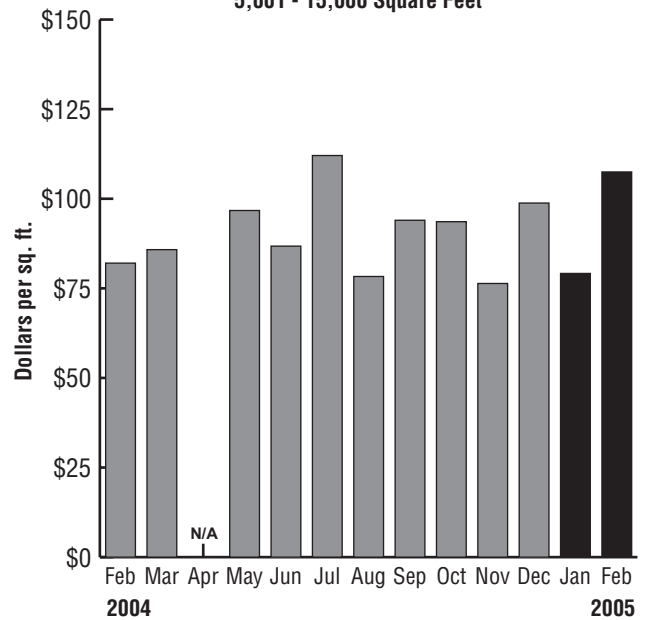


SOLD INDUSTRIAL PROPERTIES

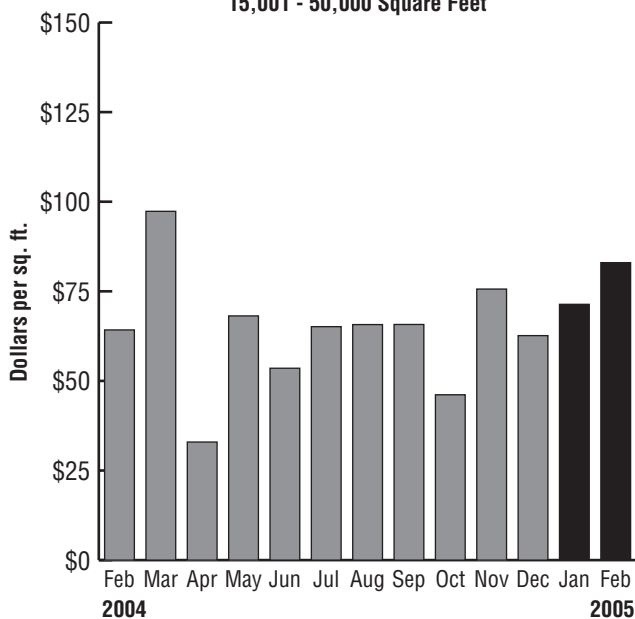
**Sold Industrial Properties
0 - 5,000 Square Feet**



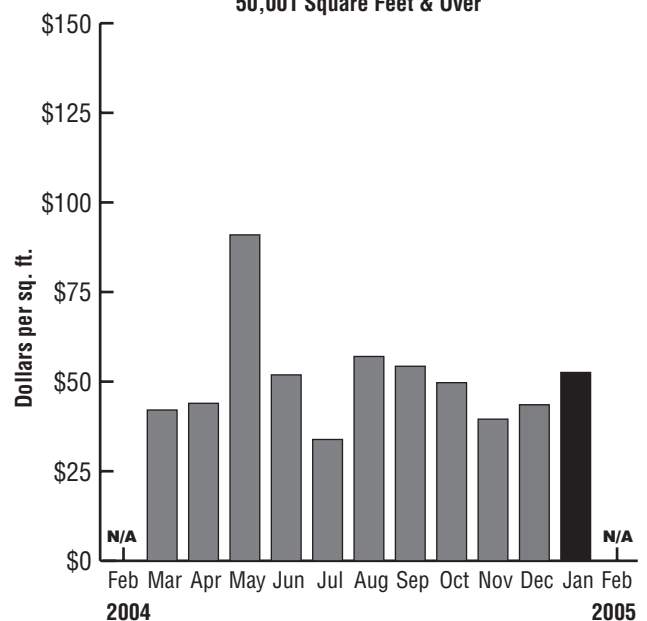
**Sold Industrial Properties
5,001 - 15,000 Square Feet**



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

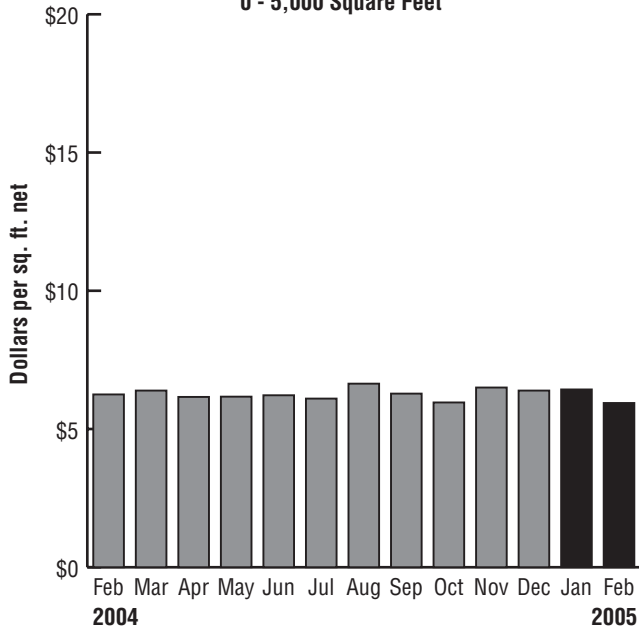


**Sold Industrial Properties
50,001 Square Feet & Over**

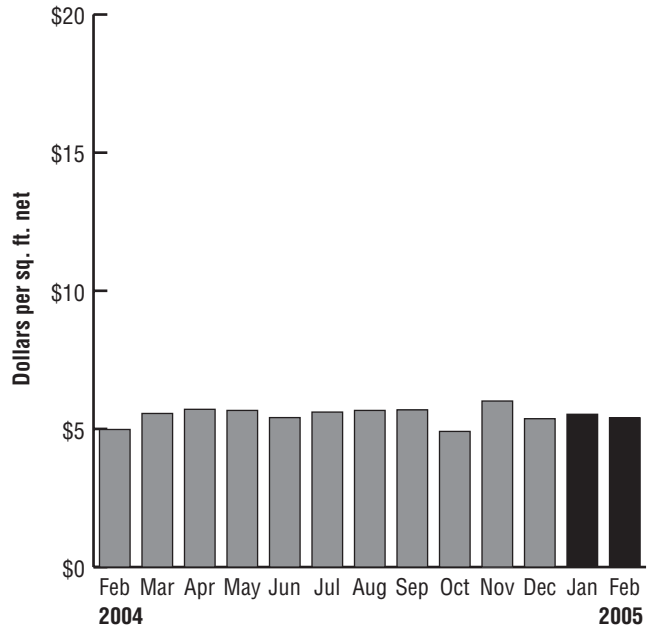


LEASED INDUSTRIAL SPACE

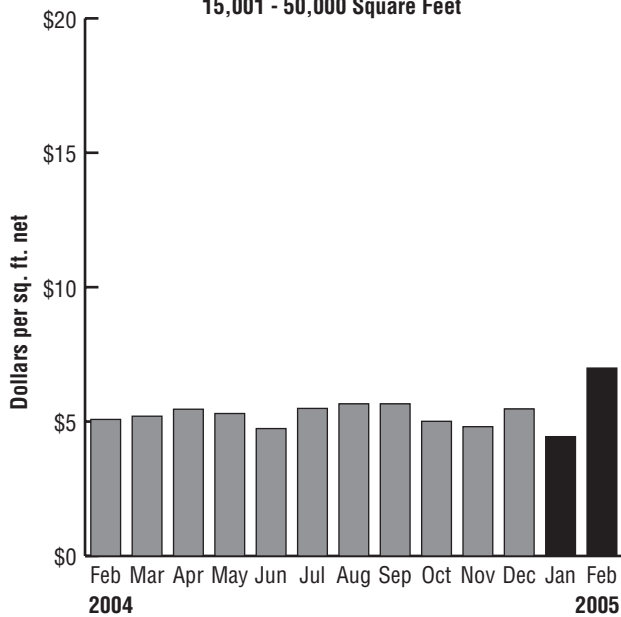
**Leased Industrial Space
0 - 5,000 Square Feet**



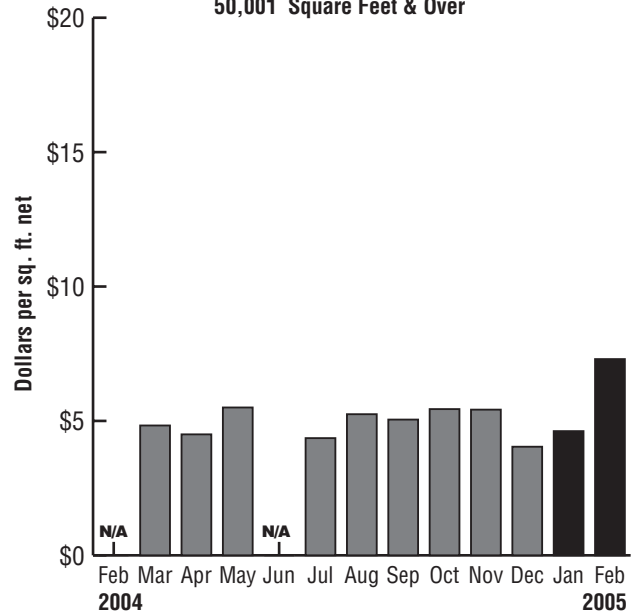
**Leased Industrial Space
5,001 - 15,000 Square Feet**



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

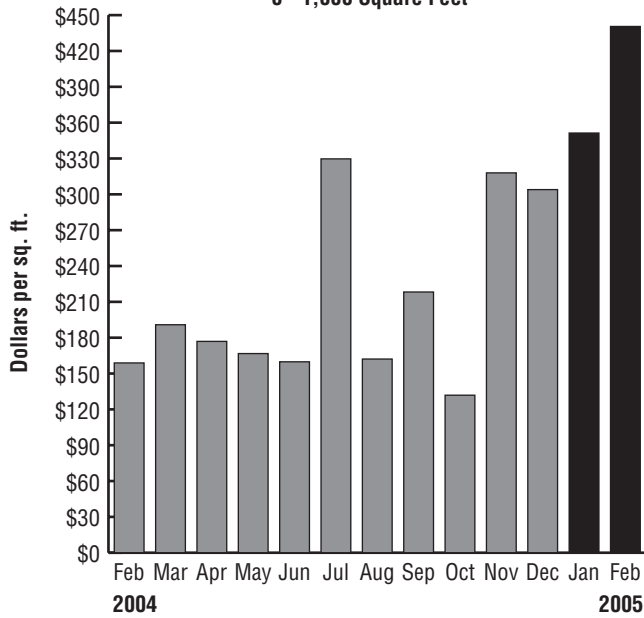


**Leased Industrial Space
50,001 Square Feet & Over**

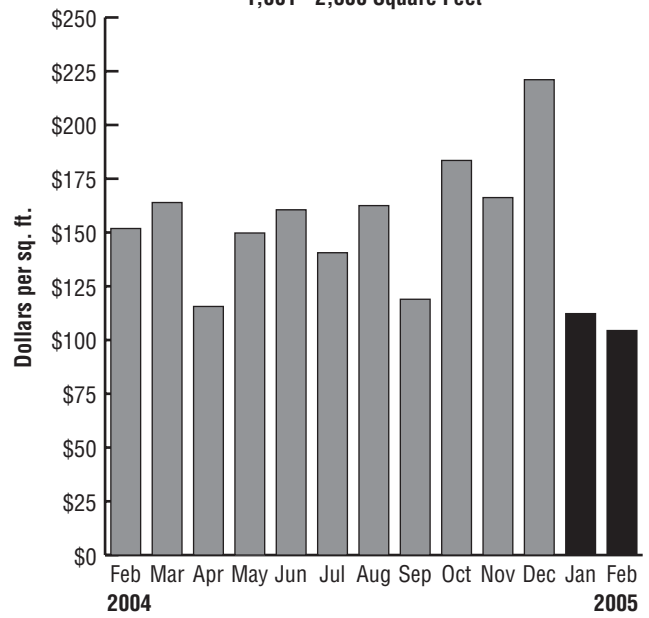


SOLD COMMERCIAL/RETAIL PROPERTIES

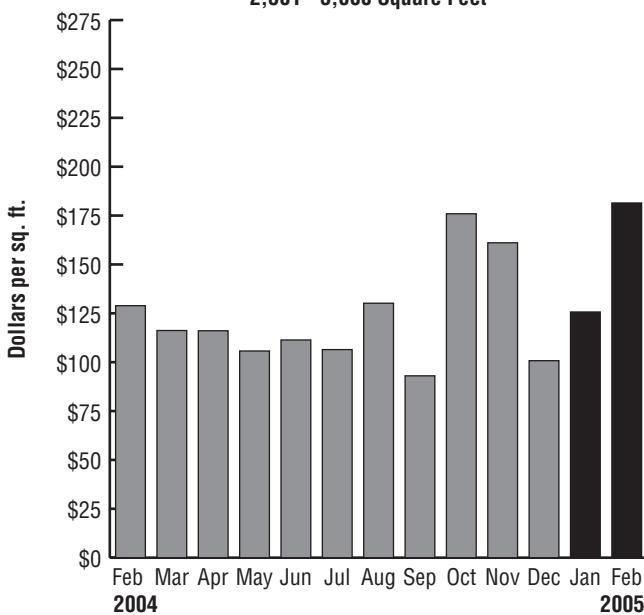
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



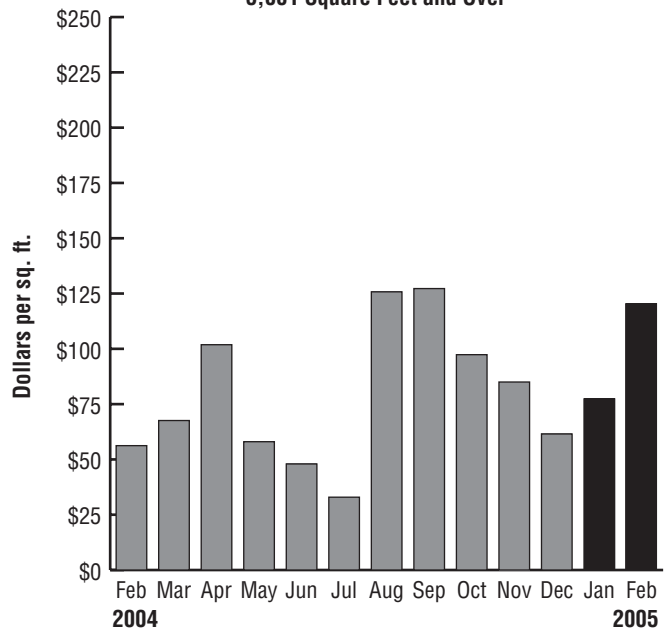
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



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

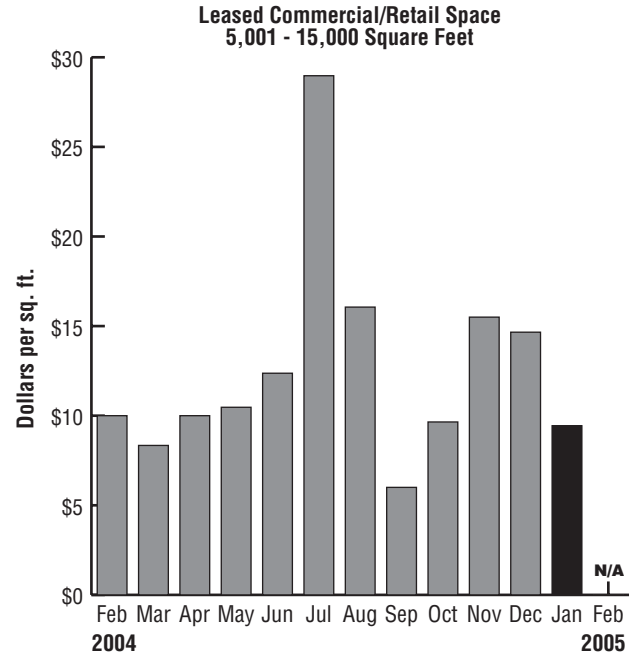
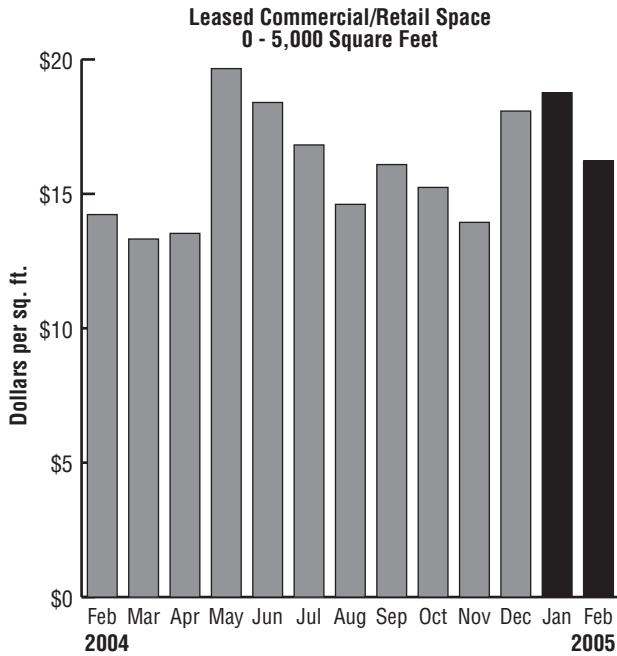


Sold Commercial/Retail Properties
5,001 Square Feet and Over

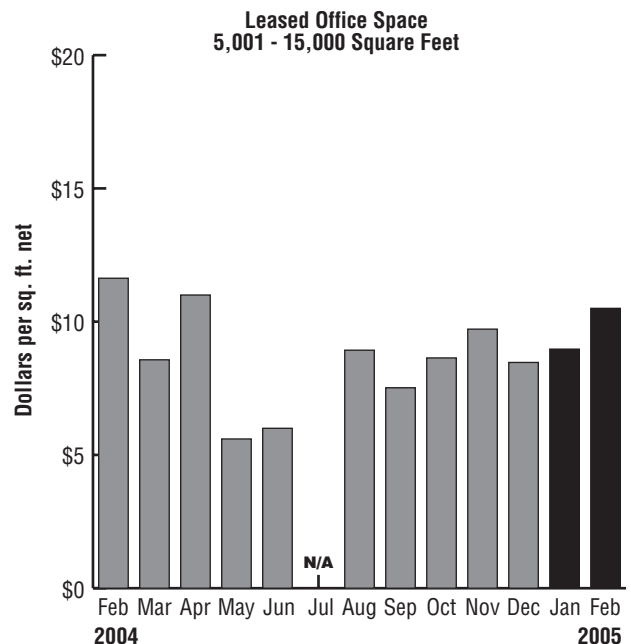
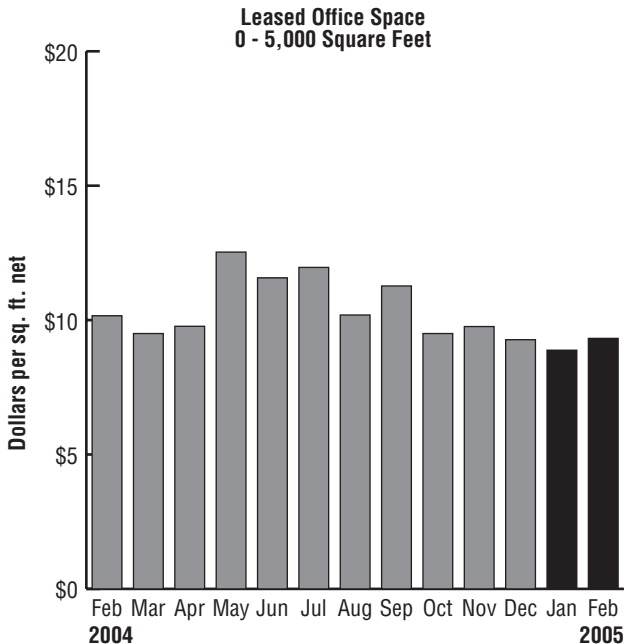


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E07	2	2,380	\$99.58
E11	1	3,185	\$87.28
E15	1	2,120	\$54.25
Total:	4	7,685	\$81.98
West			
W02	1	3,910	\$95.91
W05	1	3,680	\$52.72
W17	3	7,920	\$105.11
W24	4	9,578	\$101.59
Total:	9	25,088	\$94.65
North			
N03	4	8,243	\$118.65
N08	6	12,676	\$118.08
N10	1	1,550	\$101.94
N15	1	4,000	\$54.38
Total:	12	26,469	\$107.68
Grand Total:			
	25	59,242	\$98.83

15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
West			
W17	1	38,868	\$83.00
Total:	1	38,868	\$83.00
Grand Total:			
	1	38,868	\$83.00

5,001 - 15,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E11	1	5,174	\$92.58
Total:	1	5,174	\$92.58
West			
W10	2	11,150	\$88.25
W17	1	10,136	\$104.58
W24	1	6,150	\$96.75
Total:	4	27,436	\$96.19
North			
N08	1	6,669	\$140.95
N10	1	8,804	\$126.08
Total:	2	15,473	\$132.49
Grand Total:			
	7	48,083	\$107.48

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			
E04	1	3,790	\$4.50
E07	6	12,131	\$4.56
E09	1	3,358	\$5.25
E11	2	3,980	\$5.44
E14	1	1,200	\$6.75
E15	1	4,778	\$5.25
E16	1	1,998	\$5.75
Total:	13	31,235	\$5.00
West			
W05	4	14,700	\$4.85
W09	2	2,024	\$5.94
W13	2	4,466	\$5.50
W14	1	2,622	\$5.50
W17	20	56,787	\$6.10
W20	3	6,960	\$6.01
W21	3	6,074	\$5.75
W24	6	15,694	\$5.76
W27	1	1,600	\$7.50
Total:	42	110,927	\$5.84
North			
N03	2	4,297	\$8.12
N04	2	6,463	\$7.50
N06	1	1,400	\$6.25
N07	1	1,642	\$7.00
N08	5	11,873	\$6.25
N10	2	5,241	\$7.35
N11	1	4,260	\$7.50
Total:	14	35,176	\$7.06
Grand Total:			
	69	177,338	\$5.94

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W17	5	110,359	\$7.57
W25	1	20,138	\$6.00
Total:	6	130,497	\$7.33
North			
N08	1	19,203	\$5.50
N10	1	22,372	\$6.25
Total:	2	41,575	\$5.90
Grand Total:			
	8	172,072	\$6.99

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E07	2	13,500	\$5.14
E09	2	13,856	\$5.10
E12	1	5,237	\$5.00
Total:	5	32,593	\$5.10
West			
W04	1	5,500	\$3.75
W05	7	59,039	\$5.11
W06	1	11,886	\$3.55
W09	1	5,375	\$4.95
W10	1	9,146	\$5.50
W12	1	12,000	\$4.75
W17	6	46,611	\$5.99
W21	2	14,205	\$5.48
Total:	20	163,762	\$5.22
North			
N03	1	5,895	\$9.50
N07	1	9,467	\$6.10
N08	5	44,960	\$5.02
N10	2	14,855	\$7.13
Total:	9	75,177	\$5.92
Grand Total:			
	34	271,532	\$5.40

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
North			
N03	1	150,000	\$7.30
Total:	1	150,000	\$7.30
Grand Total:			
	1	150,000	\$7.30

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E02	1	650	\$246.15
E07	1	578	\$394.46
Total:	2	1,228	\$315.96
Central			
CI4	1	357	\$602.24
Total:	1	357	\$602.24
North			
N10	1	592	\$601.35
Total:	1	592	\$601.35
Grand Total:			
	4	2,177	\$440.51

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E07	1	1,547	\$174.53
E16	1	1,700	\$97.06
Total:	2	3,247	\$133.97
West			
W02	1	2,340	\$103.85
Total:	1	2,340	\$103.85
Central			
C08	2	3,246	\$81.64
Total:	2	3,246	\$81.64
North			
N06	2	3,800	\$120.53
N08	1	1,211	\$152.77
N11	1	1,160	\$25.86
N12	1	1,239	\$64.57
Total:	5	7,410	\$101.62
Grand Total:			
	10	16,243	\$104.41

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W12	1	3,500	\$165.71
Total:	1	3,500	\$165.71
Central			
C02	1	2,700	\$201.85
Total:	1	2,700	\$201.85
Grand Total:			
	2	6,200	\$181.45

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
West			
E02	1	9,647	\$135.79
Total:	1	9,647	\$135.79
North			
N03	1	7,471	\$100.39
Total:	1	7,471	\$100.39
Grand Total:			
	2	17,118	\$120.34

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E14	1	1,000	\$24.40
E16	1	3,513	\$10.00
Total:	2	4,513	\$13.19
West			
W07	1	750	\$25.60
W21	1	1,372	\$19.00
W22	1	1,056	\$15.00
W23	1	1,926	\$13.00
W24	1	1,609	\$30.00
Total:	5	6,713	\$20.02
Central			
C01	2	3,200	\$25.75
C02	1	546	\$15.82
C07	1	1,300	\$44.00
C08	1	1,733	\$13.00
C13	1	690	\$14.00
Total:	6	7,469	\$24.16
North			
N03	1	878	\$14.00
N07	1	3,125	\$8.00
N08	6	9,012	\$13.33
N10	1	1,096	\$20.00
N16	1	2,100	\$8.57
N19	1	800	\$9.75
Total:	11	17,011	\$12.06
Grand Total:	24	35,706	\$16.23

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
East			
E02	1	100	\$46.20
E16	1	4,251	\$9.75
Total:	2	4,351	\$10.59
West			
W05	3	4,001	\$8.27
W07	1	450	\$14.67
W10	2	3,341	\$10.72
W14	1	1,013	\$8.00
W17	2	5,650	\$5.70
W20	1	3,760	\$10.75
W21	1	3,923	\$10.24
W24	4	4,750	\$7.36
Total:	15	26,888	\$8.61
Central			
C01	1	1,400	\$27.39
C04	1	600	\$16.00
C11	1	2,187	\$8.50
Total:	3	4,187	\$15.89
North			
N03	1	1,051	\$18.50
N05	1	1,312	\$5.00
N07	1	1,335	\$12.00
N08	2	2,524	\$12.03
N10	10	14,512	\$7.24
N11	3	8,854	\$9.56
Total:	18	29,588	\$8.86
Grand Total:			
	38	65,014	\$9.32

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
W17	1	6,563	\$10.50
Total:	1	6,563	\$10.50
Grand Total:			
	1	6,563	\$10.50

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
East					
E07	1	75,794	\$9.50	1.74	\$413,793.10
E13	1	13,068	\$23.34	0.30	\$1,016,666.67
E14	1	16,553	\$16.31	0.38	\$710,526.32
Total:	3	105,415	\$12.28	2.42	\$535,123.97
West					
W21	1	32,670	\$16.22	0.75	\$706,666.67
Total:	1	32,670	\$16.22	0.75	\$706,666.67
North					
N23	1	56,628	\$2.74	1.30	\$119,153.85
Total:	1	56,628	\$2.74	1.30	\$119,153.85
Grand Total:					
	5	194,713	\$10.17	4.47	\$442,930.65

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E15	5	1,237,104	\$2.98	28.40	\$130,000.00
Total:	5	1,237,104	\$2.98	28.40	\$130,000.00
West					
W28	2	2,613,600	\$1.25	60.00	\$54,651.67
Total:	2	2,613,600	\$1.25	60.00	\$54,651.67
North					
N05	1	189,486	\$8.01	4.35	\$348,965.52
N10	1	175,547	\$13.93	4.03	\$607,000.00
N15	1	227,819	\$3.95	5.23	\$172,084.13
Total:	3	592,852	\$8.20	13.61	\$357,399.71
Grand Total:					
	10	4,443,556	\$2.66	102.01	\$116,021.08

