

Watch

April 2005

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April Advances

April saw 970,018 square feet of space leased through the TorontoMLS system, Commercial Council Chair Joe De Leo announced today. "This is a one per cent increase over March," Mr. De Leo noted. "It also represents the fourth monthly increase in a row. The trends continue to run in the right direction."

Prices for Industrial space declined in April, down seven per cent from March to \$5.36 sfm, and up marginally from April of last year, when industrial property leased for \$5.33 sfm. Meanwhile office space (all size categories) leased for \$9.14 sfm., up five per cent over the \$8.71 sfm recorded in March.

Sales Market Highlights

There were 82 sales of Industrial and Commercial properties recorded through the TorontoMLS system in April. Of this total, 33 were Industrial properties of all size categories, which averaged \$67.76 per square foot. This compares to the \$69.01 figure obtained through non-MLS sources. ♦

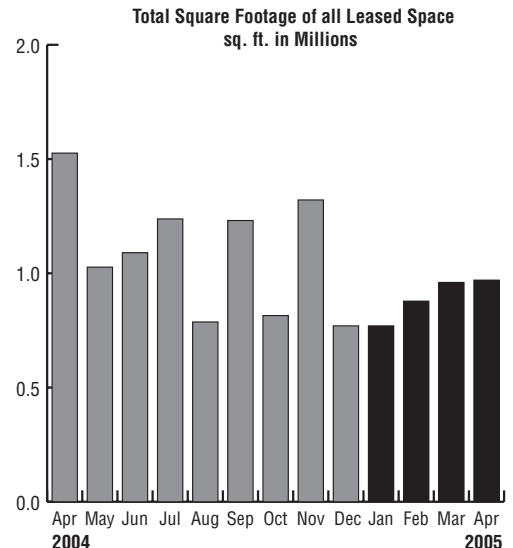
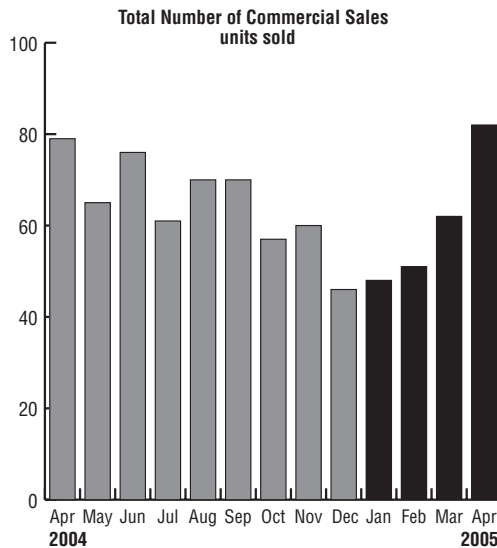
Executive Council, Commercial Division

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Chairman

Ron Ridsdill
Vice-Chairman

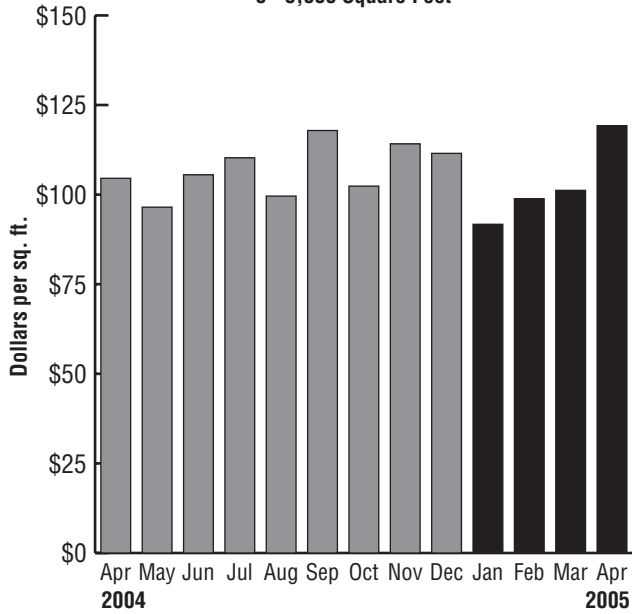
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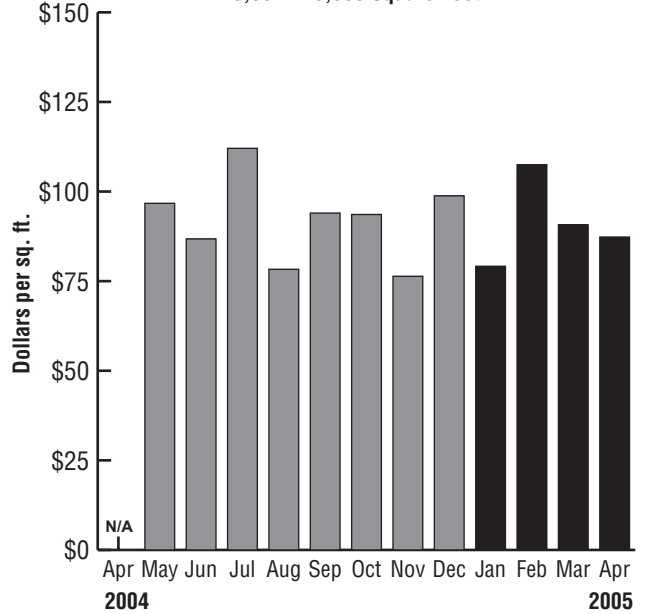


SOLD INDUSTRIAL PROPERTIES

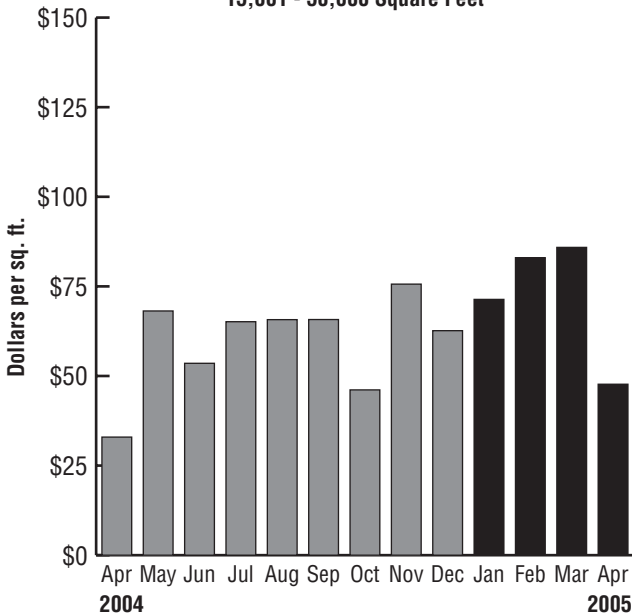
**Sold Industrial Properties
0 - 5,000 Square Feet**



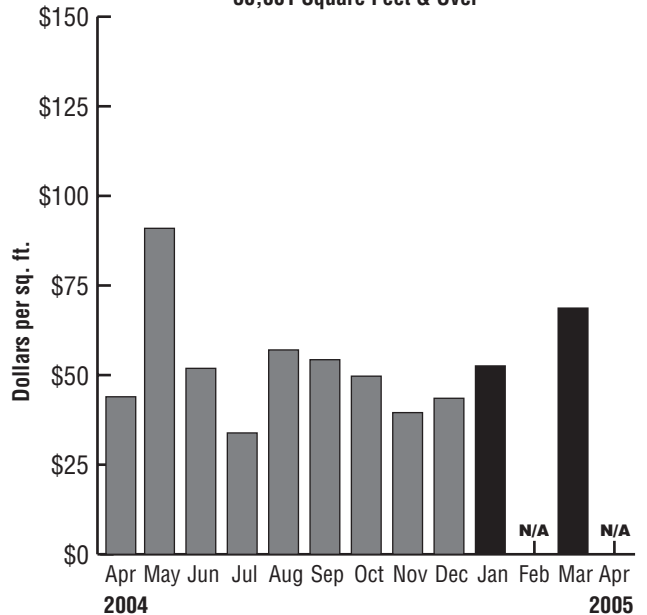
**Sold Industrial Properties
5,001 - 15,000 Square Feet**



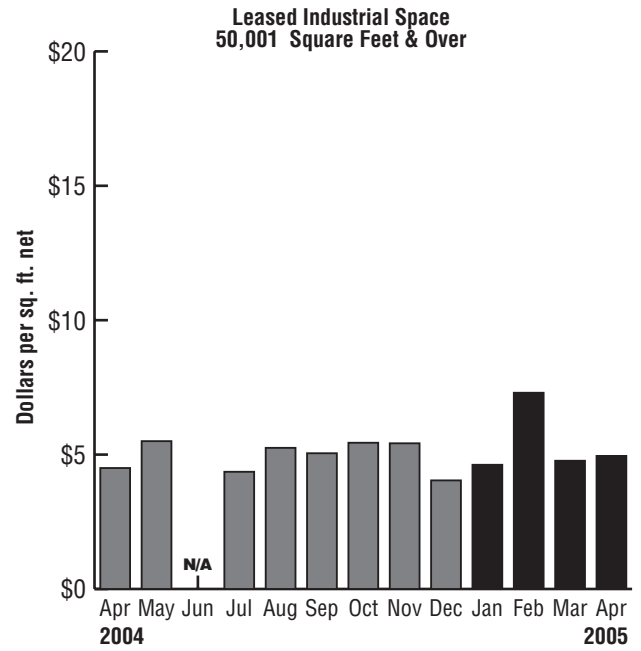
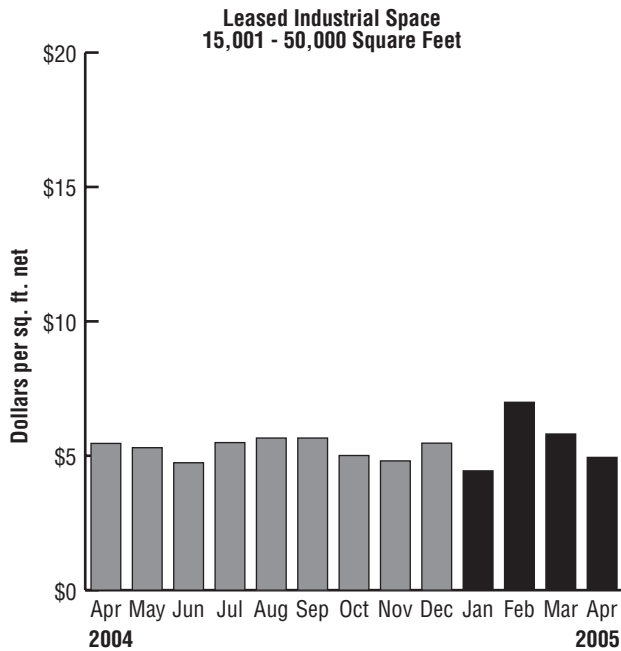
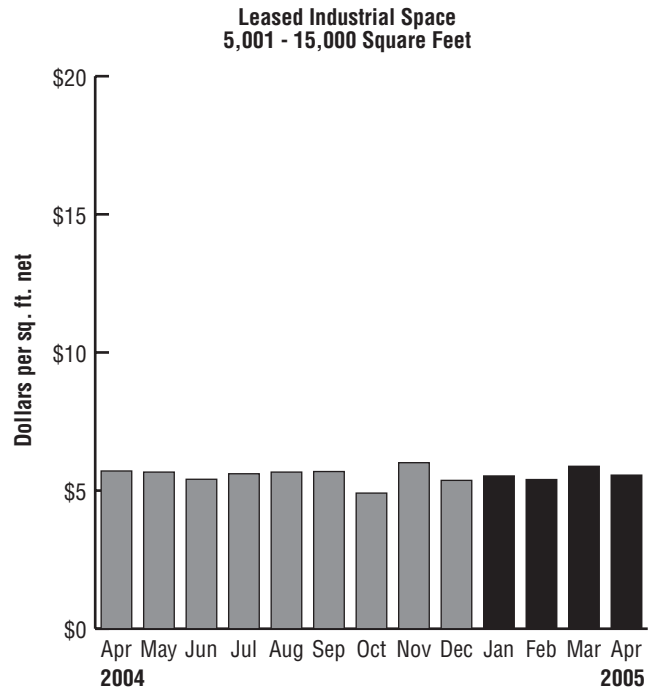
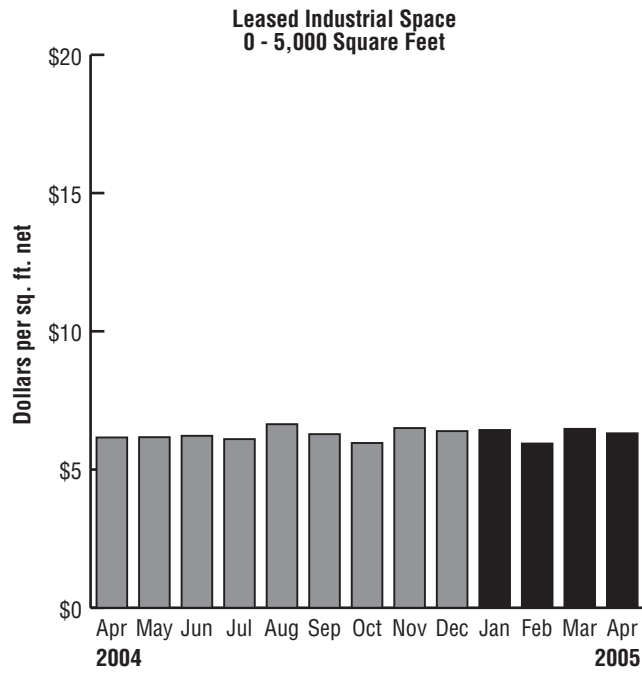
**Sold Industrial Properties
15,001 - 50,000 Square Feet**



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

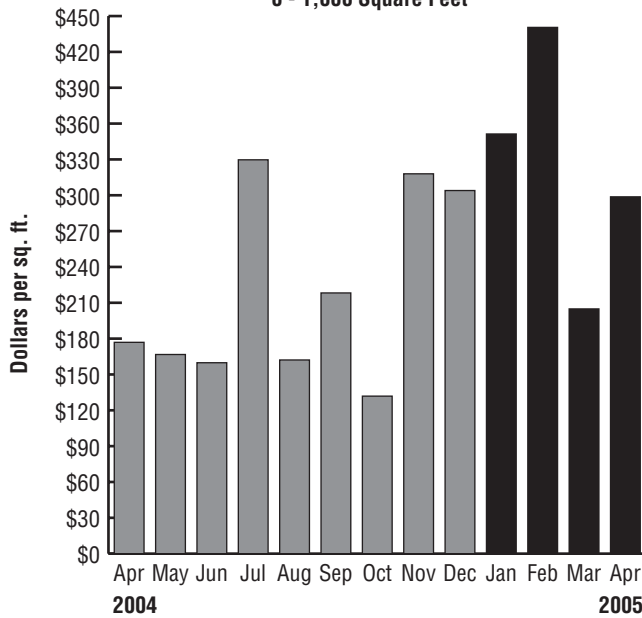


LEASED INDUSTRIAL SPACE

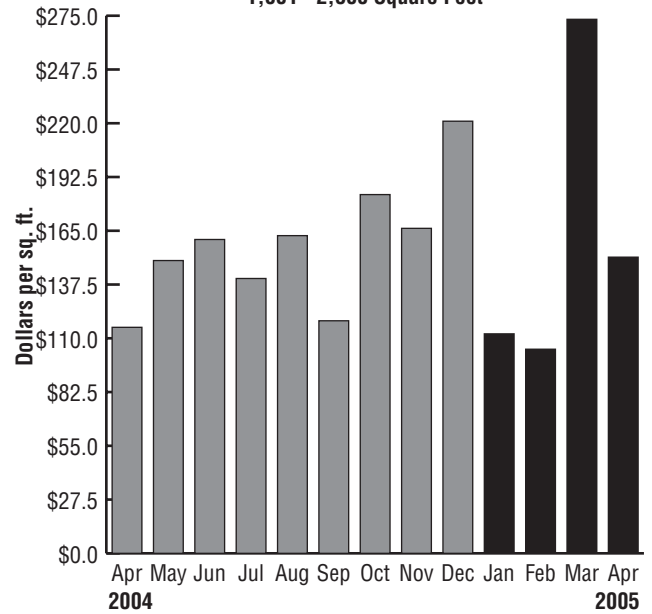


SOLD COMMERCIAL/RETAIL PROPERTIES

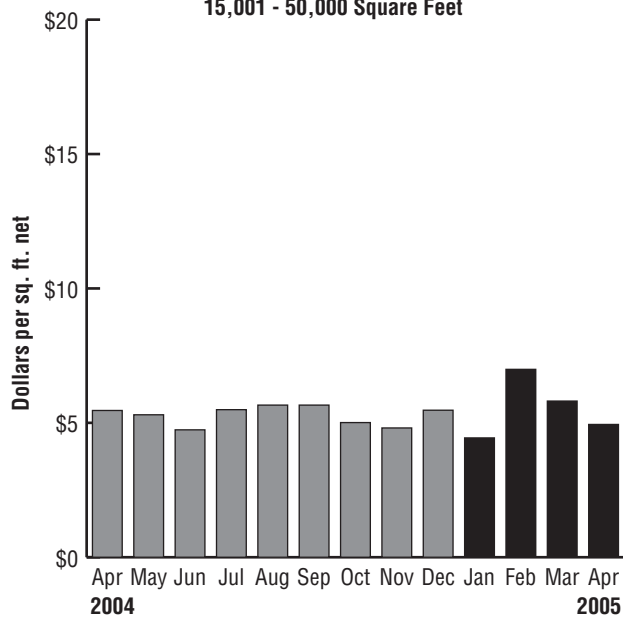
**Sold Commercial/Retail Properties
0 - 1,000 Square Feet**



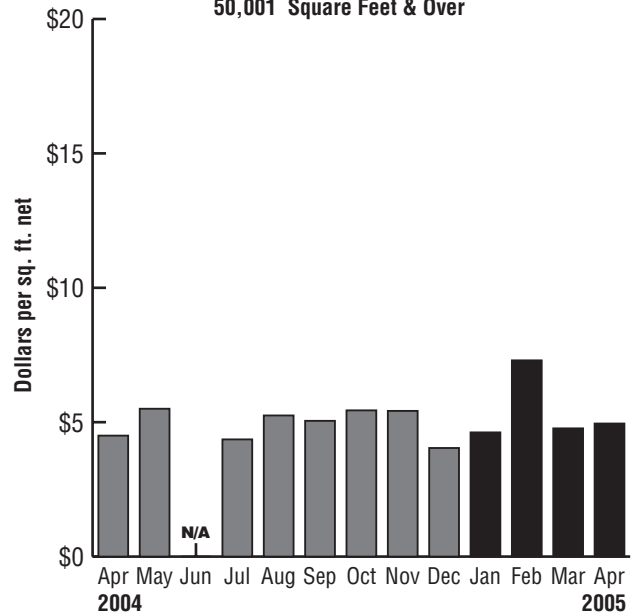
**Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet**



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

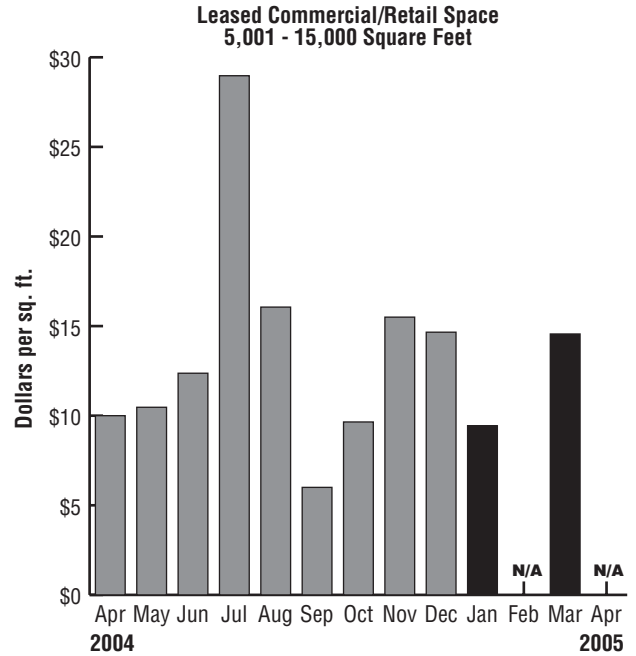
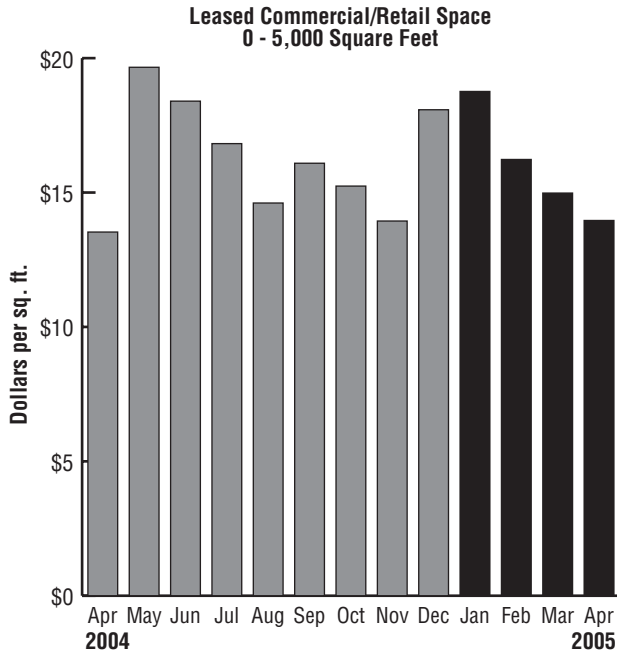


**Leased Industrial Space
50,001 Square Feet & Over**

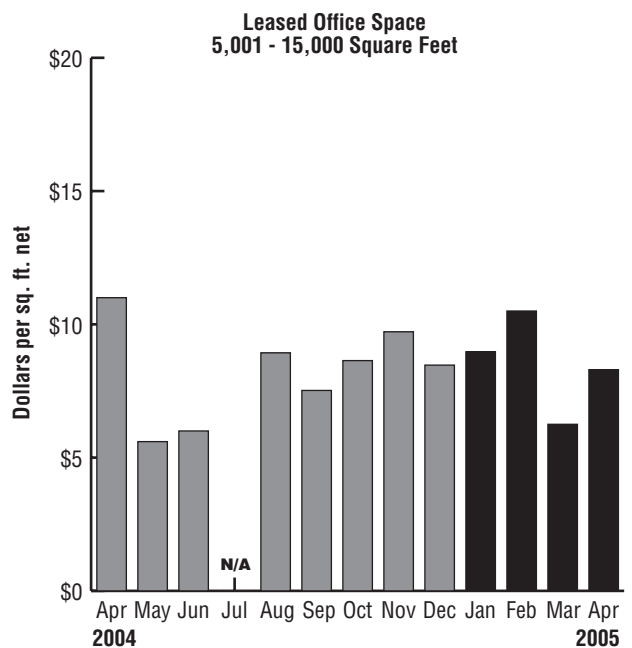
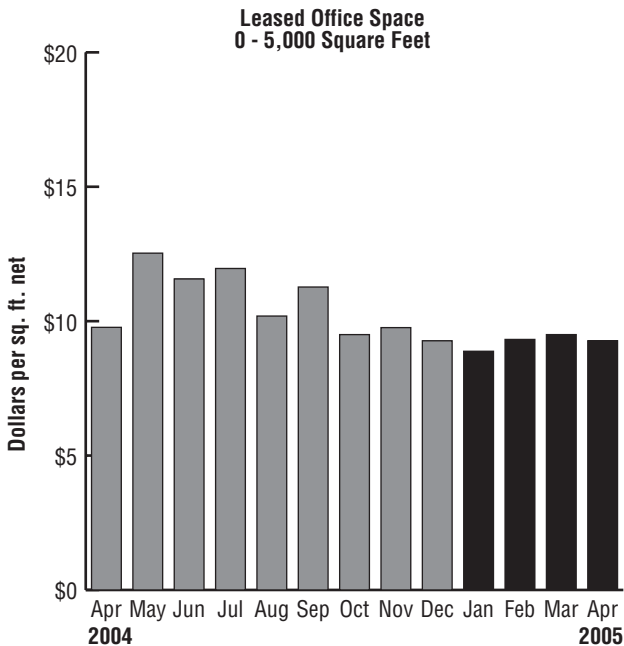


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E07	3	5,776	\$98.30
Total:	3	5,776	\$98.30
West			
W05	3	6,376	\$98.34
W07	1	4,400	\$92.05
W10	2	2,510	\$123.90
W17	4	10,181	\$114.92
W21	1	4,000	\$212.50
W23	1	1,000	\$148.00
W24	1	1,450	\$76.55
Total:	13	29,917	\$121.07
North			
N04	1	1,776	\$129.45
N06	1	880	\$117.05
N08	2	5,000	\$128.99
Total:	4	7,656	\$127.72
Grand Total:			
	20	43,349	\$119.21

15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E10	1	42,065	\$34.47
Total:	1	42,065	\$34.47
West			
W17	2	64,315	\$65.72
W27	1	43,996	\$16.48
Total:	3	108,311	\$45.72
North			
N10	1	20,000	\$86.25
Total:	1	20,000	\$86.25
Grand Total:			
	5	170,375	\$47.70

5,001 - 15,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E07	1	13,760	\$82.70
E13	1	6,000	\$100.83
E18	1	10,000	\$40.00
Total:	3	29,760	\$72.01
West			
W05	1	7,800	\$132.69
W06	1	6,650	\$103.61
W10	1	5,688	\$84.39
W23	1	5,800	\$103.88
W25	1	5,059	\$70.17
Total:	5	30,997	\$101.99
Grand Total:			
	8	60,757	\$87.31

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			
E03	1	4,605	\$5.92
E04	2	5,924	\$6.64
E07	6	10,834	\$5.49
E09	5	13,456	\$5.37
E11	1	1,282	\$7.00
E12	1	4,534	\$5.50
E16	1	1,350	\$5.95
Total:	17	41,985	\$5.72
West			
W05	6	17,030	\$5.31
W10	1	3,103	\$4.75
W12	1	3,000	\$4.50
W16	1	3,300	\$6.25
W17	19	42,017	\$6.73
W21	2	5,910	\$5.50
W24	2	3,117	\$6.01
W25	1	1,875	\$5.00
Total:	33	79,352	\$6.08
Central			
C13	1	2,775	\$8.25
C15	1	2,483	\$6.00
Total:	2	5,258	\$7.19
North			
N03	1	4,530	\$9.00
N08	6	13,957	\$7.00
N10	11	32,555	\$6.78
N12	1	4,739	\$6.50
Total:	19	55,781	\$6.99
Grand Total:	71	182,376	\$6.31

15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E04	1	20,819	\$4.30
E16	1	31,242	\$4.75
Total:	2	52,061	\$4.57
West			
W05	1	18,820	\$4.74
W12	1	43,407	\$5.75
W17	1	30,700	\$5.00
W24	1	36,418	\$3.50
Total:	4	129,345	\$4.79
North			
N08	2	77,000	\$5.45
Total:	2	77,000	\$5.45
Grand Total:	8	258,406	\$4.94

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E03	1	6,200	\$4.50
E04	1	5,763	\$4.95
E09	1	6,796	\$5.25
Total:	3	18,759	\$4.91
West			
W04	1	11,488	\$4.50
W09	3	30,523	\$4.74
W12	1	5,200	\$5.00
W17	5	40,196	\$5.87
W21	1	9,500	\$7.00
W23	1	14,000	\$3.50
Total:	12	110,907	\$5.17
Central			
C11	1	6,000	\$5.75
Total:	1	6,000	\$5.75
North			
N07	1	10,340	\$6.00
N08	3	30,127	\$6.69
N10	2	12,627	\$6.73
Total:	6	53,094	\$6.57
Grand Total:	22	188,760	\$5.56

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
East			
N08	2	197,901	\$4.56
N11	1	50,015	\$6.50
Total:	3	247,916	\$4.95
Grand Total:	3	247,916	\$4.95

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
West			
E07	3	2,272	\$271.13
Total:	3	2,272	\$271.13
West			
W20	3	1,980	\$119.70
W24	1	450	\$288.89
W29	1	643	\$171.01
Total:	5	3,073	\$155.21
North			
N03	1	847	\$247.93
N08	1	900	\$210.00
N10	2	1,292	\$615.33
N11	1	420	\$816.19
Total:	5	3,459	\$444.29
Grand Total:			
	13	8,804	\$298.70

2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E16	1	4,632	\$52.89
Total:	1	4,632	\$52.89
West			
W01	1	4,725	\$143.92
W02	1	2,900	\$122.76
W25	1	2,722	\$141.44
W27	1	4,600	\$88.04
W29	1	2,560	\$126.17
Total:	5	17,507	\$122.75
Central			
C01	1	4,386	\$231.42
Total:	1	4,386	\$231.42
North			
N01	1	4,496	\$94.53
N16	1	3,000	\$275.30
Total:	2	7,496	\$166.88
Grand Total:			
	9	34,021	\$136.97

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E06	1	1,200	\$45.83
E07	1	1,250	\$23.20
Total:	2	2,450	\$34.29
West			
W02	1	1,395	\$141.22
W05	1	1,450	\$127.59
W12	1	2,200	\$54.55
W14	1	1,500	\$84.00
W16	1	2,269	\$145.44
W17	1	1,846	\$150.60
W23	1	1,050	\$176.19
W24	5	6,266	\$254.20
Total:	12	17,976	\$167.66
Central			
C01	1	1,434	\$258.02
C04	1	2,000	\$11.50
C09	1	1,201	\$374.69
C11	1	2,429	\$127.62
Total:	4	7,064	\$163.22
North			
N07	1	1,300	\$60.00
N08	1	1,480	\$173.65
Total:	2	2,780	\$120.50
Grand Total:			
	20	30,270	\$151.50

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
East			
East			
E01	1	15,600	\$184.29
E04	1	7,427	\$168.30
E06	1	15,000	\$38.00
E21	1	33,977	\$19.87
Total:	4	72,004	\$74.58
Central			
C01	1	6,368	\$219.85
C02	1	5,651	\$265.62
C07	1	8,250	\$166.67
Total:	3	20,269	\$210.96
Grand Total:			
	7	92,273	\$104.54

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E04	1	1,012	\$8.50
E08	1	1,200	\$12.00
E09	1	4,288	\$16.00
E17	1	1,025	\$9.95
Total:	4	7,525	\$13.53

West			
W02	1	2,300	\$10.96
W05	1	3,349	\$6.50
W23	5	7,493	\$10.15
Total:	7	13,142	\$9.36

Central			
C02	1	834	\$25.00
C03	1	760	\$20.21
C04	1	900	\$22.67
Total:	3	2,494	\$22.70

North			
N03	4	4,375	\$24.56
N06	1	2,004	\$11.00
N07	1	2,000	\$13.50
N11	3	3,676	\$14.50
N19	1	400	\$15.00
Total:	10	12,455	\$17.33

Grand Total:			
	24	35,616	\$13.96

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			
E04	1	1,000	\$4.90
E07	2	6,267	\$6.80
E11	1	453	\$18.54
Total:	4	7,720	\$7.25
West			
W05	2	1,502	\$16.46
W12	1	650	\$5.50
W15	1	2,000	\$13.00
W17	2	2,366	\$8.03
W23	3	5,090	\$11.07
W24	2	1,620	\$7.81
Total:	11	13,228	\$10.76
Central			
C01	1	1,980	\$12.12
C07	1	690	\$15.00
C11	1	4,276	\$7.80
C13	2	4,000	\$6.53
Total:	5	10,946	\$8.57
North			
N06	1	2,500	\$10.00
N08	2	2,313	\$10.19
N10	3	5,346	\$8.05
N11	3	7,391	\$10.12
Total:	9	17,550	\$9.48
Grand Total:			
	29	49,444	\$9.27

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
W10	1	7,500	\$8.30
Total:	1	7,500	\$8.30
Grand Total:			
	1	7,500	\$8.30

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					
E08	1	11,800	\$37.29	0.27	\$1,629,629.63
E12	1	87,120	\$4.59	2.00	\$200,000.00
E16	1	44,431	\$3.04	1.02	\$132,352.94
Total:	3	143,351	\$6.80	3.29	\$296,352.58
North					
N06	2	165,528	\$4.08	3.80	\$177,789.47
N07	1	21,750	\$23.91	0.50	\$1,040,000.00
N08	1	29,621	\$15.97	0.68	\$695,588.24
Total:	4	216,899	\$7.69	4.98	\$335,060.24
Grand Total:					
	7	360,250	\$7.34	8.27	\$319,661.43

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E07	1	135,907	\$7.95	3.12	\$346,153.85
Total:	1	135,907	\$7.95	3.12	\$346,153.85
West					
W17	1	199,940	\$13.00	4.59	\$566,448.80
W21	1	250,470	\$6.85	5.75	\$298,540.00
W29	1	145,926	\$0.81	3.35	\$35,074.63
Total:	3	596,336	\$7.44	13.69	\$323,893.72
North					
N14	1	1,471,892	\$0.15	33.79	\$6,658.77
Total:	1	1,471,892	\$0.15	33.79	\$6,658.77
Grand Total:					
	5	2,204,136	\$2.60	50.60	\$113,421.05

TORONTO REAL ESTATE BOARD SERVICE AREAS



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.