

Commercial Realty Watch

August 2005

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August Breaks 1,000,000

Friday, September 9, 2005 — The amount of space leased through the TorontoMLS system surged to 1,082,850 square feet in August, a 30 per cent increase over the July figure of 832,309 square feet, and a 30 per cent increase over the August 2004 figure of 789,477 square feet, Commercial Council Chair Ron Ridsdill announced today. "After a brief summer lull, the Commercial Market has bounced back to a more active level," Mr. Ridsdill said.

Prices for industrial space (all size categories) rose for the third month in a row, coming in at \$5.75 sfm. This is up three per cent over July, and within its usual \$5.00 to \$6.00 sfm range. Prices for Commercial space (under 5,000 square feet) also rose in August, up eight per cent to \$17.75 sfm over July's average of \$16.37 sfm.

Executive Council, Commercial Division

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Chairman

Garry Lander
Vice-Chairman

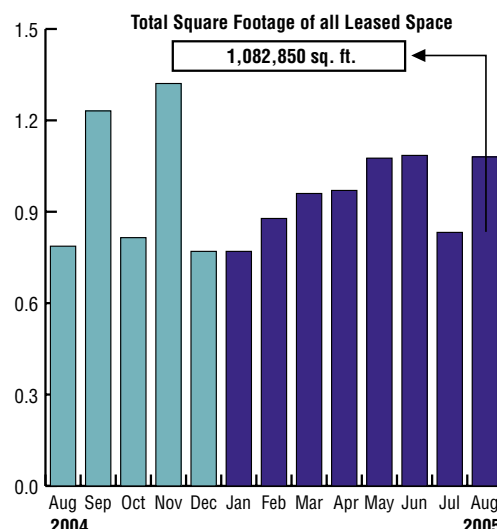
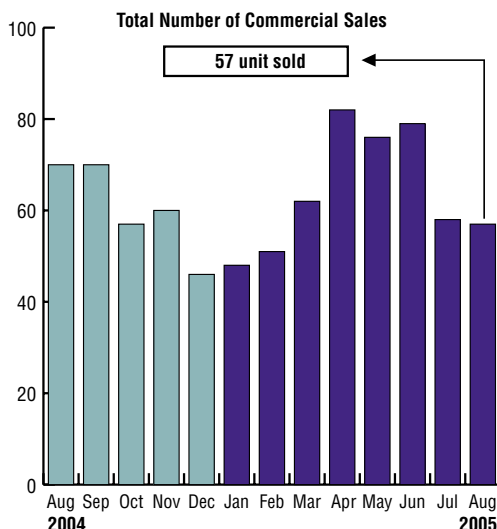
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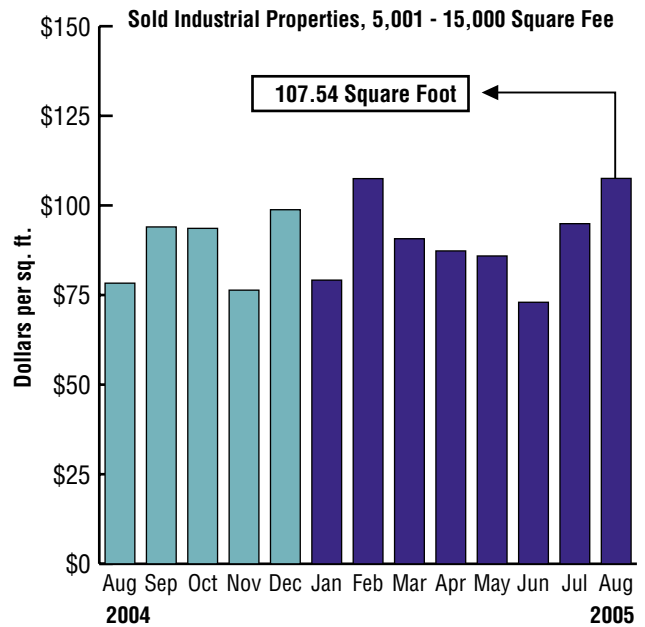
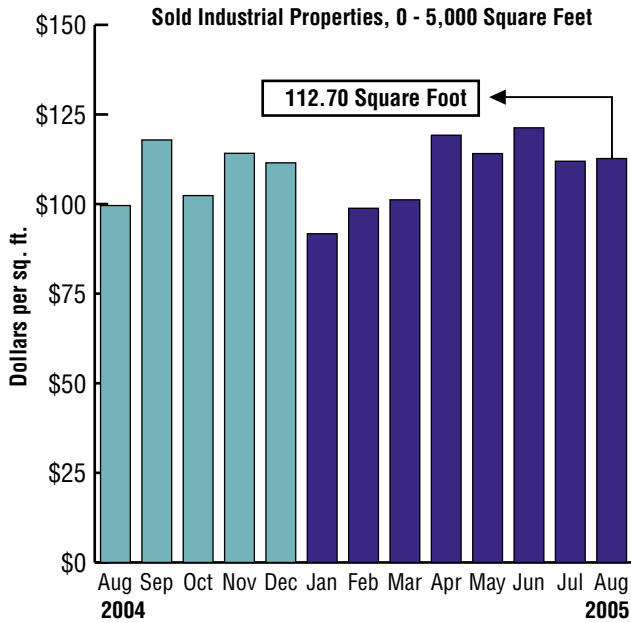
Sales Market Highlights

TREB Members reported 57 Industrial, Commercial, and Retail properties sold in August. Of these, Industrial properties accounted for 33 sales, which averaged \$75.48 per square foot. This compares to a figure of \$70.99 obtained through non-MLS sources.

Please Note: TREB is happy to announce a number of changes to the appearance and content of the Commercial Realty Watch. Most important, to reflect the unified property tax regime in place across the amalgamated City of Toronto, districts E-1 to E-11, and W-1 to W-10 have been removed from the East and West Areas and placed with districts C-1 to C-15 in a newly created area referred to in the body of the report as "Toronto". The remainder of the East and West Districts now make up the East and West Areas, while the North Area has been left unchanged. ♦



SOLD INDUSTRIAL PROPERTIES



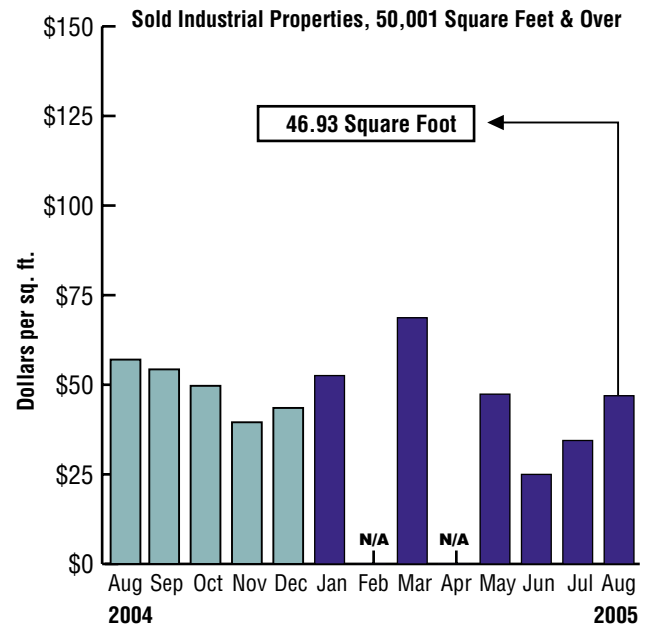
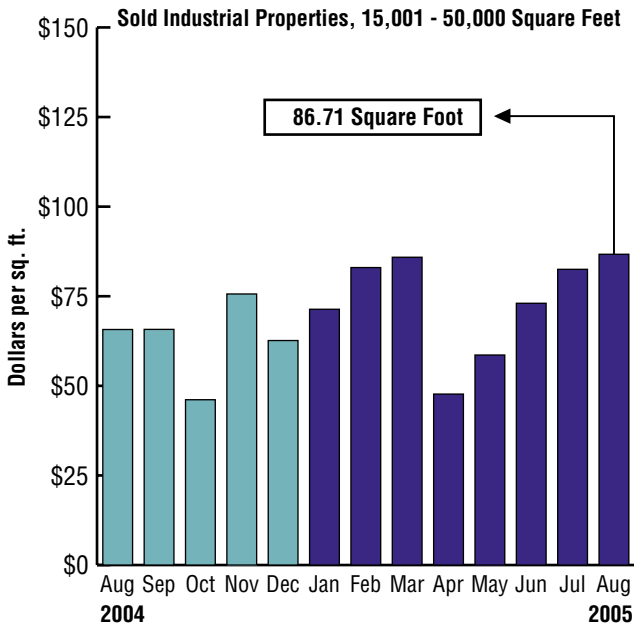
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E06	1	4,850	\$109.07
E07	1	2,635	\$94.88
W05	3	6,036	\$102.55
Total:	5	13,521	\$103.39
East			
E11	1	3,280	\$118.60
E12	2	3,073	\$94.37
E16	1	1,850	\$73.78
Total:	4	8,203	\$99.41
West			
W14	1	2,100	\$115.71
W17	3	6,240	\$102.48
W24	2	6,334	\$110.67
Total:	6	14,674	\$107.91
North			
N03	1	1,923	\$142.49
N04	1	1,803	\$125.35
N08	4	8,775	\$133.45
N10	1	1,190	\$148.74
Total:	7	13,691	\$134.98
Grand Total:	22	50,089	\$112.70

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W17	1	10,915	\$100.32
W24	2	18,580	\$103.07
Total:	3	29,495	\$102.05
North			
N08	1	6,398	\$132.85
Total:	1	6,398	\$132.85
Grand Total:	4	35,893	\$107.54

SOLD INDUSTRIAL PROPERTIES



15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E04	1	21,000	\$56.19
Total:	1	21,000	\$56.19
East			
E16	1	22,932	\$77.40
Total:	1	22,932	\$77.40
West			
W17	1	20,277	\$79.89
Total:	1	20,277	\$79.89
North			
N08	1	21,152	\$99.28
N10	1	26,800	\$113.81
Total:	2	47,952	\$107.40
Grand Total:	5	112,161	\$86.71

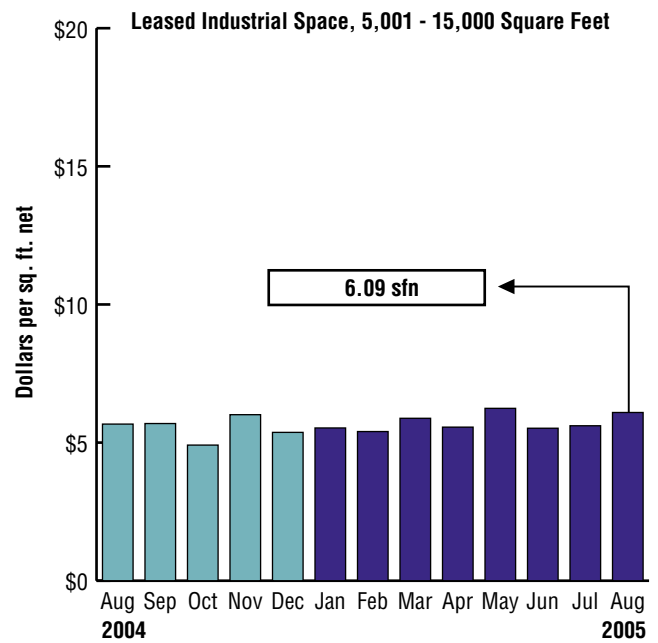
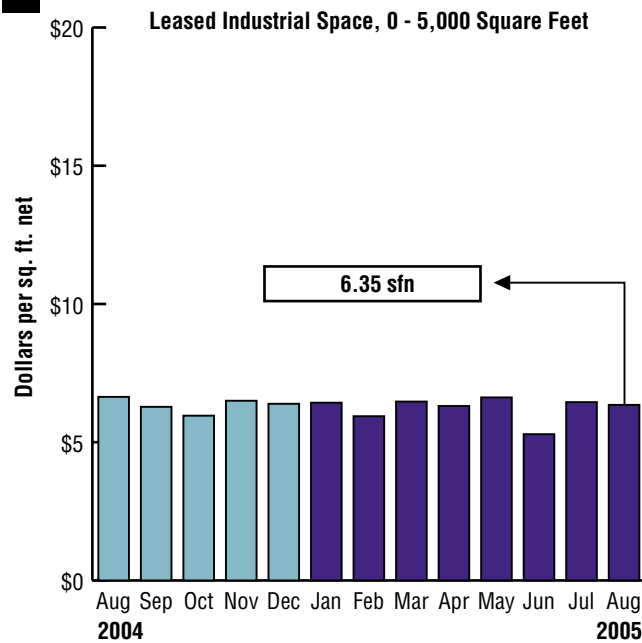
50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
E06	1	56,667	\$33.53
W06	1	93,016	\$55.10
Total:	2	149,683	\$46.93
Grand Total:	2	149,683	\$46.93

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LEASED INDUSTRIAL SPACE



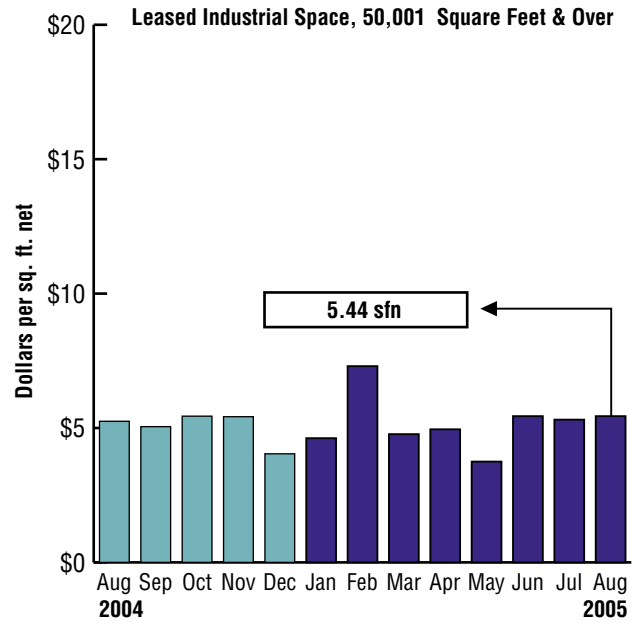
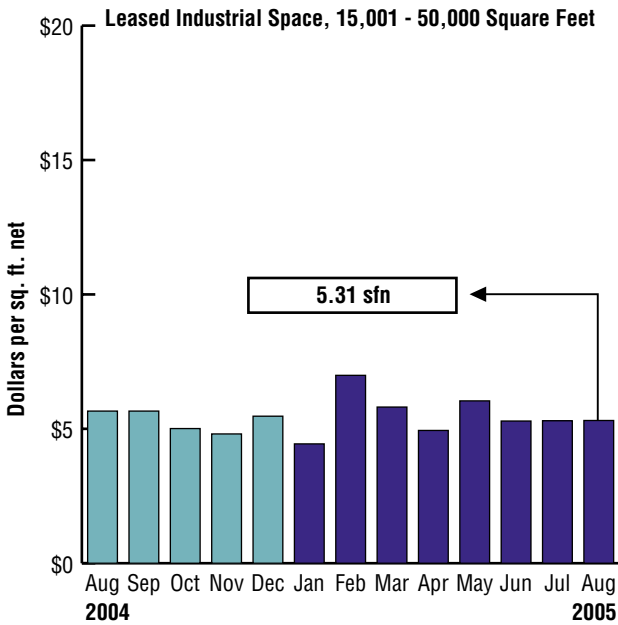
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	2	4,980	\$5.20
E07	8	21,112	\$6.19
E08	1	2,020	\$4.25
W05	2	4,646	\$6.19
W09	1	824	\$7.25
W10	1	2,173	\$4.70
Total:	15	35,755	\$5.88
East			
E11	3	4,653	\$7.68
Total:	3	4,653	\$7.68
West			
W16	2	4,668	\$5.56
W17	13	36,642	\$5.98
W20	2	6,850	\$6.95
W24	3	6,853	\$6.84
W28	1	2,250	\$5.75
Total:	21	57,263	\$6.16
North			
N03	5	10,594	\$7.77
N08	3	8,430	\$6.71
N10	4	6,158	\$6.87
N11	1	2,550	\$6.37
Total:	13	27,732	
Grand Total:	52	125,403	\$6.35

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	2	17,624	\$7.17
E07	1	5,135	\$5.25
E09	1	13,200	\$4.00
W04	2	22,829	\$3.86
W05	4	28,972	\$5.19
W06	1	5,400	\$4.90
W07	1	11,750	\$6.75
Total:	12	104,910	\$5.25
East			
E11	1	5,500	\$4.95
E12	1	6,300	\$11.43
Total:	2	11,800	\$8.41
West			
W17	5	49,615	\$6.73
Total:	5	49,615	\$6.73
North			
N03	2	15,296	\$7.34
N07	1	10,337	\$6.50
N08	8	87,077	\$6.09
N10	2	17,253	\$6.39
Total:	13	129,963	\$6.31
Grand Total:	32	296,288	\$6.09

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	30,461	\$4.25
W05	2	60,320	\$4.96
Total:	3	90,781	\$4.72
East			
E14	1	29,613	\$4.05
Total:	1	29,613	\$4.05
West			
W12	1	24,522	\$6.50
W17	2	49,415	\$5.86
W24	1	19,077	\$5.75
Total:	4	93,014	\$6.00
North			
N03	1	22,755	\$7.55
N10	1	31,500	\$4.50
Total:	2	54,255	\$5.78
Grand Total:	10	267,663	\$5.31

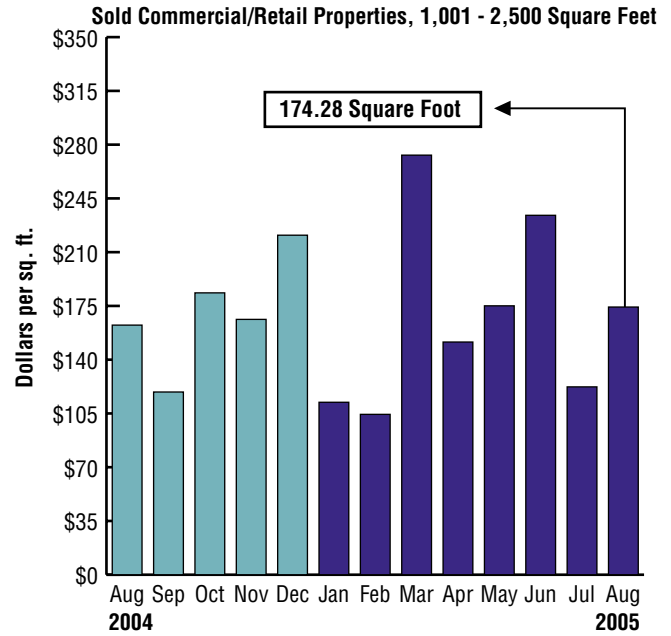
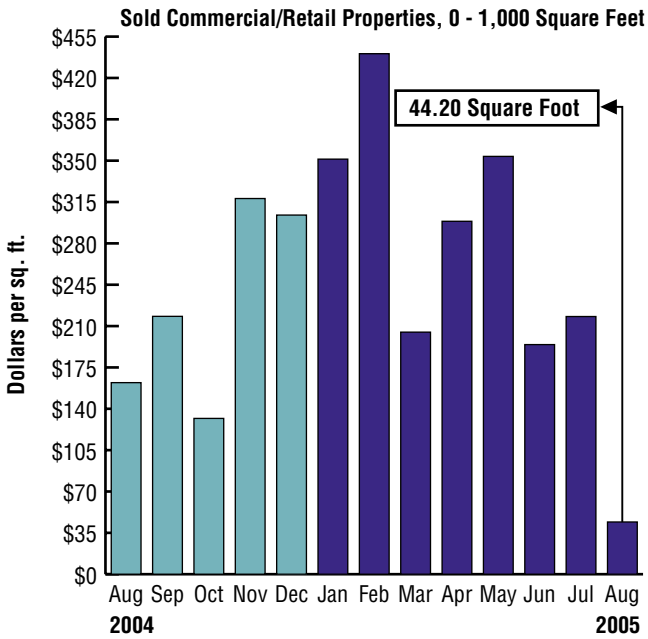
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W23	1	54,602	\$5.25
Total:	1	54,602	\$5.25
West			
N10	1	63,111	\$4.50
N11	1	70,726	\$6.42
Total:	2	133,837	\$5.51
Grand Total:	3	188,439	\$5.44

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SOLD COMMERCIAL/RETAIL PROPERTIES



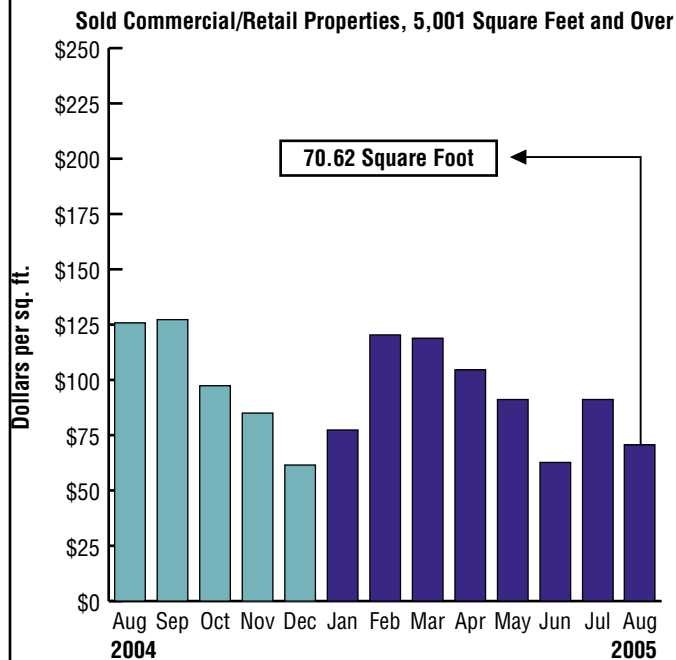
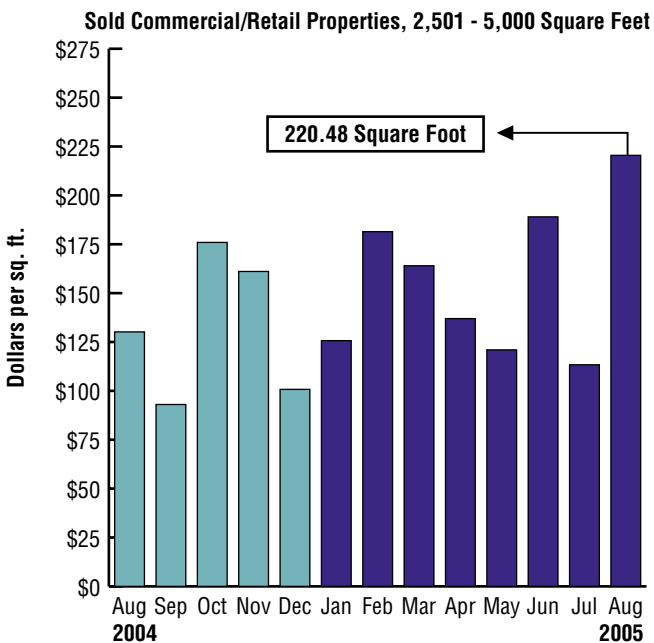
0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
North			
N03	1	174	\$155.17
N11	2	1,387	\$30.28
Total:	3	1,561	\$44.20
Grand Total:			
	3	1,561	\$44.20

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,418	\$347.35
C08	2	3,245	\$155.62
W03	1	1,600	\$142.50
W05	1	1,500	\$100.00
Total:	5	8,763	\$196.61
North			
N03	1	1,094	\$141.68
N08	2	3,500	\$128.57
Total:	3	4,594	\$131.69
Grand Total:			
	8	13,357	\$174.28

SOLD COMMERCIAL/RETAIL PROPERTIES



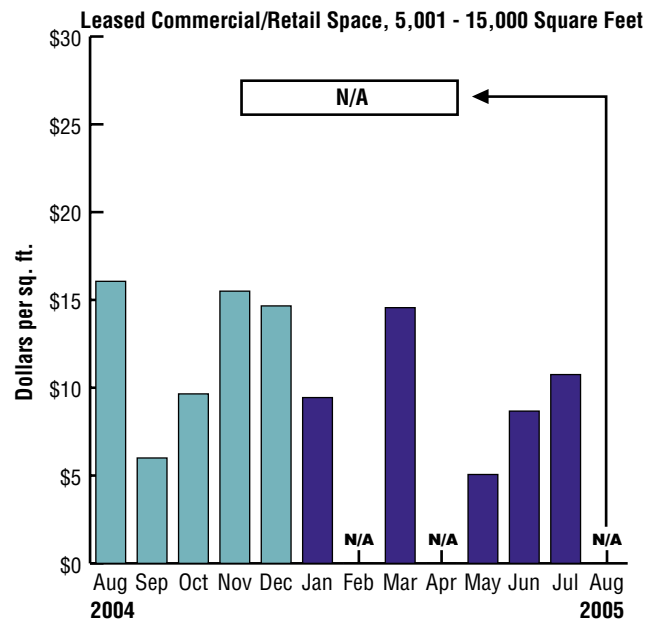
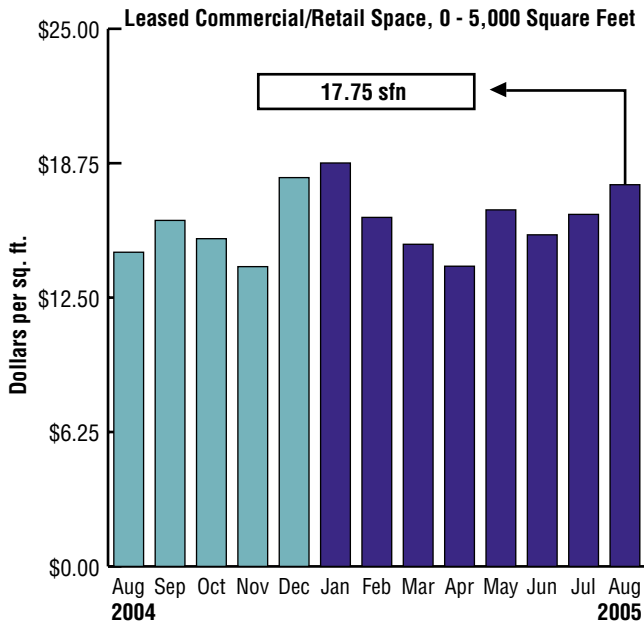
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,600	\$361.54
C02	1	5,000	\$625.00
E01	1	3,576	\$137.02
W06	1	4,500	\$115.56
Total:	4	15,676	\$323.74
East			
E18	1	3,600	\$75.00
Total:	1	3,600	\$75.00
West			
W21	1	4,680	\$145.30
Total:	1	4,680	\$145.30
North			
N08	1	3,342	\$221.42
N14	1	2,939	\$112.28
N17	1	3,000	\$77.67
Total:	3	9,281	\$140.39
Grand Total:			
	9	33,237	\$220.48

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	7,135	\$98.11
W08	2	62,366	\$82.58
Total:	3	69,501	\$84.17
West			
N07	1	29,621	\$38.82
Total:	1	29,621	\$38.82
Grand Total:			
	4	99,122	\$70.62

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	2,035	\$32.43
C02	1	825	\$46.55
C03	1	725	\$32.28
C04	1	960	\$45.00
E07	1	400	\$40.50
W04	3	9,743	\$11.68
Total:	8	14,688	\$20.49
East			
E14	1	2,256	\$13.25
E15	1	1,200	\$11.00
E16	1	512	\$22.27
Total:	3	3,968	\$13.73
West			
W12	2	3,700	\$12.89
W17	1	1,263	\$8.00
W19	1	1,182	\$24.00
W21	1	1,300	\$13.00
W23	1	1,100	\$12.00
W24	1	1,100	\$19.00
Total:	7	9,645	\$14.22
North			
N01	1	800	\$31.50
N02	1	1,423	\$30.00
N03	1	1,050	\$7.75
N06	1	950	\$12.00
N08	1	830	\$15.96
N10	1	711	\$18.00
N11	1	823	\$16.00
Total:	7	6,587	\$19.23
Grand Total:	25	34,888	\$17.75

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

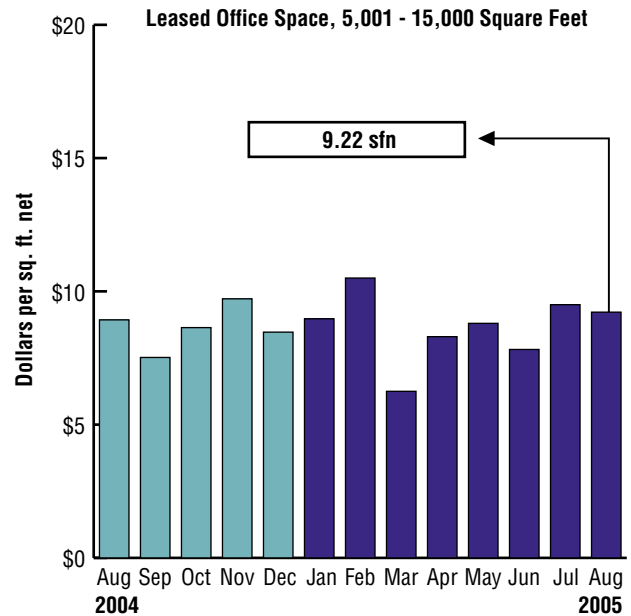
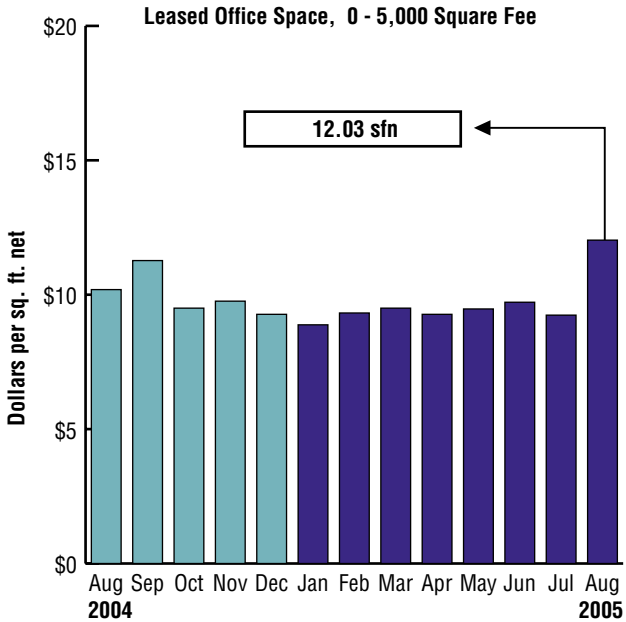
15,001 - 50,00 SQ. FT.

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

LEASED OFFICE SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	3,750	\$14.40
C13	1	825	\$8.00
E07	2	1,880	\$24.26
W01	1	582	\$20.62
W05	1	1,800	\$10.50
Total:	6	8,837	\$15.51
East			
E12	1	1,660	\$9.13
Total:	1	1,660	\$9.13
West			
W15	1	150	\$39.60
W16	1	614	\$12.00
W17	7	14,385	\$10.23
W21	1	2,000	\$12.00
W24	1	1,200	\$9.75
Total:	11	18,349	\$10.69
North			
N03	6	7,814	\$15.73
N07	1	1,000	\$19.50
N08	1	600	\$15.00
N10	7	7,362	\$8.36
N11	3	5,441	\$8.50
Total:	18	22,217	\$11.67
Grand Total:	42	60,696	\$12.03

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
North			
N03	1	11,788	\$14.00
N08	1	9,376	\$6.25
N10	2	15,764	\$8.00
N11	1	12,545	\$8.50
Total:	5	49,473	\$9.22
Grand Total:			
	5	49,473	\$9.22

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
East			
E13	1	60,000	\$12.75
Total:	1	60,000	\$12.75
Grand Total:			
	1	60,000	\$12.75

SOLD LAND

0 - 130,000 SQ. FT.

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
Toronto					
E06	1	6,500	\$36.92	0.15	\$1,600,000.00
Total:	1	6,500	\$36.92	0.15	\$1,600,000.00
East					
E16	1	5,108	\$17.42	0.12	\$741,666.67
Total:	1	5,108	\$17.42	0.12	\$741,666.67
West					
W25	1	111,514	\$6.21	2.56	\$270,507.81
Total:	1	111,514	\$6.21	2.56	\$270,507.81
North					
N05	1	21,250	\$20.47	0.49	\$887,755.10
N06	2	231,304	\$3.67	5.31	\$160,075.33
N17	1	77,537	\$8.51	1.78	\$370,505.62
Total:	4	330,090	\$5.89	7.58	\$256,530.34
Grand					
Total:	7	453,212	\$6.54	10.41	\$284,918.35

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
West					
W28	2	1,217,066	\$2.43	27.94	\$105,762.35
Total:	2	1,217,066	\$2.43	27.94	\$105,762.35
Grand					
Total:	2	1,217,066	\$2.43	27.94	\$105,762.35

