

Watch

November 2005

For More Information,
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Leased Space in November Breaks 900,000 Square Feet

Tuesday, December 13, 2005 — TREB Members reported 925,404 square feet of leased Industrial, Commercial, and Office space in November announced, Commercial Council Chair Ron Ridsdill. "While volume maintained a strong pace, prices were mixed," Mr. Ridsdill noted. "Leased space in all size categories traded for \$5.97 sfm, almost unchanged from last month.

Meanwhile, leased Commercial and Retail space came in at \$14.72 sfm, up 14 per cent from October's \$12.95 sfm figure."

Sales Market Highlights

There were 65 total industrial/commercial sales in November, and 41 of these were of Industrial properties in all size categories. These 41 Industrial sales averaged \$87.66 per square foot. This compares to non-MLS sources, which gave an average of \$66.86.

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. ♦

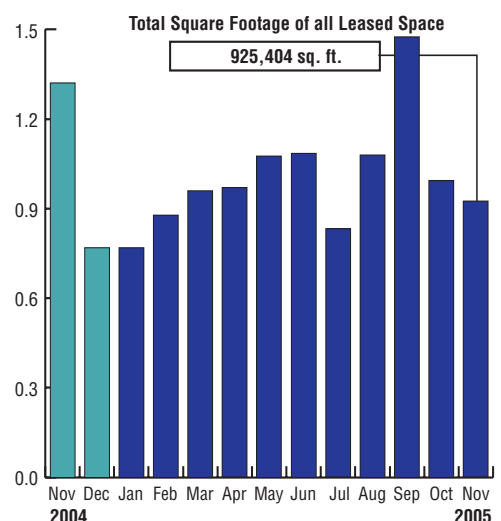
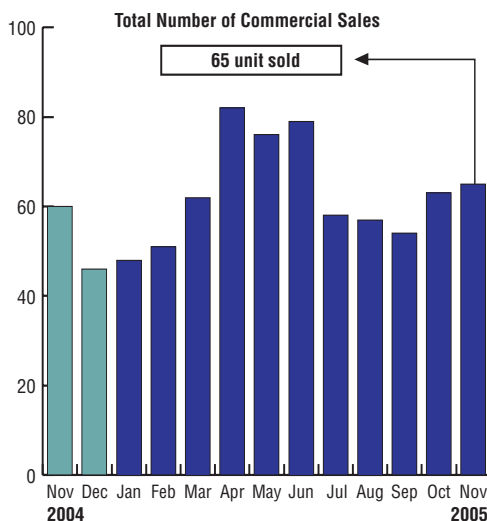
Executive Council, Commercial Division

Ron Ridsdill
Chairman

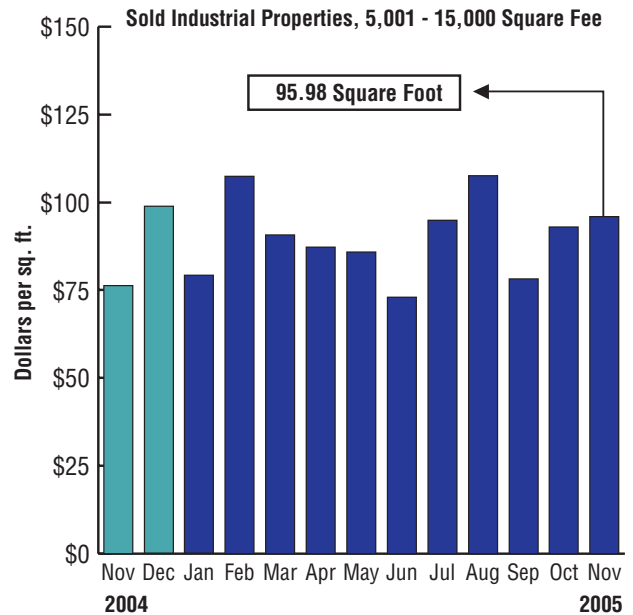
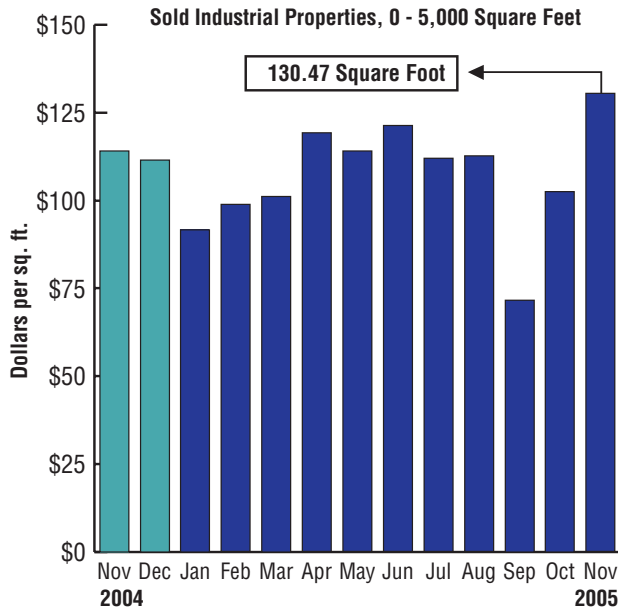
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SOLD INDUSTRIAL PROPERTIES



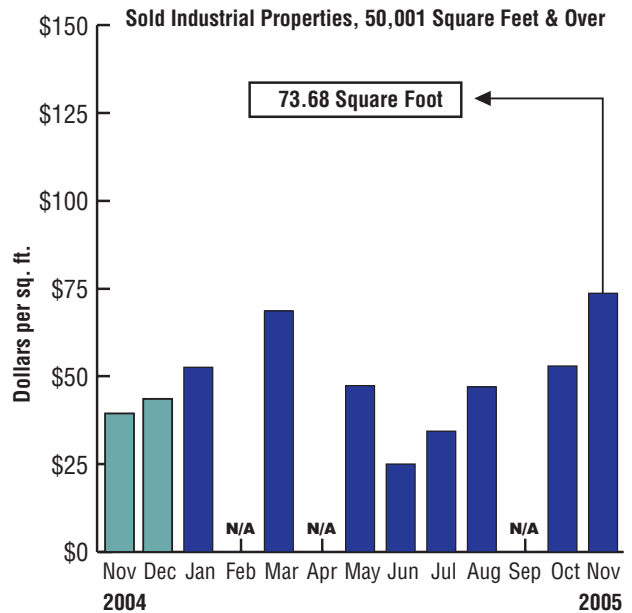
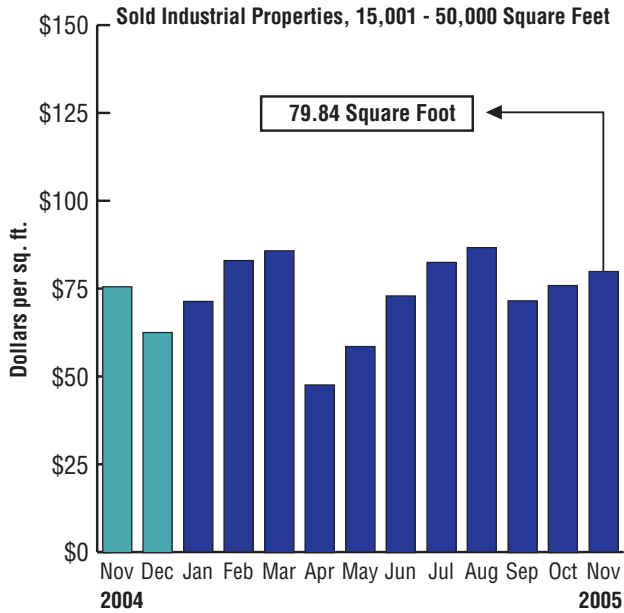
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	4	7,785	\$109.44
W03	2	6,000	\$215.83
W10	1	2,598	\$83.14
Total:	7	16,383	\$144.23
East			
E16	2	4,950	\$122.63
Total:	2	4,950	\$122.63
West			
W17	1	3,002	\$114.76
W23	1	1,150	\$132.17
W24	1	2,058	\$109.33
Total:	3	6,210	\$116.18
North			
N04	1	1,406	\$124.47
N07	1	1,350	\$107.41
N08	8	15,173	\$131.88
N12	1	1,668	\$82.73
Total:	11	19,597	\$125.48
Grand Total:			
	23	47,140	\$130.47

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E04	1	14,207	\$87.98
W03	1	7,420	\$82.21
W07	1	6,546	\$100.98
W10	1	5,300	\$100.94
Total:	4	33,473	\$91.30
West			
W21	1	14,350	\$74.91
Total:	1	14,350	\$74.91
North			
N03	1	11,054	\$122.13
N14	1	5,600	\$174.11
N16	1	6,850	\$56.93
Total:	3	23,504	\$115.51
Grand Total:			
	8	71,327	\$95.98

SOLD INDUSTRIAL PROPERTIES



15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
W05	1	23,448	\$76.77
W06	1	35,280	\$59.52
Total:	2	58,728	\$66.41
West			
W17	5	128,599	\$82.58
W23	1	19,384	\$88.99
Total:	6	147,983	\$83.42
North			
N08	1	25,478	\$90.00
Total:	1	25,478	\$90.00
Grand Total:	9	232,189	\$79.84

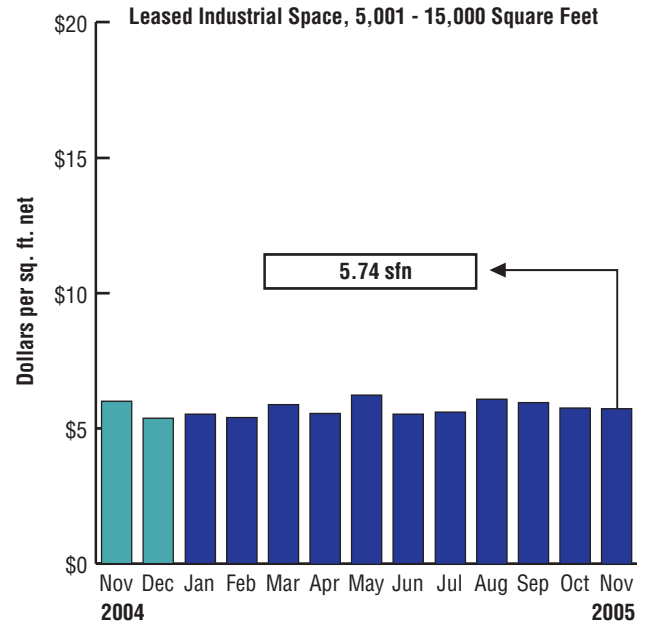
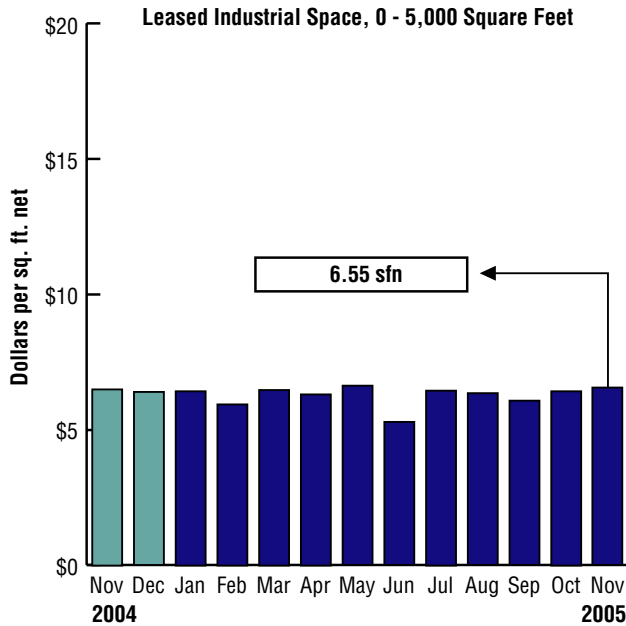
50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	57,000	\$73.68
Total:	1	57,000	\$73.68
Grand Total:	1	57,000	\$73.68

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LEASED INDUSTRIAL SPACE



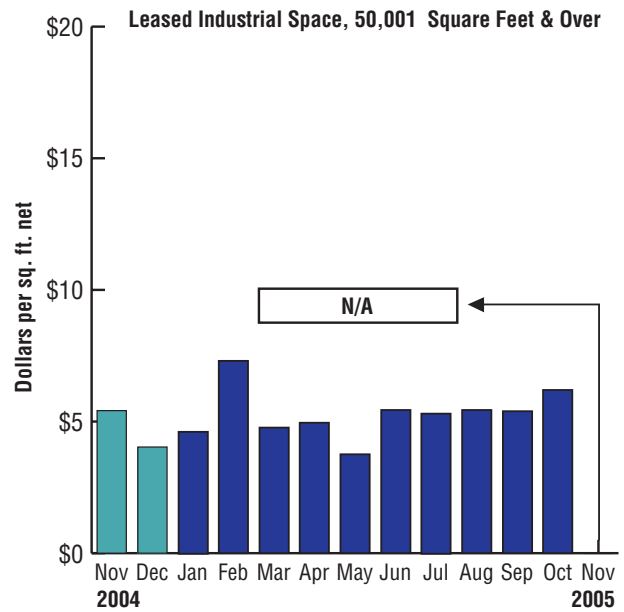
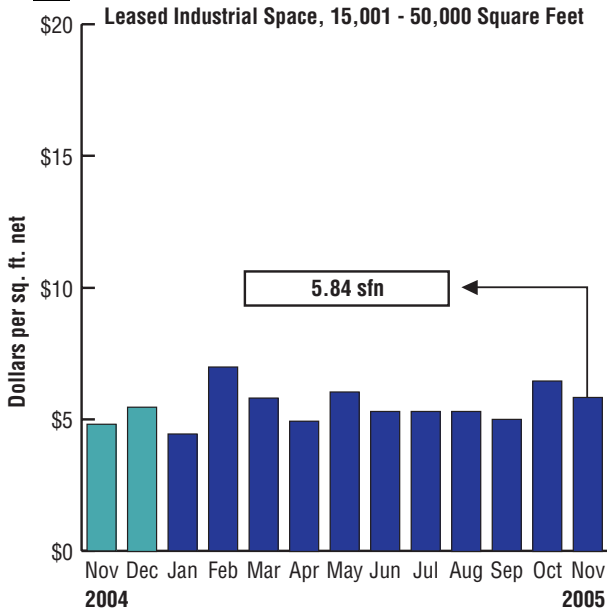
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	2,026	\$5.75
E07	5	9,158	\$6.09
W05	3	5,390	\$5.96
W09	2	2,470	\$6.24
W10	1	3,175	\$5.00
Total:	12	22,219	\$5.89
East			
E11	2	3,570	\$6.00
E12	1	3,312	\$5.00
E14	3	6,445	\$7.62
E17	1	1,500	\$5.25
Total:	7	14,827	\$6.40
West			
W12	2	5,200	\$5.13
W14	2	4,630	\$5.78
W16	1	3,000	\$6.25
W17	20	54,389	\$6.45
W23	4	11,119	\$6.56
W24	1	2,063	\$7.50
W29	1	2,350	\$5.50
Total:	31	82,751	\$6.34
North			
N03	2	6,527	\$8.39
N07	3	10,917	\$6.40
N08	4	11,845	\$7.05
N10	7	17,475	\$7.51
N11	1	2,985	\$7.00
Total:	17	49,749	\$7.24
Grand Total:			
67	169,546	\$6.55	

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	8,500	\$4.50
E07	2	16,820	\$5.09
W05	1	5,998	\$4.75
W10	1	12,013	\$5.25
Total:	5	43,331	\$4.97
West			
W17	9	76,240	\$5.56
W20	1	5,083	\$7.25
W23	1	5,600	\$5.75
W24	1	7,100	\$5.30
W25	2	20,534	\$5.85
W28	1	14,000	\$5.25
Total:	15	128,557	\$5.63
North			
N03	1	13,592	\$8.00
N06	1	11,000	\$6.75
N08	4	42,232	\$5.85
Total:	6	66,824	\$6.44
Grand Total:			
26	238,712	\$5.74	

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W04	1	26,850	\$4.25
W05	1	25,000	\$4.00
W10	1	34,276	\$6.00
Total:	3	86,126	\$4.87
East			
E12	1	17,773	\$5.70
Total:	1	17,773	\$5.70
West			
W17	2	52,296	\$5.62
W21	3	79,015	\$6.16
W23	1	39,391	\$5.75
W24	1	20,363	\$7.50
W25	1	20,138	\$6.25
Total:	8	211,203	\$6.09
North			
N08	2	39,357	\$6.71
Total:	2	39,357	\$6.71
Grand Total:			
	14	354,459	\$5.84

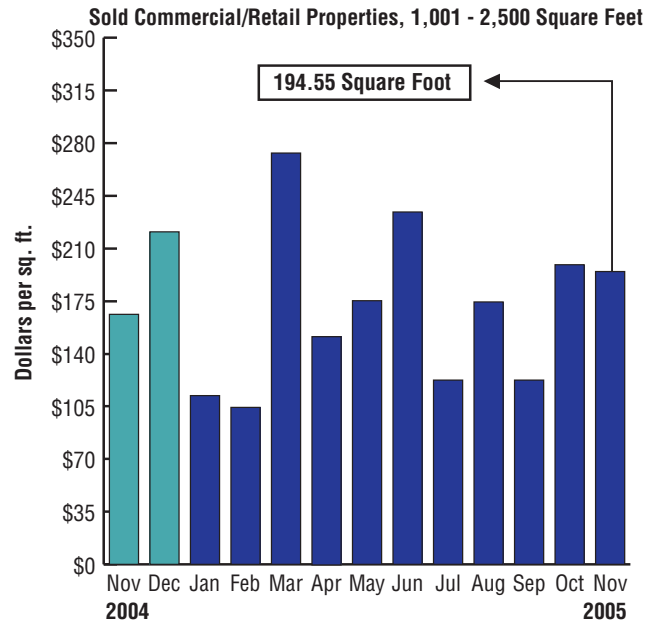
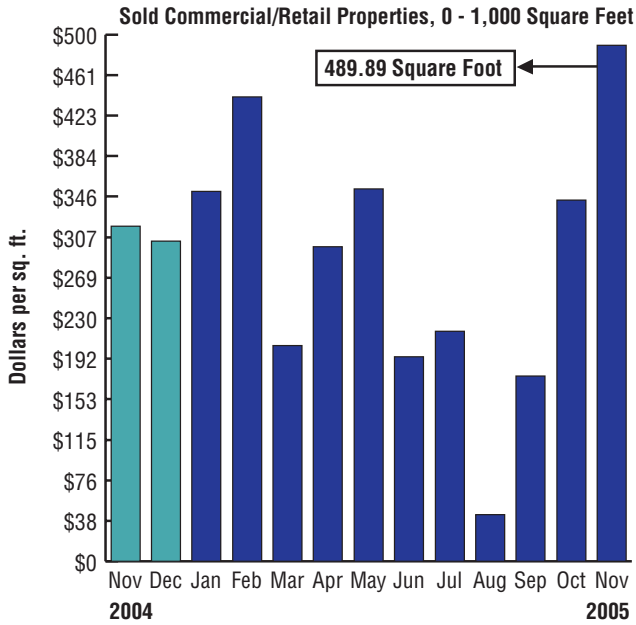
50,001 SQ. FT. AND OVER

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

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SOLD COMMERCIAL/RETAIL PROPERTIES



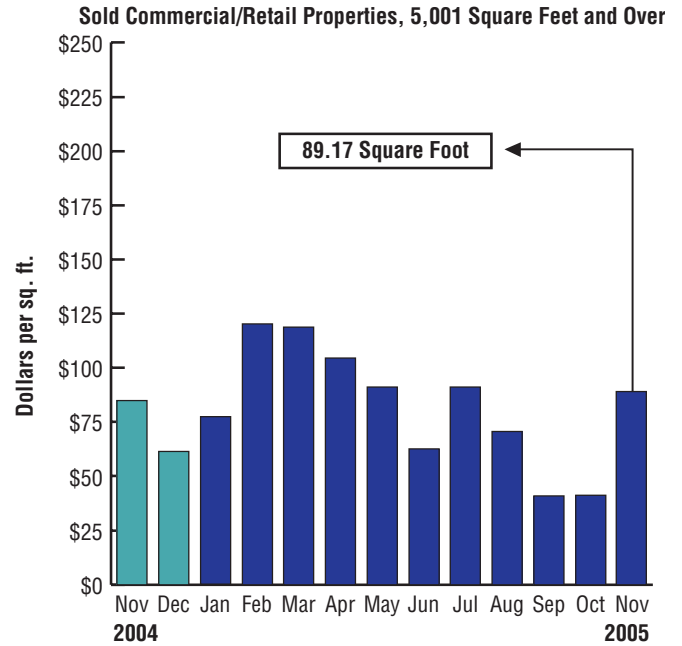
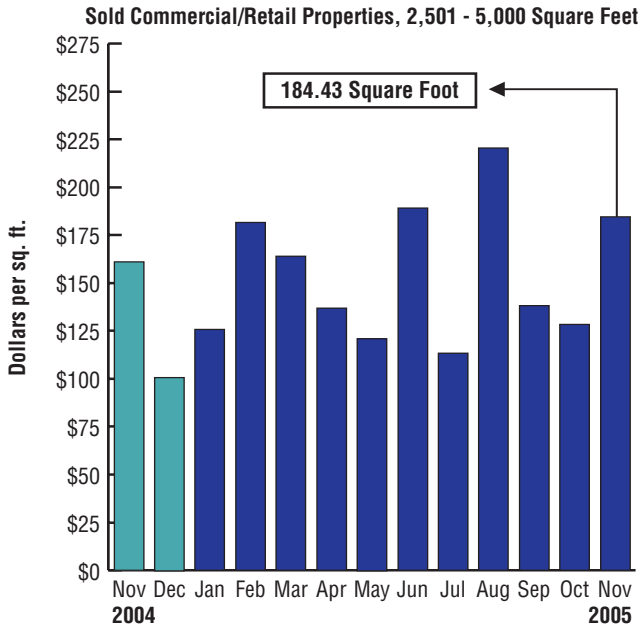
0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C07	1	463	\$613.39
E07	3	920	\$213.04
W06	1	750	\$233.33
Total:	5	2,133	\$307.08
North			
N10	1	290	\$1,834.48
Total:	1	290	\$1,834.48
Grand Total:			
	6	2,423	\$489.89

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	1,193	\$347.86
C02	2	3,390	\$219.47
C03	1	2,500	\$151.60
C08	2	4,600	\$204.35
E03	1	1,710	\$131.58
E08	1	1,100	\$68.18
W04	1	2,000	\$152.35
Total:	9	16,493	\$186.91
West			
W24	1	1,421	\$221.67
W27	1	2,100	\$109.52
Total:	2	3,521	\$154.79
North			
N10	1	1,808	\$329.58
N17	1	1,404	\$210.11
Total:	2	3,212	\$277.37
Grand Total:			
	13	23,226	\$194.55

SOLD COMMERCIAL/RETAIL PROPERTIES



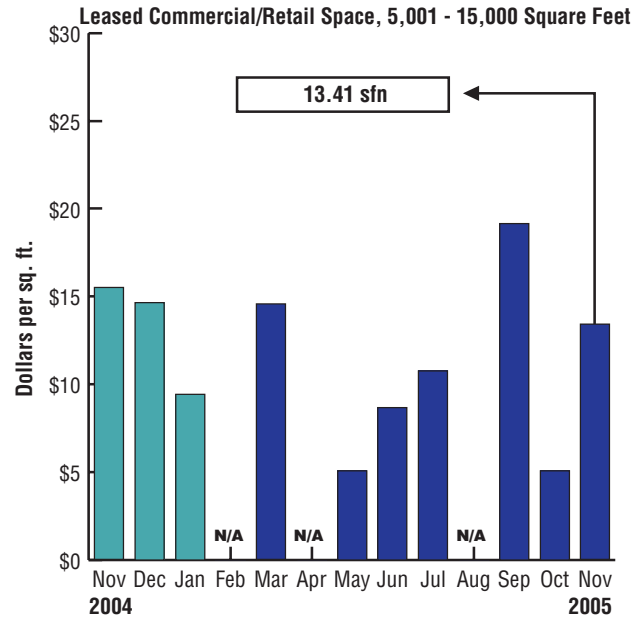
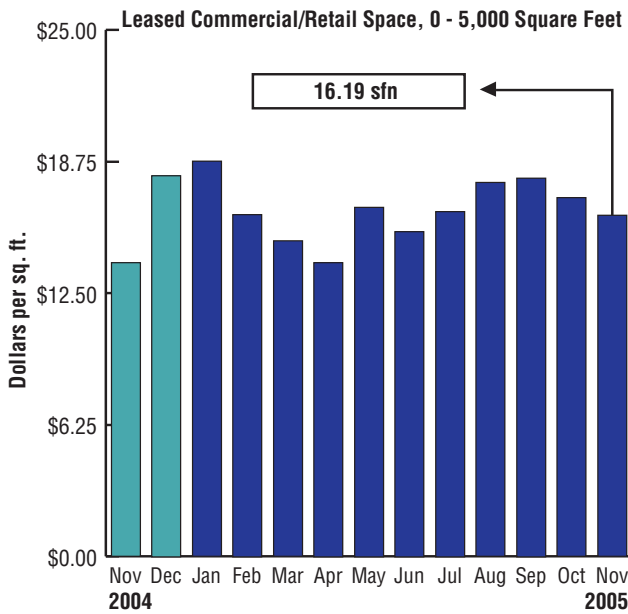
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,600	\$242.69
W04	1	3,641	\$142.82
Total:	2	6,241	\$184.43
Grand Total:			
	2	6,241	\$184.43

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	11,000	\$100.00
W05	1	10,000	\$94.00
Total:	2	21,000	\$97.14
North			
N23	1	6,000	\$61.25
Total:	1	6,000	\$61.25
Grand Total:			
	3	27,000	\$89.17

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	450	\$56.00
C04	3	3,624	\$12.91
C07	1	1,700	\$33.18
C08	1	750	\$22.40
E02	1	1,775	\$40.00
E04	1	1,195	\$6.50
E05	1	750	\$14.00
E07	1	760	\$19.75
W01	1	1,275	\$18.82
W02	1	800	\$30.00
W05	1	1,050	\$8.00
W10	1	1,550	\$13.94
Total:	14	15,679	\$20.89
East			
E14	1	2,133	\$8.00
Total:	1	2,133	\$8.00
West			
W15	2	3,184	\$13.00
W17	1	1,095	\$30.00
W23	4	6,808	\$15.01
W25	1	4,977	\$10.00
Total:	8	16,064	\$14.08
North			
N02	1	971	\$50.67
N03	1	1,566	\$8.00
N10	1	550	\$20.00
N11	1	1,500	\$13.00
N12	1	1,000	\$17.70
N18	1	5,000	\$8.00
N19	1	1,500	\$15.50
Total:	7	12,087	\$14.33
Grand Total:	30	45,963	\$16.19

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W14	1	7,276	\$10.00
W17	1	6,452	\$25.00
W28	1	7,800	\$7.00
Total:	3	21,528	\$13.41
Grand Total:			
Total:	3	21,528	\$13.41

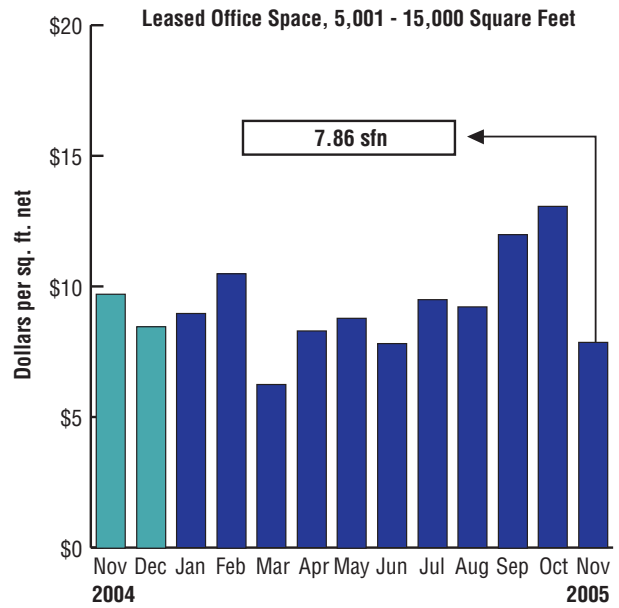
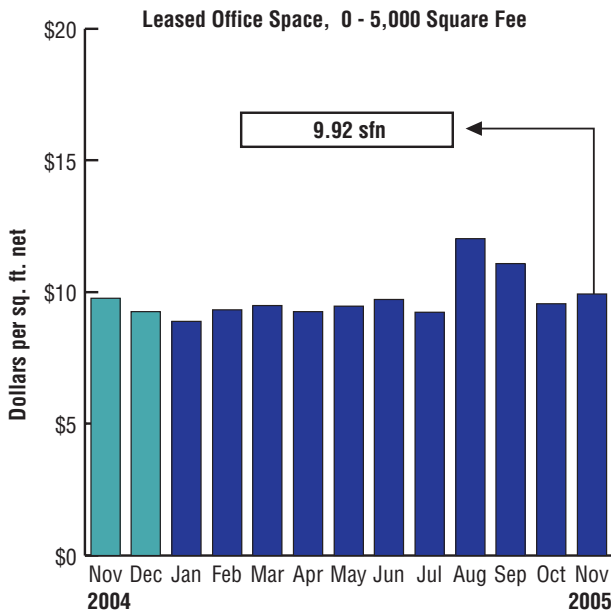
15,001 - 50,00 SQ. FT.

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			
C03	1	1,500	\$14.00
C04	1	2,300	\$9.91
C09	1	2,600	\$14.00
C12	1	1,353	\$13.00
C13	1	2,589	\$8.00
C14	1	1,800	\$9.50
E03	1	800	\$12.00
E04	1	2,650	\$7.50
W03	1	1,000	\$8.40
W08	1	2,000	\$7.50
Total:	10	18,592	\$10.14
East			
E15	1	425	\$9.00
E16	2	1,281	\$11.63
Total:	3	1,706	\$10.97
West			
W15	1	2,000	\$8.75
W17	4	5,380	\$9.48
W23	1	1,691	\$4.00
W24	1	800	\$6.95
W28	1	1,712	\$8.00
Total:	8	11,583	\$8.16
North			
N03	2	1,596	\$18.52
N07	1	854	\$12.50
N08	1	3,200	\$6.95
N10	3	2,604	\$8.63
N11	3	11,190	\$10.74
N19	2	1,050	\$12.00
Total:	12	20,494	\$10.62
Grand Total:	33	52,375	\$9.92

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C12	1	5,606	\$11.00
Total:	1	5,606	\$11.00
East			
E12	1	11,500	\$6.25
Total:	1	11,500	\$6.25
North			
N03	1	5,715	\$8.00
Total:	1	5,715	\$8.00
Grand Total:	3	22,821	\$7.86

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E14	1	20,000	\$12.75
Total:	1	20,000	\$12.75
Grand Total:	1	20,000	\$12.75

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
Toronto					
C01	1	720	\$55.56	0.02	\$2,000,000.00
E01	1	4,792	\$113.74	0.11	\$4,954,545.45
Total:	2	5,512	\$106.14	0.13	\$4,500,000.00
East					
E17	1	15,246	\$10.49	0.35	\$457,142.86
Total:	1	15,246	\$10.49	0.35	\$457,142.86
North					
N06	1	23,958	\$7.51	0.55	\$327,272.73
N08	1	2,873	\$113.12	0.07	\$4,642,857.14
N14	1	37,026	\$26.33	0.85	\$1,147,058.82
Total:	3	63,857	\$23.18	1.47	\$1,006,802.72
Grand Total:					
	6	84,615	\$26.30	1.95	\$1,141,025.64

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
North					
E15	1	435,600	\$5.97	10.00	\$260,000.00
Total:	1	435,600	\$5.97	10.00	\$260,000.00
West					
W23	1	196,020	\$9.64	4.50	\$420,000.00
W27	1	1,083,337	\$0.79	24.87	\$34,579.82
Total:	2	1,279,357	\$2.15	29.37	\$93,632.96
North					
N06	1	130,680	\$7.31	3.00	\$318,333.33
N14	1	3,932,597	\$0.28	90.28	\$12,295.08
N23	1	4,169,563	\$1.06	95.72	\$45,967.40
Total:	3	8,232,840	\$0.79	189.00	\$34,206.35
Grand Total:					
	6	9,947,797	\$1.19	228.37	\$51,736.22

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 not be captured in this report.