

Commercial Realty Watch

May 2006

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call: (416) 443-8159

May Snaps Back

Tuesday, June 13, 2006 — The amount of space leased through the Toronto MLS system leapt to 1,011,335 square feet in May, Commercial Council Chair Ron Ridsdill announced today. "This is a 60 per cent increase over April, and the first month since February to exceed the 1,000,000 square foot barrier," said Mr. Ridsdill.

Lease prices trended lower in May. Leased Industrial space (all size categories) went to \$5.58 sfm, down three per cent from April's \$5.75 sfm and down one per cent from May of 2005. Office space (all size categories) averaged \$10.62 sfm, compared to \$12.15 in April. Finally commercial space came in at \$13.18 sfm, a 20 per cent decrease from April's average of \$16.58 sfm.

Executive Council, Commercial Division

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Chairman

Garry Lander
Vice-Chairman

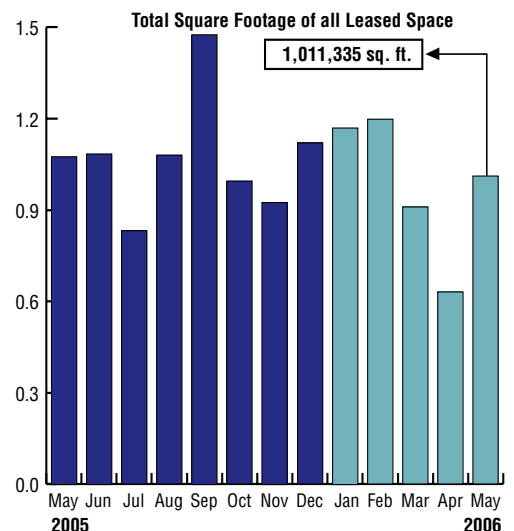
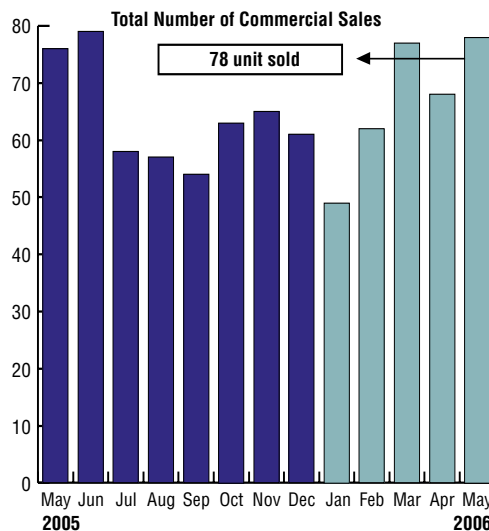
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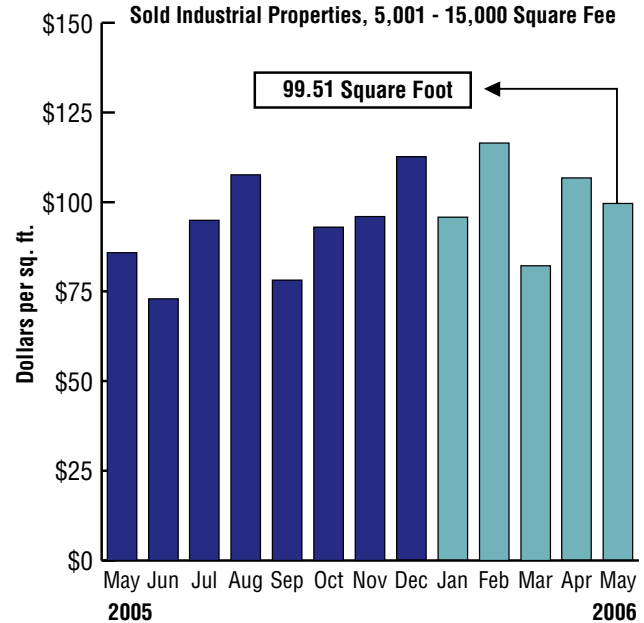
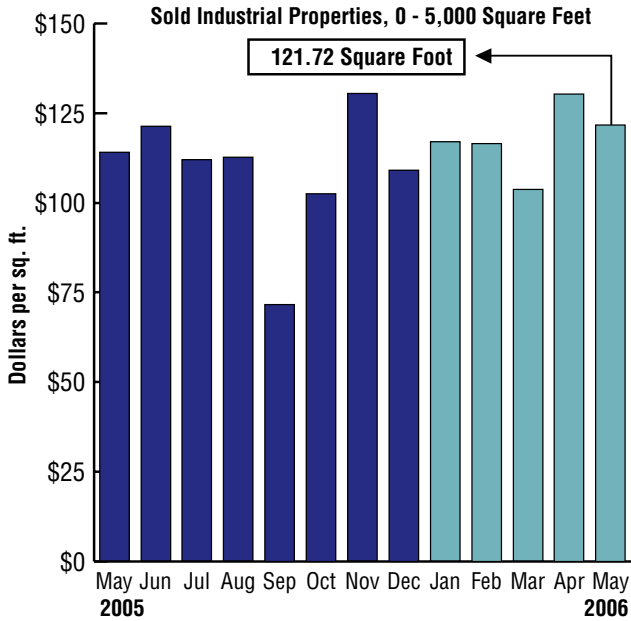


Sales Market Highlights

There were 78 sales of Industrial and Commercial properties in May. Of these, 41 were Industrial properties in all size categories that sold for an average of \$95.43 per square foot. This compares to the \$76.26 per square foot figure derived from non-MLS sources.



SOLD INDUSTRIAL PROPERTIES



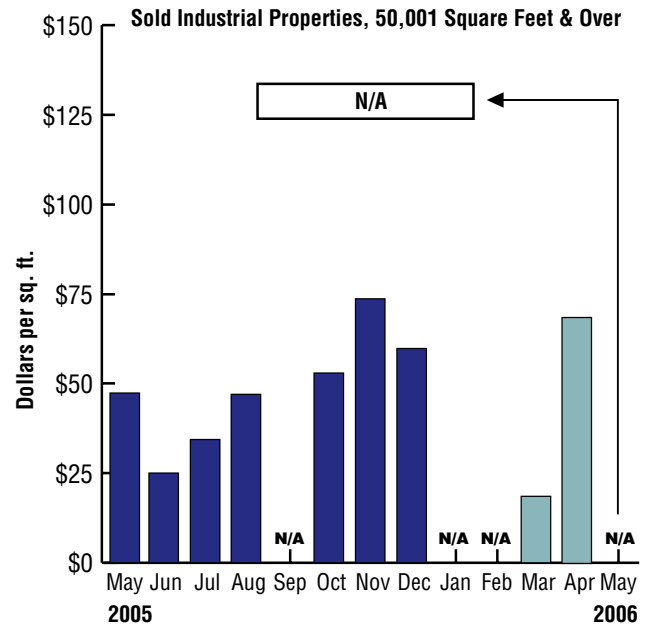
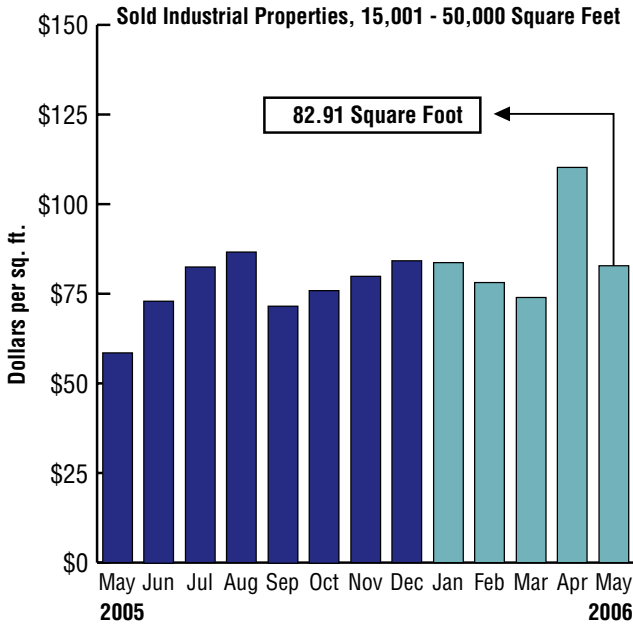
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E01	1	3,960	\$85.86
W05	1	3,120	\$87.50
W06	1	3,300	\$136.36
W10	3	9,432	\$98.29
Total:	6	19,812	\$100.45
East			
E11	2	4,550	\$120.22
Total:	2	4,550	\$120.22
West			
W13	1	4,174	\$87.21
W21	1	3,350	\$179.10
W22	1	1,600	\$107.50
W24	2	3,910	\$113.04
W28	2	3,496	\$124.41
W29	1	1,100	\$118.09
Total:	8	17,630	\$121.54
North			
N03	3	5,584	\$126.79
N04	1	1,687	\$130.62
N06	1	3,330	\$125.00
N07	3	5,469	\$121.87
N08	5	12,954	\$150.15
N10	1	1,783	\$126.19
Total:	14	30,807	\$135.72
Grand Total:			
Total:	30	72,799	\$121.72

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	6,500	\$125.38
E04	1	7,200	\$86.81
Total:	2	13,700	\$105.11
East			
E11	2	13,216	\$58.60
Total:	2	13,216	\$58.60
West			
W17	1	9,140	\$109.00
W20	1	10,077	\$136.95
Total:	2	19,217	\$123.65
Grand Total:			
Total:	6	46,133	\$99.51

SOLD INDUSTRIAL PROPERTIES



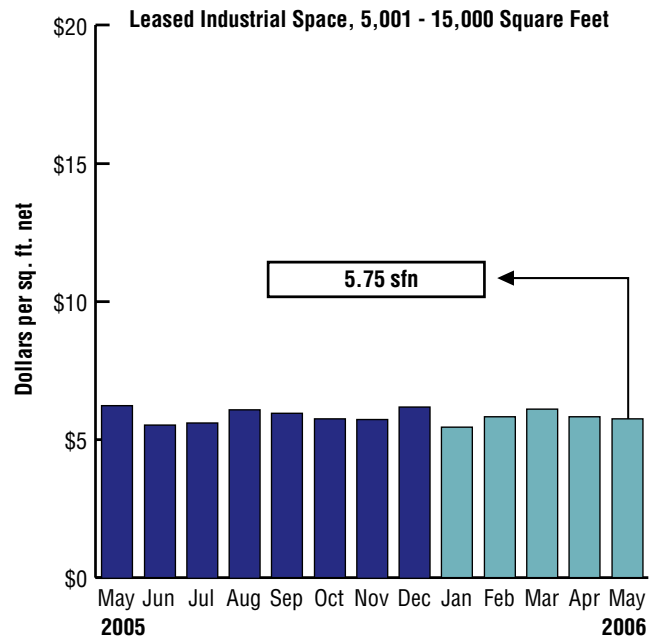
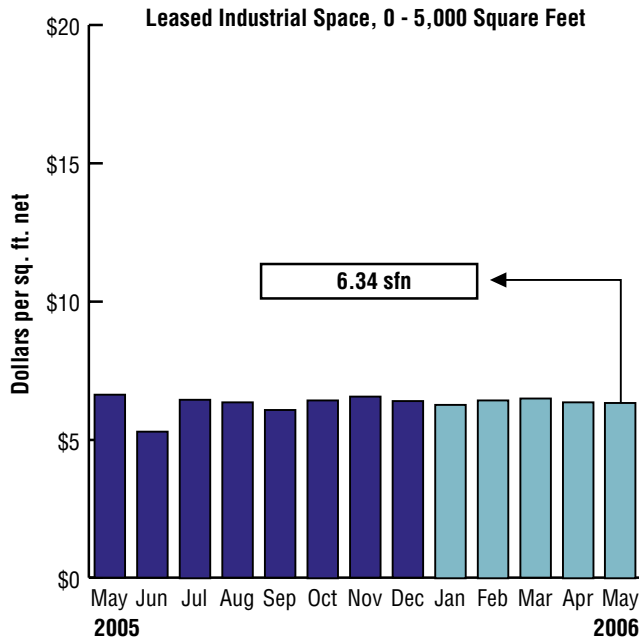
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
CI3	1	35,473	\$94.44
E04	1	18,800	\$92.82
W05	1	39,870	\$65.21
Total:	3	94,143	\$81.74
North			
N04	1	25,740	\$67.99
N08	1	48,000	\$93.23
Total:	2	73,740	\$84.42
Grand Total:	5	167,883	\$82.91

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
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Toronto

E06	1	3,200	\$4.50
E09	1	3,006	\$5.50
W05	5	15,655	\$5.75
W09	1	1,200	\$6.75
W10	1	3,104	\$6.00
Total:	9	26,165	\$5.64

East

E11	1	800	\$6.75
E12	1	5,000	\$5.75
E14	1	1,600	\$5.85
E17	1	1,460	\$12.33
Total:	4	8,860	\$6.94

West

W14	2	5,742	\$5.63
W17	12	34,511	\$5.96
W21	4	13,282	\$6.50
W23	3	12,397	\$5.32
W24	3	5,285	\$7.95
W25	1	4,330	\$6.30
W28	1	3,550	\$7.00
W29	1	3,000	\$4.75
Total:	27	82,097	\$6.07

North

N01	1	1,450	\$7.50
N03	3	6,149	\$7.70
N06	2	5,932	\$6.45
N08	6	14,883	\$6.54
N10	6	12,212	\$7.44
N11	2	4,564	\$7.98
Total:	20	45,190	\$7.11

Grand Total:

60	162,312	\$6.34
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5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
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Toronto

E03	1	6,885	\$5.50
W05	4	39,468	\$4.87
W06	1	6,093	\$4.50
Total:	6	52,446	\$4.91

West

W17	9	76,875	\$5.97
W21	3	24,008	\$5.31
W23	1	5,976	\$5.80
W24	4	38,161	\$6.10
Total:	17	145,020	\$5.89

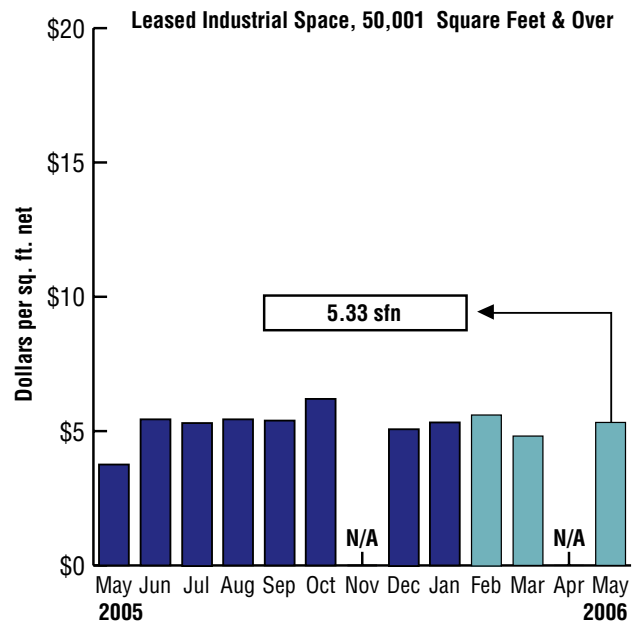
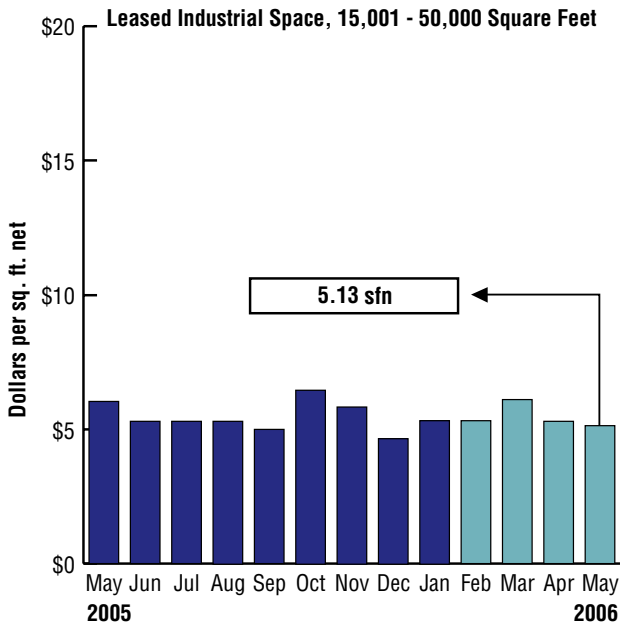
North

N03	2	15,661	\$7.26
N08	3	32,387	\$5.58
N10	2	21,591	\$6.00
Total:	7	69,639	\$6.09

Grand Total:

30	267,105	\$5.75
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LEASED INDUSTRIAL SPACE



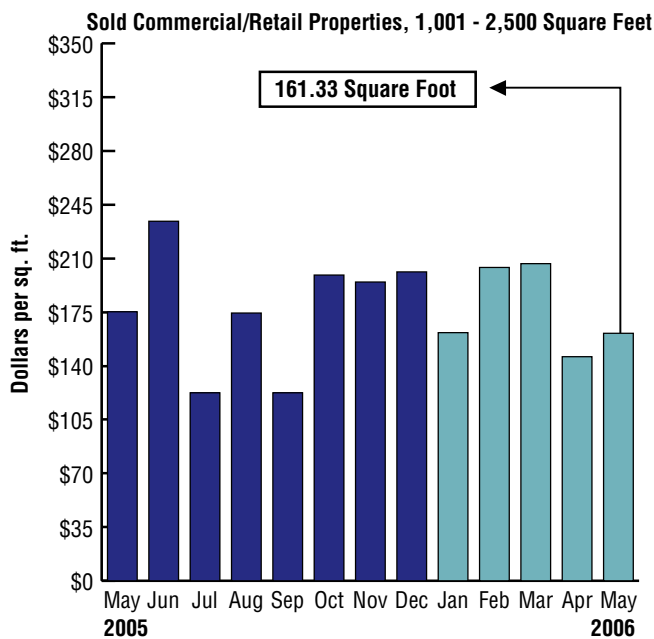
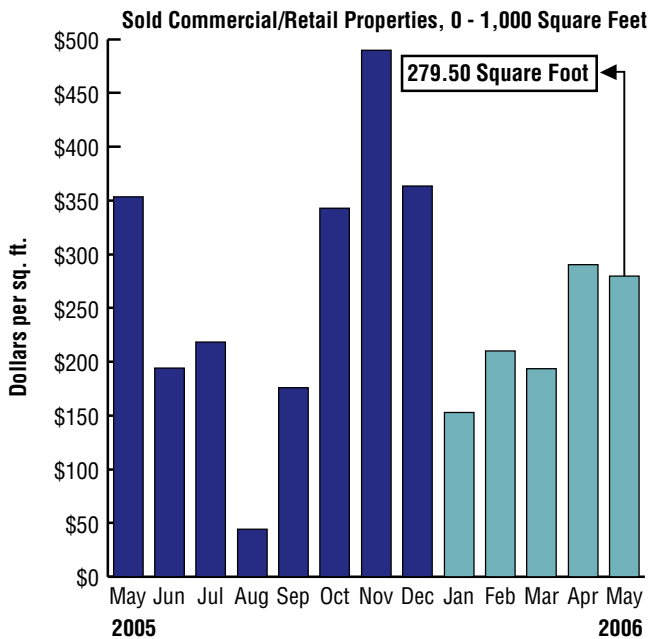
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	40,000	\$2.95
E07	1	15,625	\$5.00
W06	2	32,000	\$5.50
Total:	4	87,625	\$4.25
East			
E11	1	20,585	\$4.25
Total:	1	20,585	\$4.25
West			
W17	7	142,032	\$5.39
W20	1	17,866	\$5.50
W21	1	29,218	\$6.25
W24	1	25,000	\$5.95
Total:	10	214,116	\$5.58
Grand Total:	15	322,326	\$5.13

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
West			
W17	1	56,763	\$4.50
Total:	1	56,763	\$4.50
North			
N08	1	50,977	\$6.25
Total:	1	50,977	\$6.25
Grand Total:	2	107,740	\$5.33

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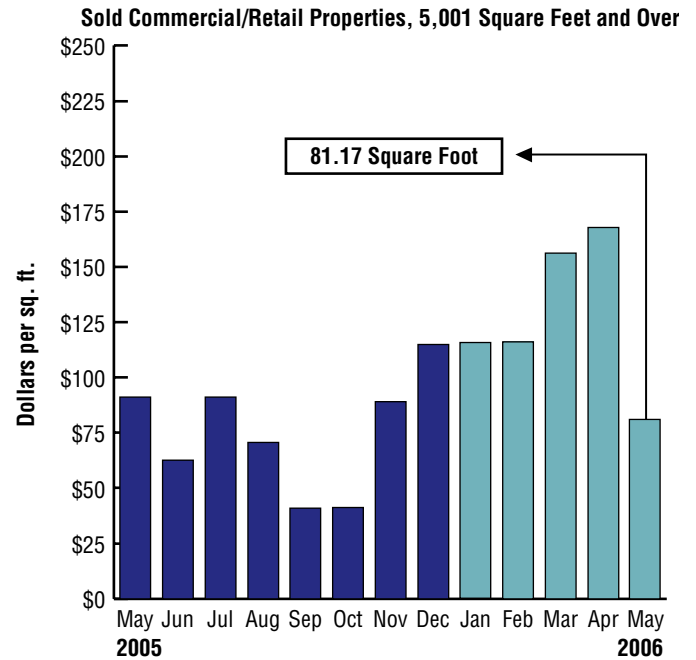
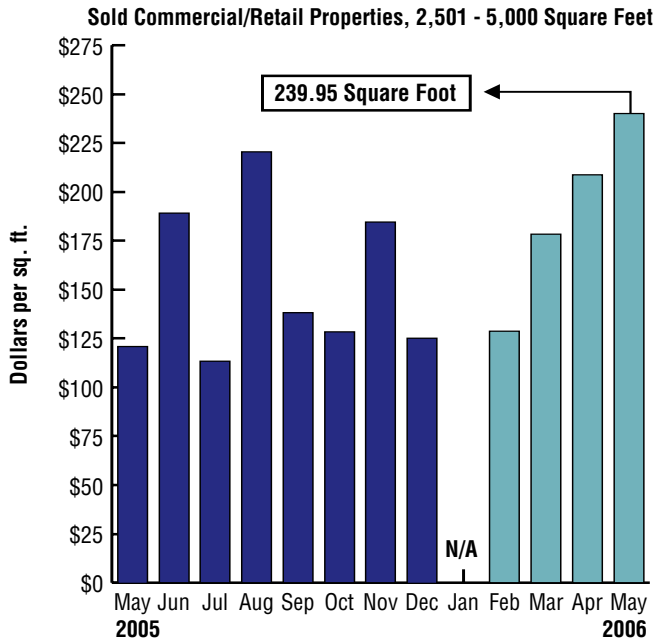
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	2	594	\$33.67
E07	2	735	\$183.40
Total:	4	1,329	\$116.48
West			
W21	2	1,800	\$627.78
Total:	2	1,800	\$627.78
North			
N02	3	1,465	\$160.41
N03	4	2,491	\$199.27
N11	1	540	\$212.96
Total:	8	4,496	\$188.25
Grand Total:	14	7,625	\$279.50

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,000	\$240.00
E08	1	1,900	\$176.32
W03	1	2,200	\$156.82
Total:	3	6,100	\$190.16
East			
E11	1	1,229	\$170.87
Total:	1	1,229	\$170.87
West			
W14	1	1,500	\$103.00
W23	1	1,007	\$64.55
W24	1	1,302	\$294.16
Total:	3	3,809	\$158.18
North			
N06	1	1,260	\$71.43
N08	1	1,542	\$163.40
N11	1	1,357	\$73.69
N23	1	1,776	\$191.44
Total:	4	5,935	\$131.76
Grand Total:	11	17,073	\$161.33

SOLD COMMERCIAL/RETAIL PROPERTIES



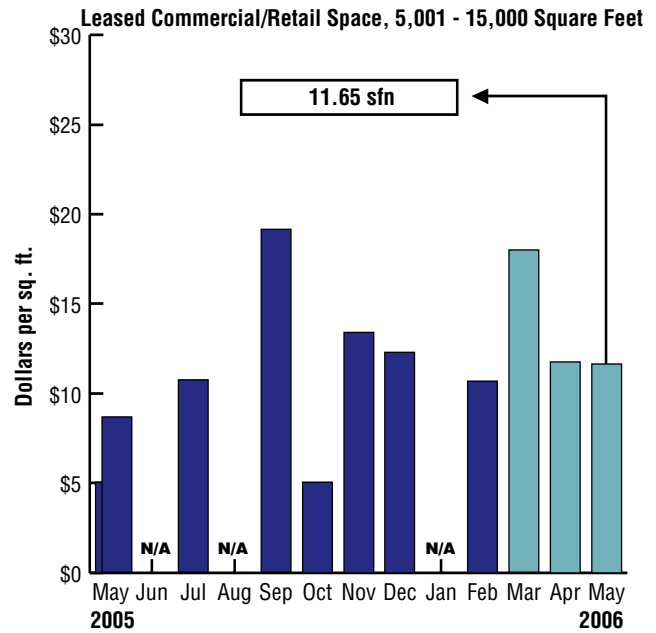
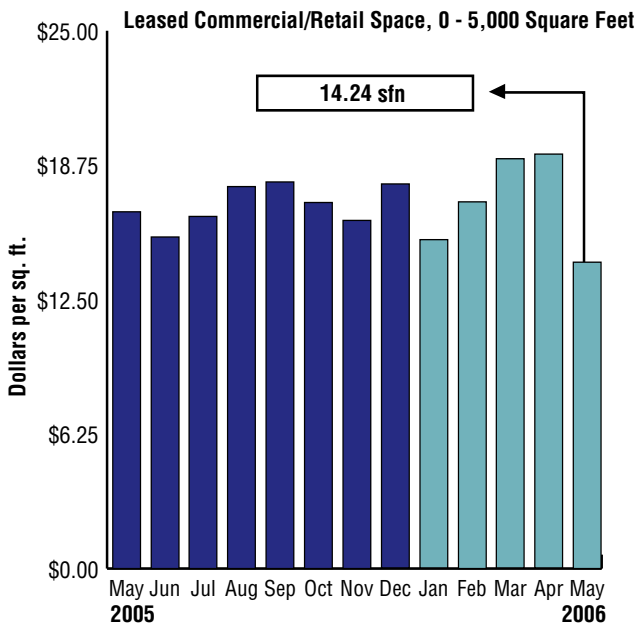
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C02	3	9,020	\$320.40
C04	1	3,600	\$415.28
C08	1	3,000	\$148.33
E03	1	4,400	\$295.45
W03	1	3,725	\$99.33
Total:	7	23,745	\$273.74
North			
N10	1	4,177	\$47.88
Total:	1	4,177	\$47.88
Grand Total:			
Total:	8	27,922	\$239.95

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	7,200	\$170.14
E04	1	24,000	\$50.00
E07	1	15,744	\$74.19
Total:	3	46,944	\$76.54
West			
W17	1	5,330	\$121.96
Total:	1	5,330	\$121.96
Grand Total:			
Total:	4	52,274	\$81.17

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	2	1,361	\$20.50
C10	1	864	\$16.00
E05	1	800	\$18.50
E07	3	4,248	\$15.82
W05	1	745	\$20.94
W07	1	1,435	\$17.00
Total:	9	9,453	\$17.32
East			
E15	1	800	\$15.00
E16	1	1,443	\$11.00
Total:	2	2,243	\$12.43
West			
W12	1	1,062	\$25.00
W13	2	2,750	\$21.00
W17	1	3,000	\$7.50
W23	4	7,614	\$11.07
W24	1	1,735	\$18.00
Total:	9	16,161	\$13.76
North			
N03	3	4,957	\$11.16
N05	1	1,931	\$15.00
N07	1	622	\$7.50
N08	5	12,055	\$12.79
N11	2	2,800	\$17.72
N12	1	2,266	\$18.00
Total:	13	24,631	\$13.54
Grand Total:	33	52,488	\$14.24

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W12	1	5,106	\$14.50
W17	1	5,870	\$8.00
W23	1	8,201	\$20.00
Total:	3	19,177	\$14.86
North			
N08	3	16,904	\$8.01
Total:	3	16,904	\$8.01
Grand Total:	6	36,081	\$11.65

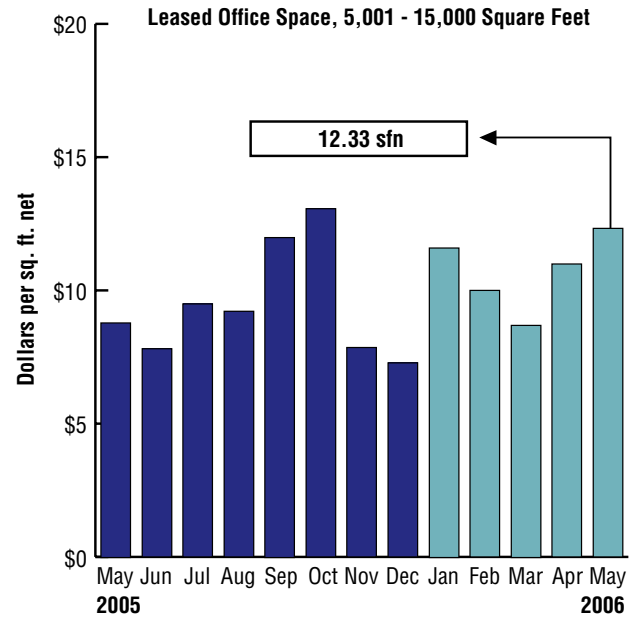
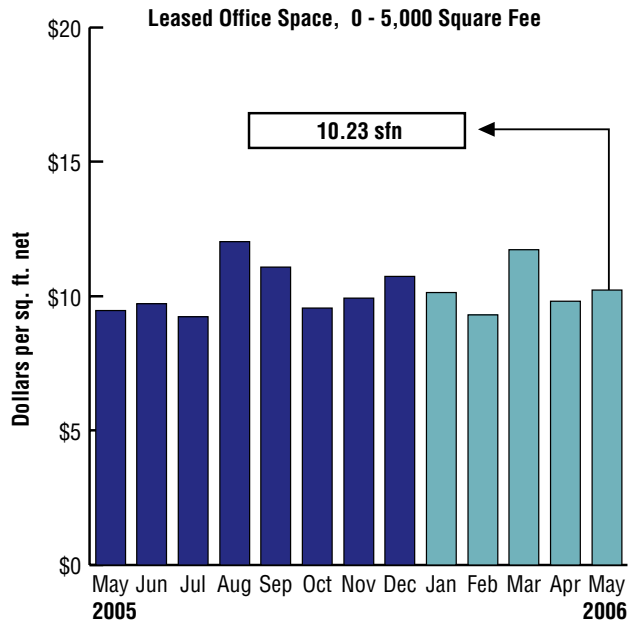
15,001 - 50,000 SQ. FT.

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

LEASED OFFICE SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C04	2	1,400	\$17.14
C06	1	310	\$34.84
C08	1	180	\$22.67
C10	3	6,662	\$11.50
C13	2	3,222	\$12.67
C14	1	2,313	\$10.00
E07	1	269	\$22.30
E09	1	649	\$6.95
W01	1	400	\$18.00
W02	1	1,200	\$15.00
W04	2	5,743	\$3.57
W05	3	4,213	\$16.00
W08	1	1,012	\$9.50
W09	1	2,878	\$6.47
Total:	21	30,451	\$10.88
East			
E14	1	1,200	\$14.00
Total:	1	1,200	\$14.00
West			
W17	6	12,272	\$8.41
W20	1	2,306	\$10.00
W23	1	457	\$10.00
Total:	8	15,035	\$8.71
North			
N03	2	2,116	\$8.79
N08	2	1,800	\$12.03
N10	1	907	\$8.50
Total:	5	4,823	\$9.94
Grand Total:	35	51,509	\$10.23

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	6,574	\$15.75
Total:	1	6,574	\$15.75
West			
W17	1	5,200	\$8.00
Total:	1	5,200	\$8.00
Grand Total:	2	11,774	\$12.33

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
Toronto					
C06	1	1,084	\$1,014.76	0.02	\$55,000,000.00
W02	1	2,400	\$72.92	0.06	\$2,916,666.67
Total:	2	3,484	\$365.96	0.08	\$15,937,500.00
West					
W15	1	34,369	\$21.82	0.79	\$949,367.09
W21	1	32,670	\$22.04	0.75	\$960,000.00
W22	1	25,265	\$28.70	0.58	\$1,250,000.00
Total:	3	92,304	\$23.78	2.12	\$1,035,377.36
Grand					
Total:	5	95,788	\$36.23	2.20	\$1,577,272.73

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
W23	1	148,104	\$17.10	3.40	\$745,082.35
Total:	1	148,104	\$17.10	3.40	\$745,082.35
North					
N17	1	3,494,819	\$0.53	80.23	\$23,058.71
N23	1	4,443,120	\$0.90	102.00	\$39,215.69
Total:	2	7,937,939	\$0.74	182.23	\$32,102.29
Grand					
Total:	3	8,086,043	\$1.04	185.63	\$45,161.23

