

# Commercial Realty Watch

November 2006

For More Information,  
call: (416) 443-8152

For Media Inquiries,  
call: (416) 443-8159

## November Up One Per Cent Over 2005

**Thursday, December 14, 2006** — With 938,593 square feet of space changing hands through the TorontoMLS system, November improved one per cent over the same month last year, Commercial Council Chair Ron Ridsdill announced today.

While the amount of space traded rose over last November, prices remained within their normal range, Industrial space rented for \$5.67 sfm, down five per cent from the November 2005 figure of \$5.97 sfm. Retail space leased for \$14.29 sfm, down three per cent from last year's \$14.29 sfm average.

### Sales Market Highlights

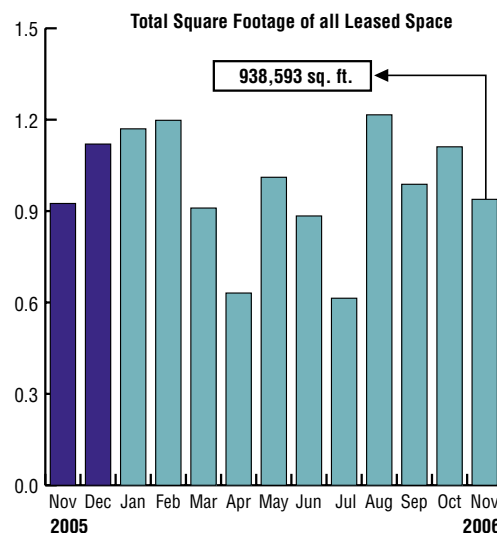
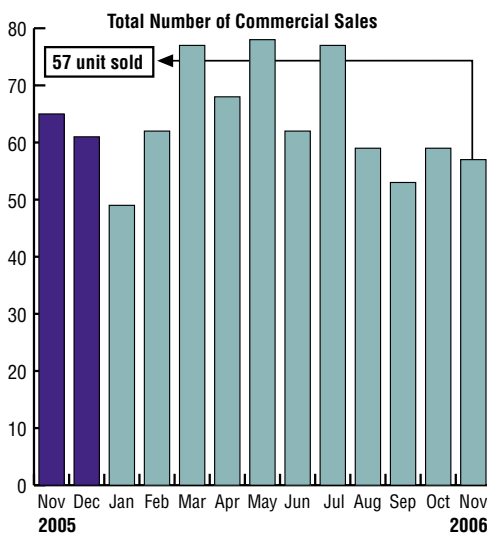
In November, 57 sales of industrial/commercial properties were recorded by the TMLS system, of which 36 were industrial properties of all size categories. These industrial properties sold for an average of \$99.78 per square foot, compared to an average of \$95.11 per square foot as derived from non-MLS sources.◆

### Executive Council, Commercial Division

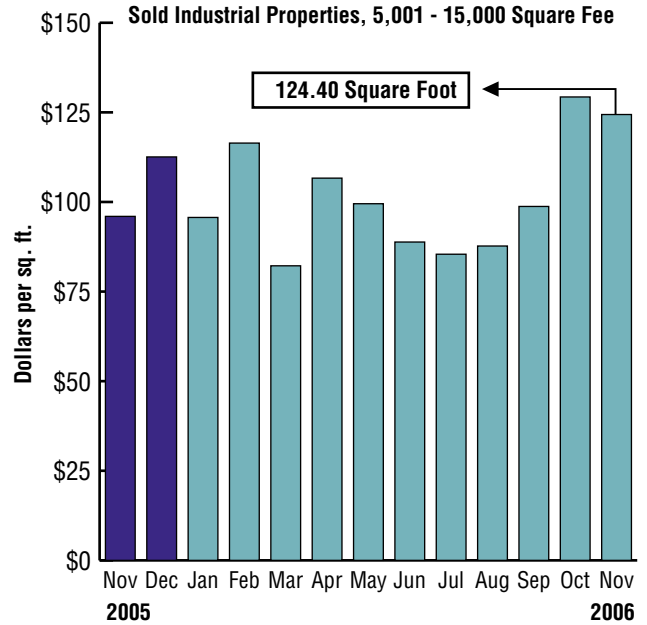
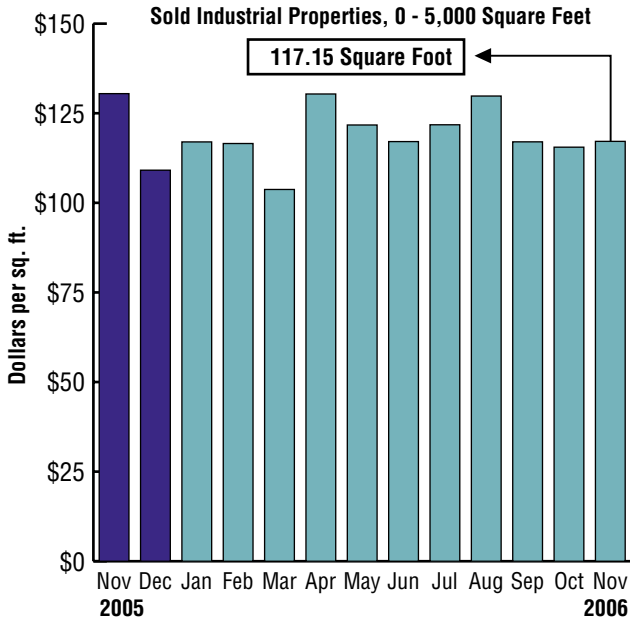
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**Past Chairman**

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SOLD INDUSTRIAL PROPERTIES



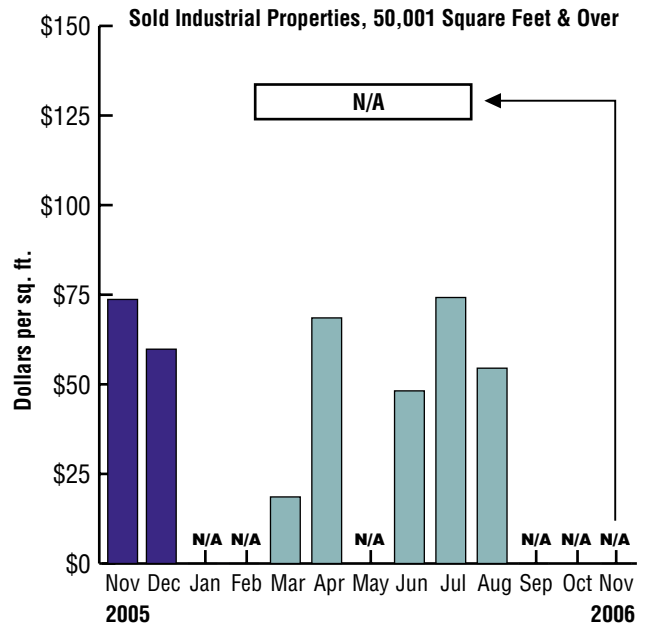
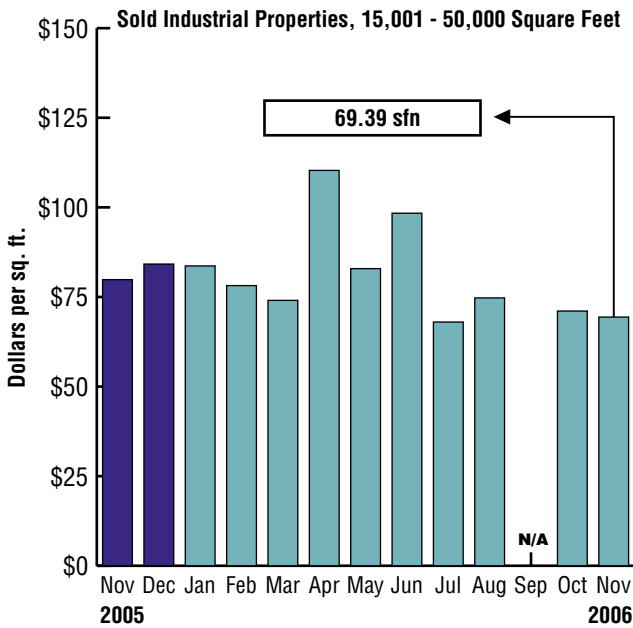
**0 - 5,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
E07	5	8,850	\$115.19
W05	1	1,800	\$113.33
<b>Total:</b>	<b>6</b>	<b>10,650</b>	<b>\$114.88</b>
<b>East</b>			
E11	3	5,992	\$91.51
<b>Total:</b>	<b>3</b>	<b>5,992</b>	<b>\$91.51</b>
<b>West</b>			
W17	1	3,581	\$179.00
W22	1	1,588	\$119.65
W24	8	22,398	\$102.84
W29	1	1,050	\$100.95
<b>Total:</b>	<b>11</b>	<b>28,617</b>	<b>\$113.24</b>
<b>North</b>			
N03	3	7,530	\$147.28
N07	1	1,740	\$126.44
N08	4	8,598	\$121.89
N10	1	1,288	\$121.89
<b>Total:</b>	<b>9</b>	<b>19,156</b>	<b>\$132.28</b>
<b>Grand Total:</b>	<b>29</b>	<b>64,415</b>	<b>\$117.15</b>

**5,001 - 15,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
W05	1	8,590	\$107.68
<b>Total:</b>	<b>1</b>	<b>8,590</b>	<b>\$107.68</b>
<b>West</b>			
W17	1	5,800	\$110.17
<b>Total:</b>	<b>1</b>	<b>5,800</b>	<b>\$110.17</b>
<b>North</b>			
N03	1	6,826	\$139.17
N10	1	12,000	\$134.83
<b>Total:</b>	<b>2</b>	<b>18,826</b>	<b>\$136.41</b>
<b>Grand Total:</b>	<b>4</b>	<b>33,216</b>	<b>\$124.40</b>

**SOLD INDUSTRIAL PROPERTIES**



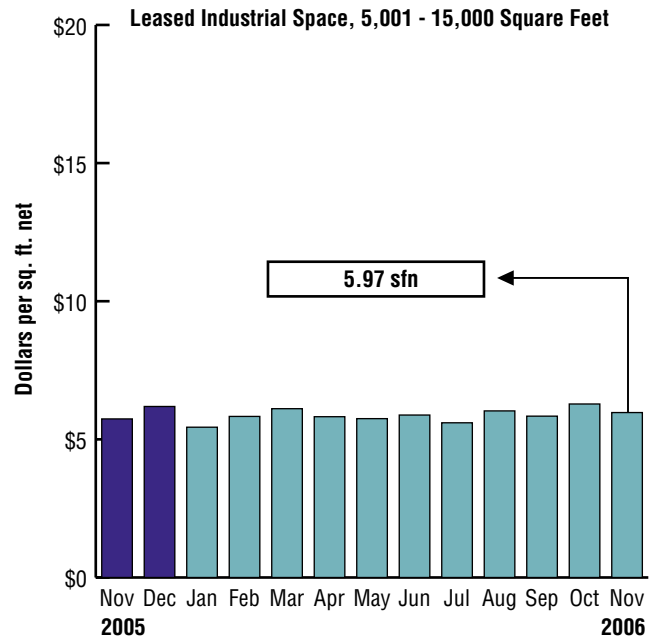
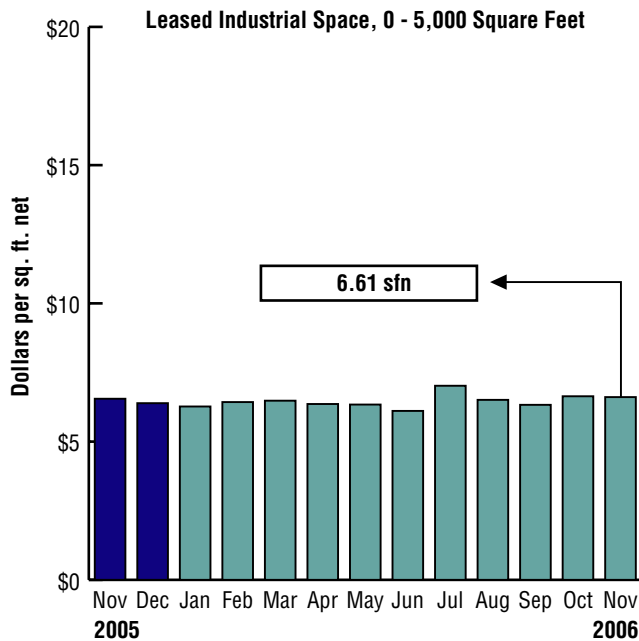
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
W06	1	26,028	\$67.85
<b>Total:</b>	<b>1</b>	<b>26,028</b>	<b>\$67.85</b>
<b>West</b>			
W17	1	17,000	\$62.65
W24	1	20,688	\$76.86
<b>Total:</b>	<b>2</b>	<b>37,688</b>	<b>\$70.45</b>
<b>Grand Total:</b>			
	<b>3</b>	<b>63,716</b>	<b>\$69.39</b>

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



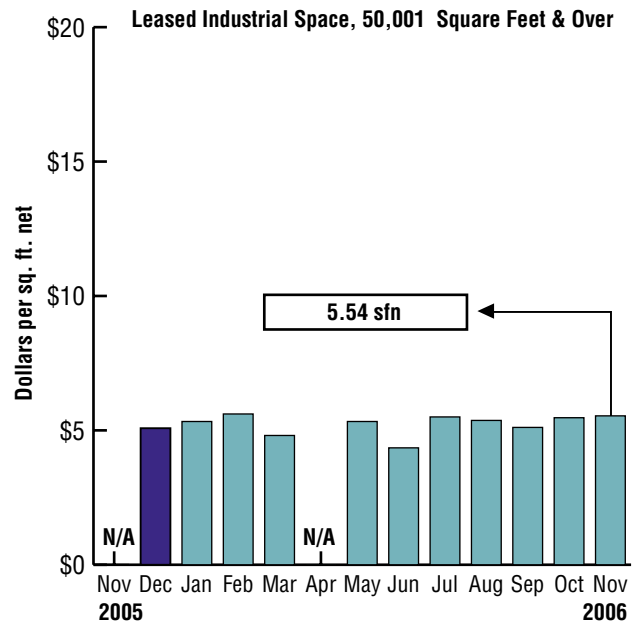
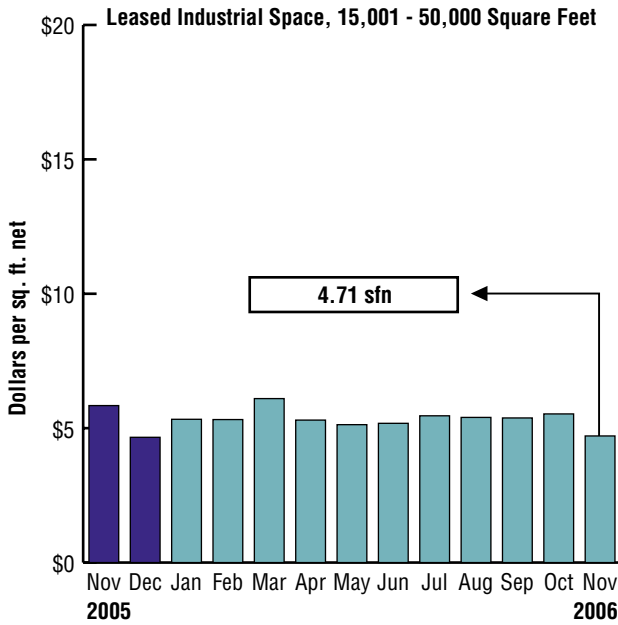
**0 - 5,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
E04	1	1,608	\$6.22
E07	1	990	\$7.45
E09	1	2,370	\$5.50
W01	1	3,100	\$9.87
W05	8	18,796	\$5.24
W07	1	2,560	\$5.50
W09	1	1,950	\$6.64
<b>Total:</b>	<b>14</b>	<b>31,374</b>	<b>\$5.95</b>
<b>East</b>			
E11	3	5,807	\$5.78
E12	1	2,325	\$7.45
<b>Total:</b>	<b>4</b>	<b>8,132</b>	<b>\$6.26</b>
<b>West</b>			
W14	2	8,224	\$6.00
W17	18	47,017	\$6.54
W21	3	9,977	\$7.72
W23	2	4,861	\$6.84
W24	2	3,555	\$6.20
W27	1	1,600	\$6.00
W28	1	3,200	\$6.00
W29	1	2,500	\$4.75
<b>Total:</b>	<b>30</b>	<b>80,934</b>	<b>\$6.55</b>
<b>North</b>			
N03	3	9,750	\$8.35
N08	9	22,744	\$6.48
N10	7	19,240	\$7.39
<b>Total:</b>	<b>19</b>	<b>51,734</b>	<b>\$7.17</b>
<b>Grand Total:</b>	<b>67</b>	<b>172,174</b>	<b>\$6.61</b>

**5,001 - 15,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
E04	2	17,703	\$4.38
W04	1	9,329	\$4.75
W09	3	20,160	\$5.85
<b>Total:</b>	<b>6</b>	<b>47,192</b>	<b>\$5.08</b>
<b>East</b>			
E16	1	14,100	\$5.50
<b>Total:</b>	<b>1</b>	<b>14,100</b>	<b>\$5.50</b>
<b>West</b>			
W17	5	49,832	\$6.02
W25	1	5,356	\$6.00
<b>Total:</b>	<b>6</b>	<b>55,188</b>	<b>\$6.02</b>
<b>North</b>			
N03	2	15,057	\$8.64
N08	2	12,453	\$6.09
N10	1	11,329	\$6.50
N11	1	6,150	\$5.65
<b>Total:</b>	<b>6</b>	<b>44,989</b>	<b>\$6.99</b>
<b>Grand Total:</b>	<b>19</b>	<b>161,469</b>	<b>\$5.97</b>

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
E07	1	35,043	\$4.00
E09	1	16,395	\$5.00
W06	1	39,405	\$4.80
<b>Total:</b>	<b>3</b>	<b>90,843</b>	<b>\$4.53</b>
<b>West</b>			
W17	1	46,000	\$3.29
<b>Total:</b>	<b>1</b>	<b>46,000</b>	<b>\$3.29</b>
<b>North</b>			
N08	1	28,121	\$5.95
N10	1	23,000	\$6.75
<b>Total:</b>	<b>2</b>	<b>51,121</b>	<b>\$6.31</b>
<b>Grand Total:</b>	<b>6</b>	<b>187,964</b>	<b>\$4.71</b>

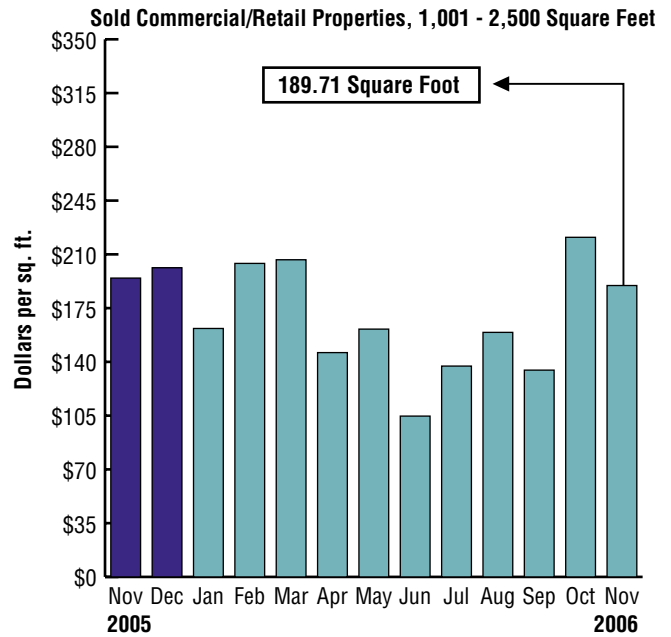
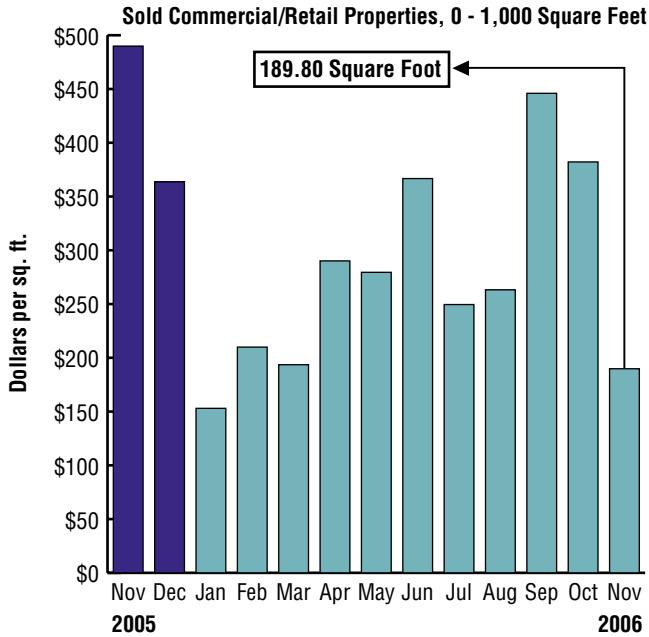
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
<b>West</b>			
W09	2	230,973	\$5.54
<b>Total:</b>	<b>2</b>	<b>230,973</b>	<b>\$5.54</b>
<b>Grand Total:</b>			
	<b>2</b>	<b>230,973</b>	<b>\$5.54</b>

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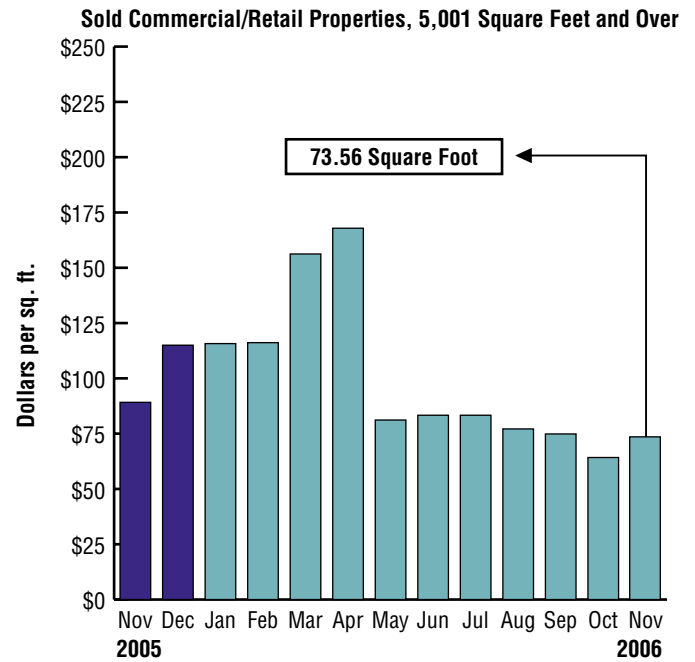
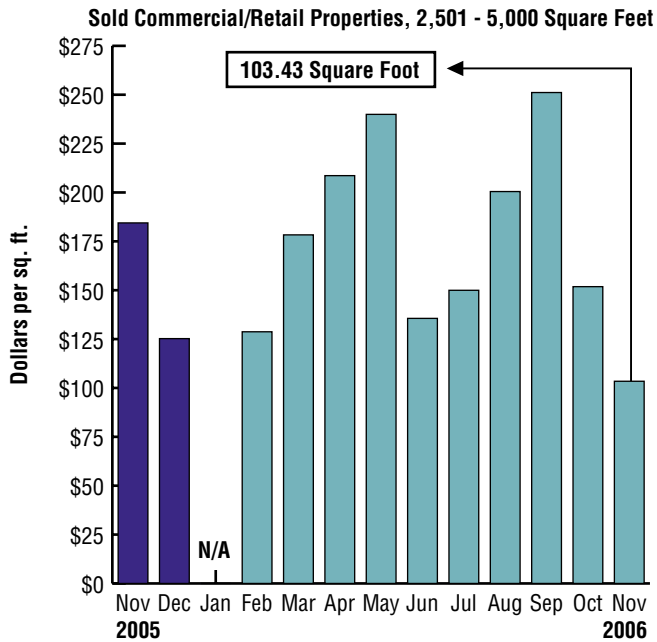
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
E07	2	448	\$348.21
<b>Total:</b>	<b>2</b>	<b>448</b>	<b>\$348.21</b>
<b>West</b>			
W14	1	680	\$55.88
<b>Total:</b>	<b>1</b>	<b>680</b>	<b>\$55.88</b>
<b>North</b>			
N03	1	772	\$292.75
N12	1	550	\$81.82
<b>Total:</b>	<b>2</b>	<b>1,322</b>	<b>\$204.99</b>
<b>Grand Total:</b>	<b>5</b>	<b>2,450</b>	<b>\$189.80</b>

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
C06	1	1,100	\$272.73
C08	1	2,105	\$208.55
E07	2	2,943	\$212.37
W02	1	1,360	\$161.76
<b>Total:</b>	<b>5</b>	<b>7,508</b>	<b>\$210.97</b>
<b>West</b>			
W14	2	2,750	\$132.73
W27	1	1,100	\$172.73
<b>Total:</b>	<b>3</b>	<b>3,850</b>	<b>\$144.16</b>
<b>North</b>			
N22	1	2,500	\$196.00
<b>Total:</b>	<b>1</b>	<b>2,500</b>	<b>\$196.00</b>
<b>Grand Total:</b>	<b>9</b>	<b>13,858</b>	<b>\$189.71</b>

**SOLD COMMERCIAL/RETAIL PROPERTIES**



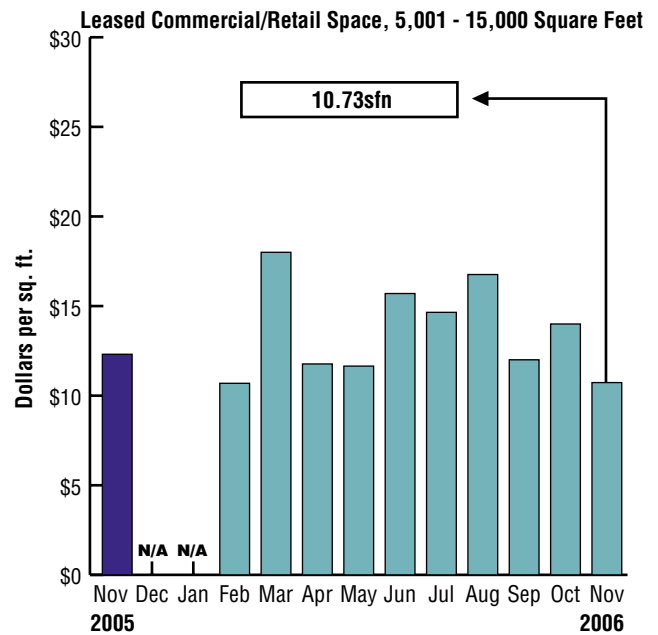
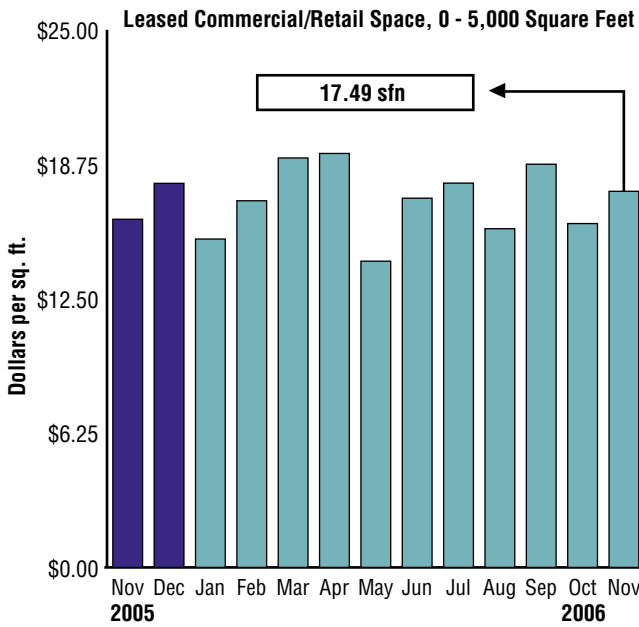
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
E10	1	3,557	\$156.03
<b>Total:</b>	<b>1</b>	<b>3,557</b>	<b>\$156.03</b>
<b>East</b>			
E16	2	6,982	\$76.63
<b>Total:</b>	<b>2</b>	<b>6,982</b>	<b>\$76.63</b>
<b>Grand Total:</b>	<b>3</b>	<b>10,539</b>	<b>\$103.43</b>

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
C03	1	8,000	\$75.00
W05	2	24,442	\$64.85
<b>Total:</b>	<b>3</b>	<b>32,442</b>	<b>\$67.35</b>
<b>North</b>			
NI9	1	8,000	\$98.75
<b>Total:</b>	<b>1</b>	<b>8,000</b>	<b>\$98.75</b>
<b>Grand Total:</b>	<b>4</b>	<b>40,442</b>	<b>\$73.56</b>

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LEASED COMMERCIAL/RETAIL SPACE



**0 - 5,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
C04	2	3,350	\$15.69
C08	1	1,200	\$48.00
E02	1	1,228	\$20.52
W06	1	1,075	\$15.00
W08	1	4,700	\$17.23
<b>Total:</b>	<b>6</b>	<b>11,553</b>	<b>\$20.12</b>
<b>East</b>			
E14	1	1,128	\$12.55
E15	2	1,875	\$12.69
E16	1	1,030	\$12.00
<b>Total:</b>	<b>4</b>	<b>4,033</b>	<b>\$12.48</b>
<b>West</b>			
W12	2	3,430	\$17.85
W17	1	4,110	\$6.25
W21	2	2,957	\$14.62
W22	1	700	\$22.00
W23	1	1,320	\$19.09
W24	1	579	\$30.05
<b>Total:</b>	<b>8</b>	<b>13,096</b>	<b>\$14.36</b>
<b>North</b>			
N08	4	4,569	\$17.29
N11	3	4,377	\$24.74
<b>Total:</b>	<b>7</b>	<b>8,946</b>	<b>\$20.93</b>
<b>Grand Total:</b>	<b>25</b>	<b>37,628</b>	<b>\$17.49</b>

**5,001 - 15,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
W05	1	8,900	\$9.50
<b>Total:</b>	<b>1</b>	<b>8,900</b>	<b>\$9.50</b>
<b>West</b>			
W14	1	6,173	\$11.00
<b>Total:</b>	<b>1</b>	<b>6,173</b>	<b>\$11.00</b>
<b>North</b>			
N07	1	5,272	\$18.75
N08	1	5,386	\$10.50
N12	1	8,000	\$6.75
<b>Total:</b>	<b>3</b>	<b>18,658</b>	<b>\$11.22</b>
<b>Grand Total:</b>	<b>5</b>	<b>33,731</b>	<b>\$10.73</b>

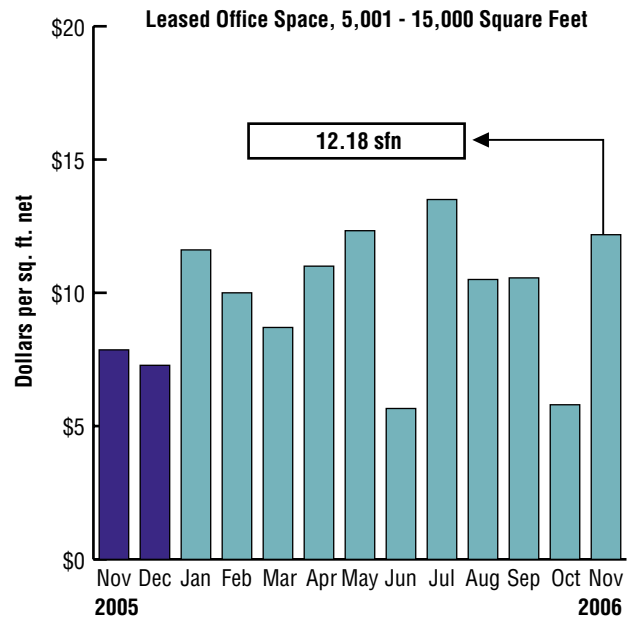
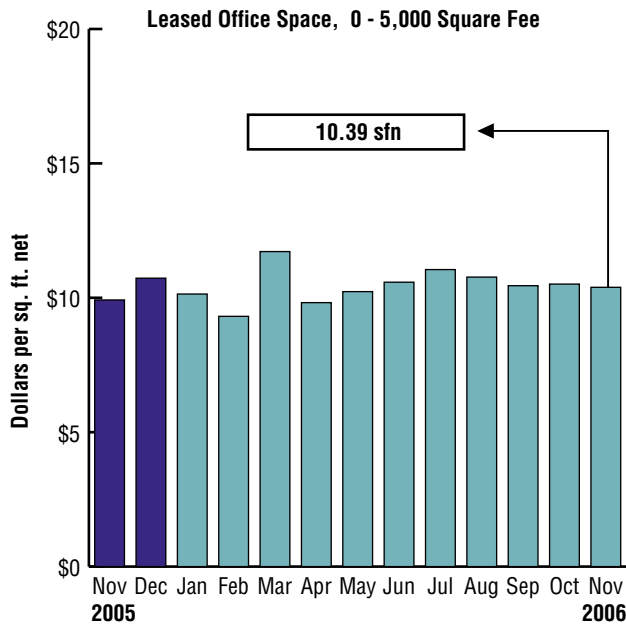
**15,001 - 50,000 SQ. FT.**

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
<b>Toronto</b>			
C04	1	1,650	\$16.90
C08	2	2,191	\$15.34
C13	2	1,659	\$14.08
C14	1	868	\$13.00
C15	1	4,360	\$11.00
W02	1	1,376	\$13.52
W04	1	4,301	\$6.00
W10	1	1,660	\$6.75
<b>Total:</b>	<b>10</b>	<b>18,065</b>	<b>\$11.05</b>
<b>West</b>			
W12	1	287	\$15.68
W14	1	1,400	\$8.50
W17	6	13,779	\$10.95
W18	1	460	\$20.87
W20	1	2,800	\$2.70
W21	1	1,827	\$13.00
W23	3	5,688	\$7.08
W28	1	365	\$16.44
<b>Total:</b>	<b>15</b>	<b>26,606</b>	<b>\$9.57</b>
<b>North</b>			
N03	1	900	\$12.00
N07	1	350	\$17.14
N08	5	8,482	\$12.21
N10	4	5,973	\$8.69
N12	1	585	\$11.28
<b>Total:</b>	<b>12</b>	<b>16,290</b>	<b>\$10.98</b>
<b>Grand Total:</b>	<b>37</b>	<b>60,961</b>	<b>\$10.39</b>

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>West</b>			
C15	1	13,876	\$8.50
<b>Total:</b>	<b>1</b>	<b>13,876</b>	<b>\$8.50</b>
<b>West</b>			
W15	1	6,000	\$8.50
W21	1	5,132	\$15.43
<b>Total:</b>	<b>2</b>	<b>11,132</b>	<b>\$11.69</b>
<b>North</b>			
N04	1	13,862	\$17.50
N11	1	14,823	\$11.00
<b>Total:</b>	<b>2</b>	<b>28,685</b>	<b>\$14.14</b>
<b>Grand Total:</b>	<b>5</b>	<b>53,693</b>	<b>\$12.18</b>

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
<b>Toronto</b>					
E06	1	2,400	\$42.50	0.06	\$1,700,000.00
<b>Total:</b>	<b>1</b>	<b>2,400</b>	<b>\$42.50</b>	<b>0.06</b>	<b>\$1,700,000.00</b>
<b>East</b>					
E16	1	55,321	\$11.48	1.27	\$500,000.00
E17	1	82,764	\$6.04	1.90	\$263,157.89
<b>Total:</b>	<b>2</b>	<b>138,085</b>	<b>\$8.22</b>	<b>3.17</b>	<b>\$358,044.16</b>
<b>West</b>					
W22	1	6,000	\$141.67	0.14	\$6,071,428.57
W27	1	15,246	\$14.76	0.35	\$642,857.14
<b>Total:</b>	<b>2</b>	<b>21,246</b>	<b>\$50.60</b>	<b>0.49</b>	<b>\$2,193,877.55</b>
<b>North</b>					
N10	2	156,816	\$24.55	3.60	\$1,069,444.44
N11	1	7,712	\$56.15	0.18	\$2,405,555.56
N13	2	143,748	\$4.94	3.30	\$215,151.52
N17	1	30,000	\$20.97	0.69	\$911,594.20
<b>Total:</b>	<b>6</b>	<b>338,276</b>	<b>\$16.62</b>	<b>7.77</b>	<b>\$723,552.12</b>
<b>Grand</b>					
<b>Total:</b>	<b>11</b>	<b>500,007</b>	<b>\$15.87</b>	<b>11.49</b>	<b>\$690,513.49</b>

**130,001 SQ. FT. AND OVER**

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
<b>East</b>					
W28	1	1,045,440	\$1.24	24.00	\$54,166.67
<b>Total:</b>	<b>1</b>	<b>1,045,440</b>	<b>\$1.24</b>	<b>24.00</b>	<b>\$54,166.67</b>
<b>North</b>					
N17	1	136,778	\$6.95	3.14	\$302,547.77
<b>Total:</b>	<b>1</b>	<b>136,778</b>	<b>\$6.95</b>	<b>3.14</b>	<b>\$302,547.77</b>
<b>Grand</b>					
<b>Total:</b>	<b>2</b>	<b>1,182,218</b>	<b>\$1.90</b>	<b>27.14</b>	<b>\$82,903.46</b>

