

Watch

April 2009

For All Media/Public
Inquiries: (416) 443-8158

For All TREB Member
Inquiries: (416) 443-8152

Almost 500,000 Square Feet Leased In April

May 19, 2009 — TREB Members reported 466,837 square feet of leased space in April, Commercial Council Chair Garry Lander reported today. This is in comparison to the 1,108,430 recorded in April of 2008. “While still trading below last year’s levels, the result represents an 11 per cent month-over-month increase from March,” Mr. Lander noted.

Industrial space in all size categories leased for \$5.43 last month, unchanged from April 2008. Commercial space traded for \$14.22, down five per cent from the \$14.91 figure seen in April of 2008.

Executive Council, Commercial Division

Garry Lander
Chairman

Larry B. Purchase
Vice Chairman

Joe De Leo
Past Chairman

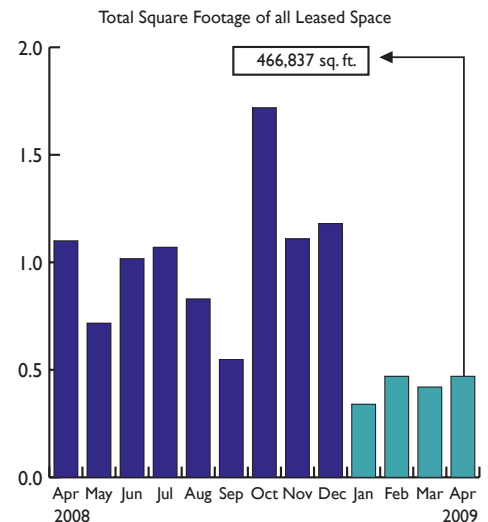
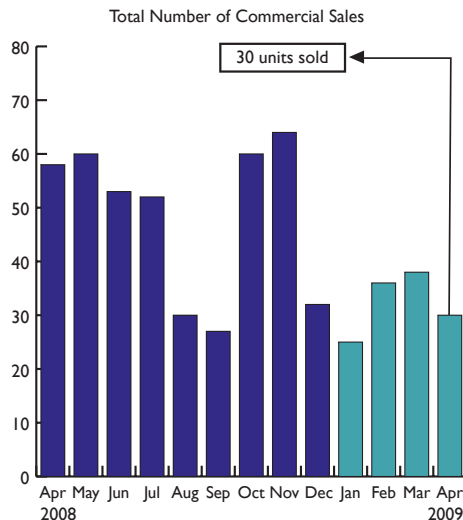
Sales Market Highlights

TREB Members recorded 30 sales of IC&I properties in April, including 15 industrial buildings of all size categories which averaged \$61.33 per square foot. This compares to the \$100.98 per square foot obtained from non-MLS sources. ♦

- Bob Airey
- Armando Bernardo
- John Crombie
- Derek Gould
- Roger Jain, CCIM
- Cynthia Lai, FRI
- Joe Panchyshyn
- George Sachs
- Rocky A. Stefanuto
- Neel Surendran, CCIM
- Mario Vitelli
- Norair Yeretsian

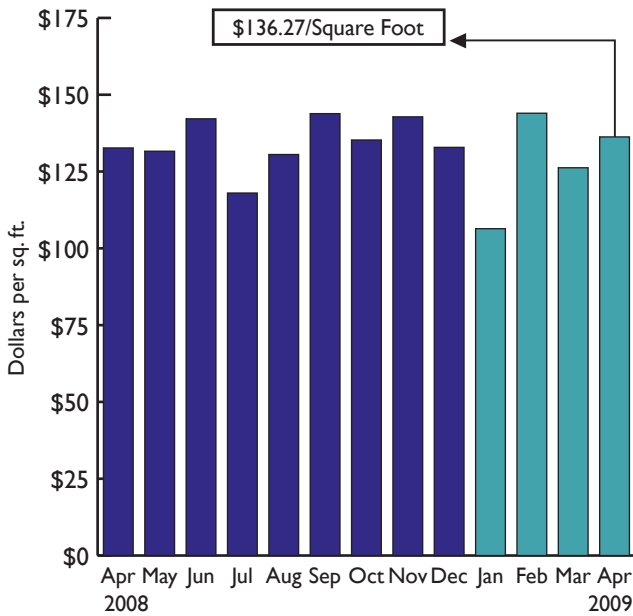


Commercial Division
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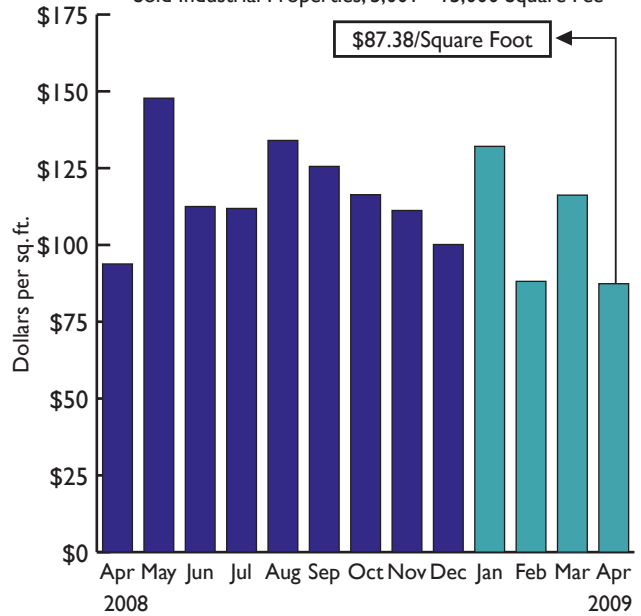


SOLD INDUSTRIAL PROPERTIES

Sold Industrial Properties, 0 - 5,000 Square Feet



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



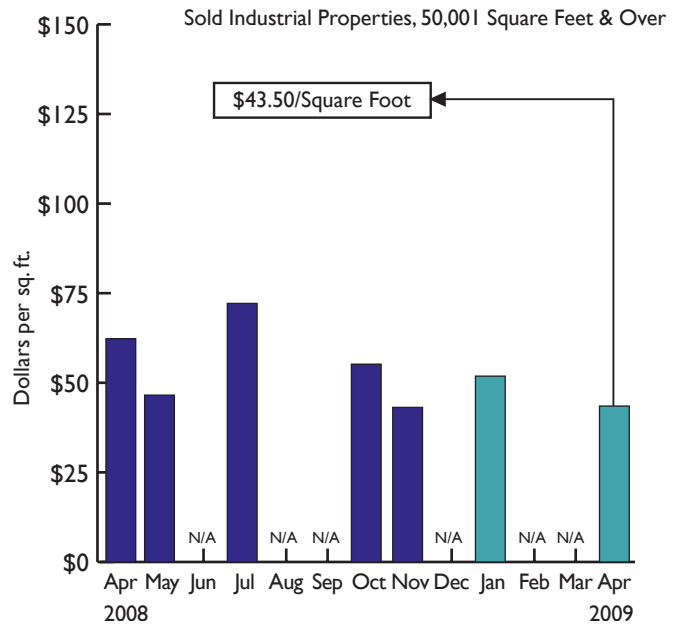
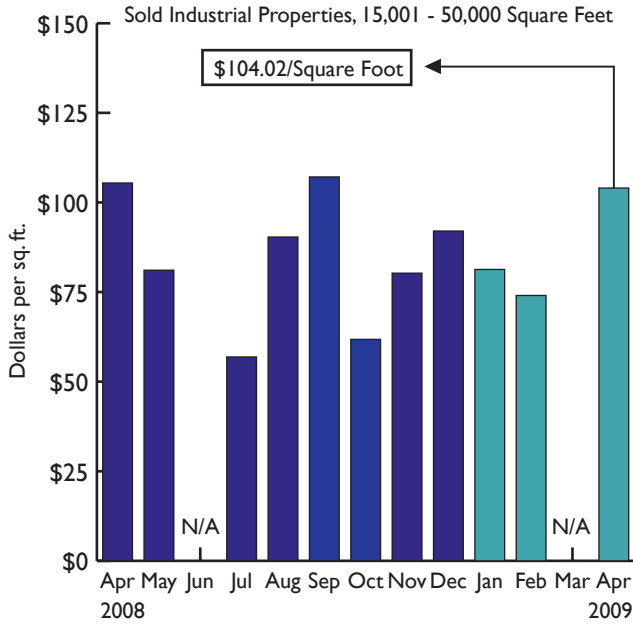
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	1,500	\$111.00
W04	1	4,150	\$101.20
W05	2	6,870	\$176.13
Total:	4	12,520	\$143.49
East			
E11	2	2,735	\$120.29
E12	1	1,969	\$91.42
Total:	3	4,704	\$108.21
West			
W21	1	1,340	\$134.33
Total:	1	1,340	\$134.33
North			
N08	2	3,257	\$149.83
Total:	2	3,257	\$149.83
Grand Total:	10	21,821	\$136.27

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W17	1	11,689	\$78.71
Total:	1	11,689	\$78.71
North			
N12	1	12,000	\$95.83
Total:	1	12,000	\$95.83
Grand Total:	2	23,689	\$87.38

SOLD INDUSTRIAL PROPERTIES



15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W20	1	20,477	\$104.02
Total:	1	20,477	\$104.02
Grand Total:	1	20,477	\$104.02

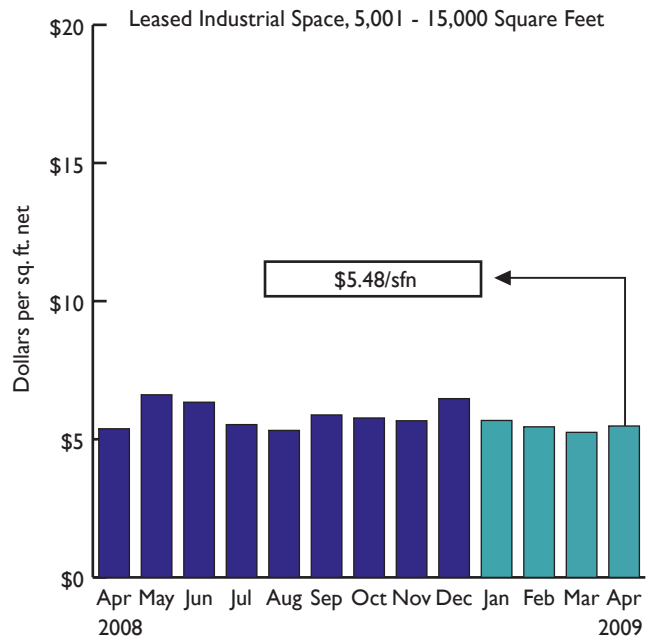
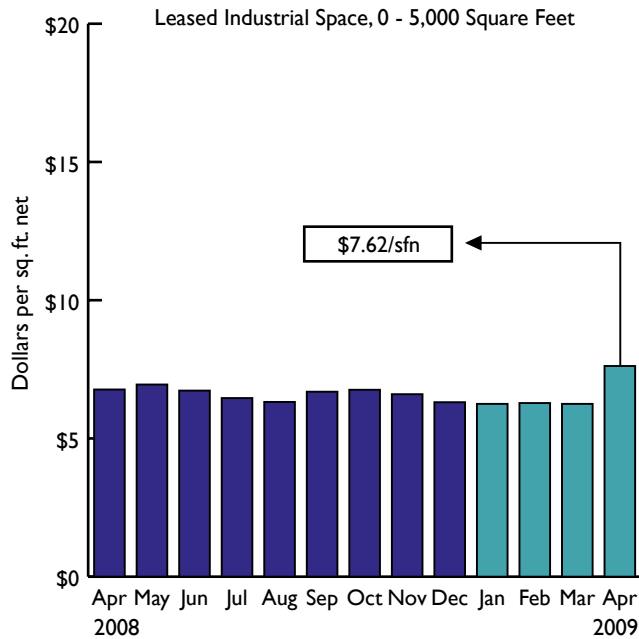
50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
W05	1	68,648	\$30.23
Total:	1	68,648	\$30.23
West			
W23	1	106,729	\$52.04
Total:	1	106,729	\$52.04
Grand Total:	2	175,377	\$43.50

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LEASED INDUSTRIAL SPACE



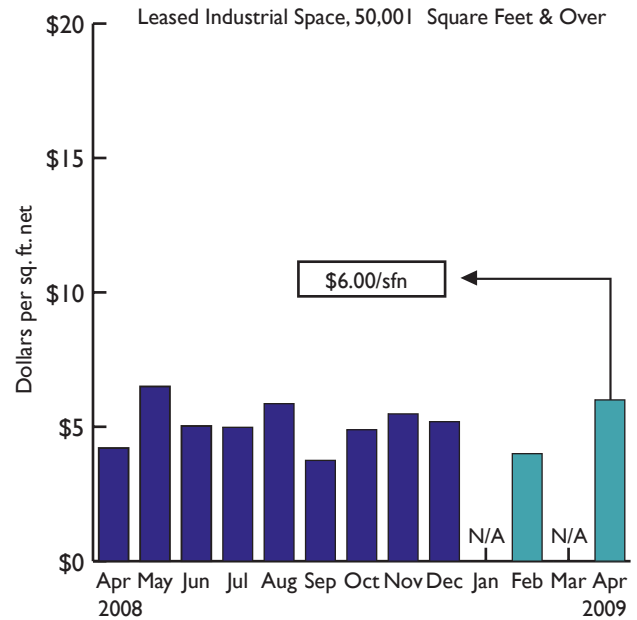
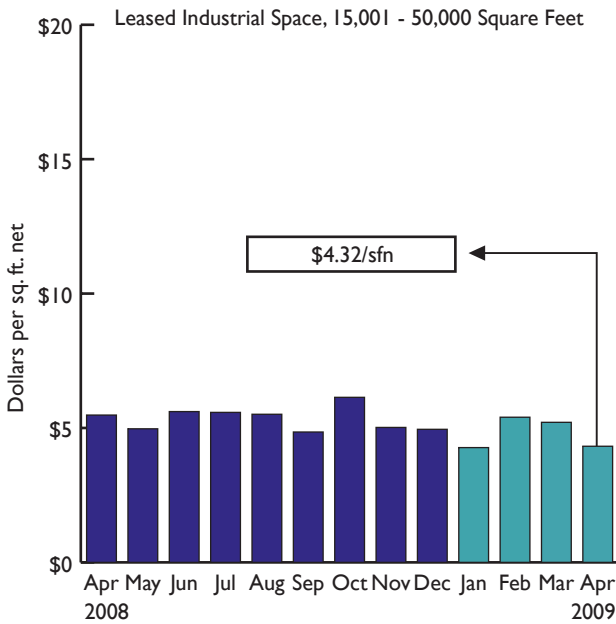
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	2,500	\$8.00
E06	2	3,200	\$12.00
E07	1	2,200	\$4.95
E09	1	2,500	\$5.00
W04	1	1,500	\$20.00
W05	2	3,345	\$5.01
W06	1	3,042	\$4.75
Total:	9	18,287	\$7.82
East			
E12	1	1,650	\$6.75
E16	1	2,200	\$4.50
Total:	2	3,850	\$5.46
West			
W16	1	1,034	\$16.00
W17	3	6,051	\$7.28
W20	1	2,490	\$6.65
W22	1	4,646	\$8.25
Total:	6	14,221	\$8.12
North			
N03	1	1,057	\$11.92
N07	1	1,000	\$8.00
N08	7	14,731	\$6.69
N10	2	3,889	\$7.79
N11	1	1,324	\$11.78
Total:	12	22,001	\$7.50
Grand Total:	29	58,359	\$7.62

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C15	1	8,464	\$5.00
E04	2	16,230	\$4.94
W04	2	16,900	\$4.17
W06	1	8,000	\$7.25
Total:	6	49,594	\$5.06
East			
E14	1	7,332	\$4.50
Total:	1	7,332	\$4.50
West			
W13	1	5,800	\$13.24
W16	1	7,382	\$4.95
W17	2	13,610	\$5.47
W23	1	8,000	\$6.14
W24	1	13,613	\$4.25
Total:	6	48,405	\$6.09
North			
N08	1	8,757	\$5.25
Total:	1	8,757	\$5.25
Grand Total:	14	114,088	\$5.48

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E10	1	40,090	\$2.15
W06	1	30,900	\$3.40
Total:	2	70,990	\$2.69
East			
E15	1	23,235	\$6.20
Total:	1	23,235	\$6.20
West			
W17	2	58,452	\$5.55
Total:	2	58,452	\$5.55
Grand Total:	5	152,677	\$4.32

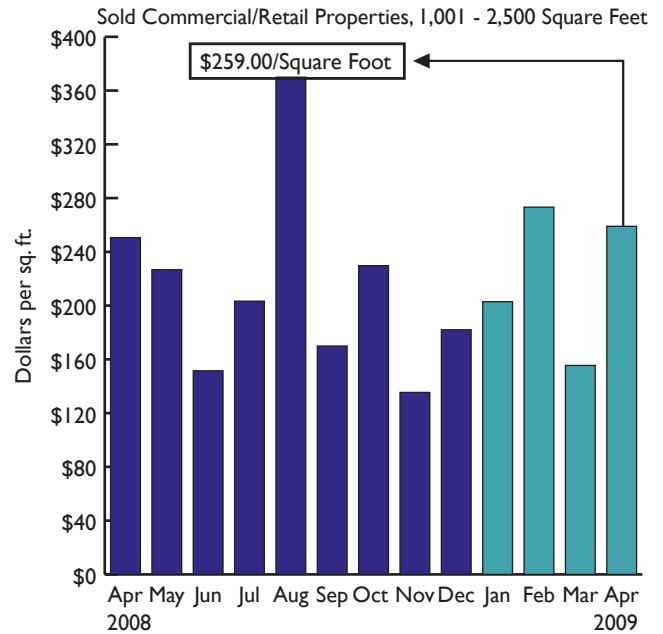
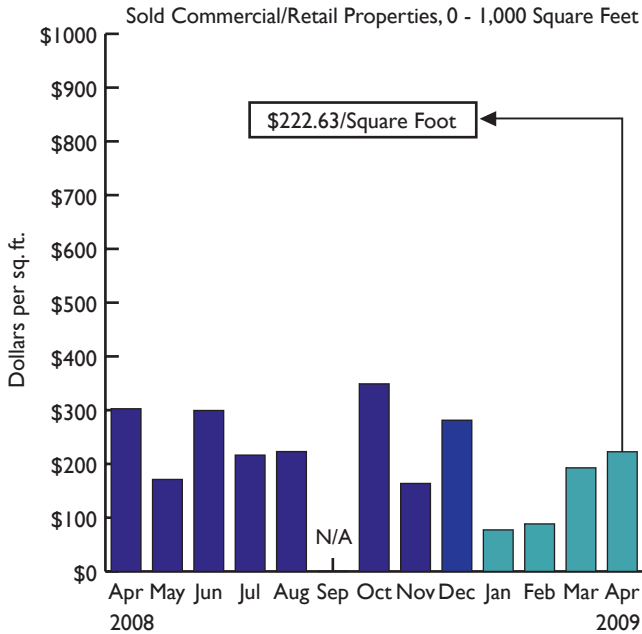
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W20	1	60,000	\$6.00
Total:	1	60,000	\$6.00
Grand Total:	1	60,000	\$6.00

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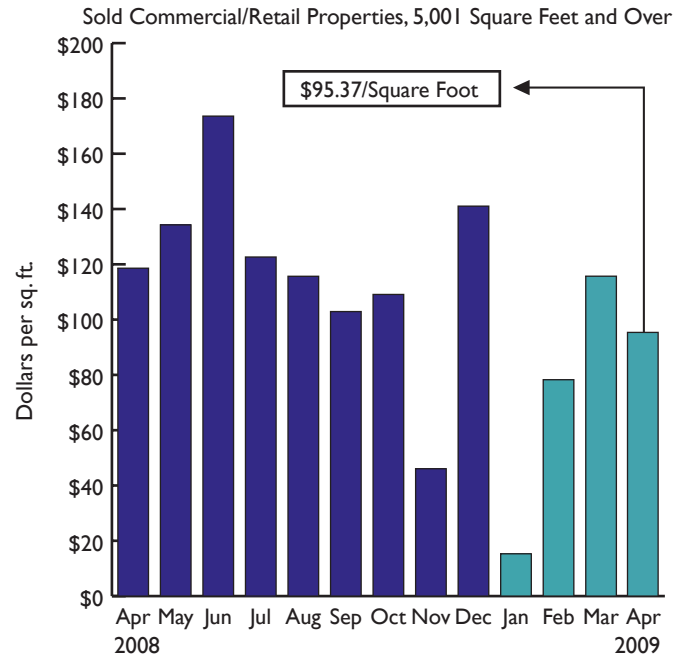
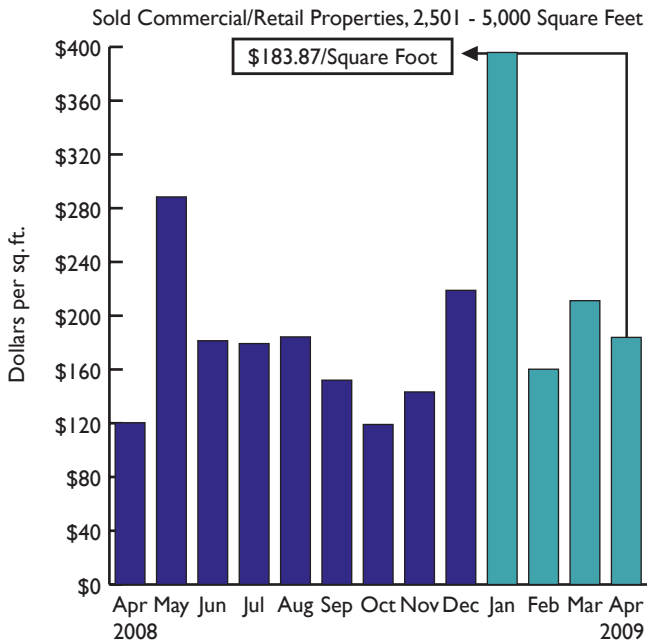
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E16	1	1,000	\$80.00
Total:	1	1,000	\$80.00
North			
N03	2	1,475	\$319.32
Total:	2	1,475	\$319.32
Grand Total:	3	2,475	\$222.63

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	1,610	\$363.35
E07	1	2,000	\$250.00
W04	1	1,700	\$200.00
Total:	3	5,310	\$268.36
North			
N11	1	1,500	\$406.67
N18	1	2,005	\$123.70
Total:	2	3,505	\$244.81
Grand Total:	5	8,815	\$259.00

SOLD COMMERCIAL/RETAIL PROPERTIES



2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W27	1	2,700	\$108.89
Total:	1	2,700	\$108.89
North			
N14	1	3,250	\$246.15
Total:	1	3,250	\$246.15
Grand Total:	2	5,950	\$183.87

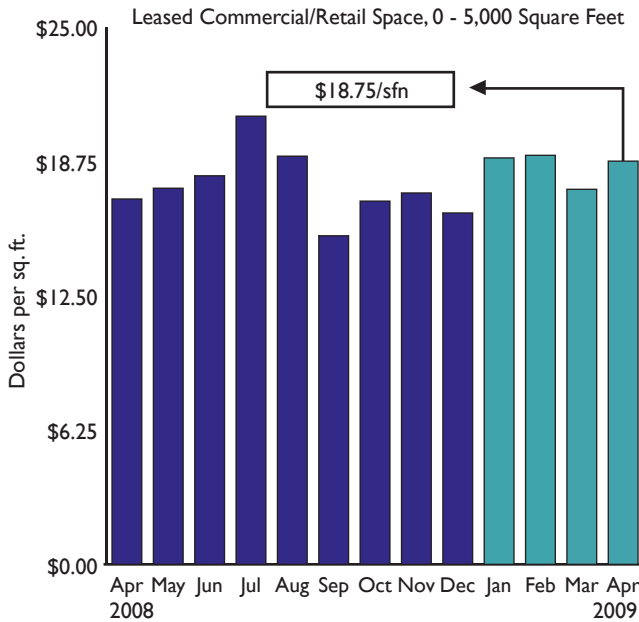
5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	7,642	\$680.45
C08	1	5,800	\$198.10
W05	1	14,250	\$166.32
Total:	3	27,692	\$314.86
West			
W12	1	5,685	\$163.59
Total:	1	5,685	\$163.59
North			
N05	1	74,052	\$8.05
Total:	1	74,052	\$8.05
Grand Total:	5	107,429	\$95.37

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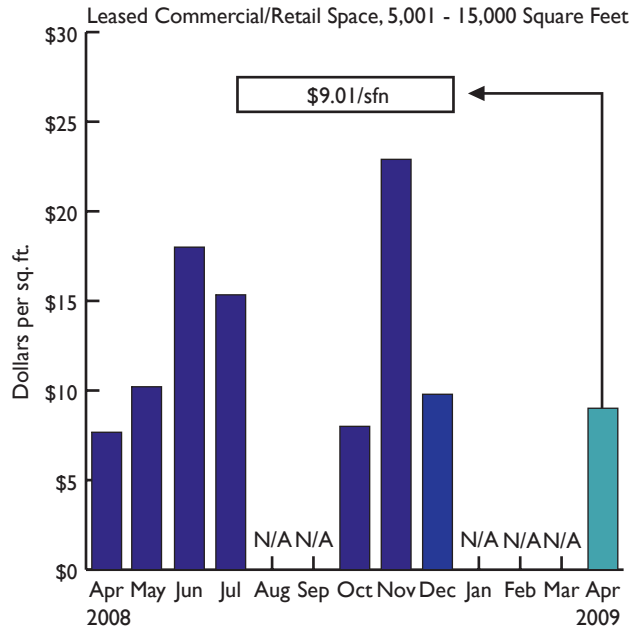
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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	4	10,874	\$17.63
C04	1	975	\$22.15
C08	1	1,250	\$31.00
C13	1	1,240	\$12.34
E01	1	830	\$31.81
E03	2	2,522	\$14.75
E04	1	1,100	\$27.27
E05	1	1,450	\$16.00
E08	1	1,345	\$30.33
W03	2	3,353	\$12.88
Total:	15	24,939	\$18.77
East			
E17	1	1,140	\$10.00
Total:	1	1,140	\$10.00
West			
W12	1	700	\$12.00
W14	1	600	\$21.00
W20	1	900	\$40.00
W23	1	1,005	\$21.00
W24	1	1,200	\$16.00
Total:	5	4,405	\$22.09
North			
N18	1	1,120	\$14.00
Total:	1	1,120	\$14.00
Grand Total:	22	31,604	\$18.75



5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E02	1	6,717	\$11.00
Total:	1	6,717	\$11.00
West			
W16	1	7,055	\$11.00
W23	1	13,684	\$7.00
Total:	2	20,739	\$8.36
Grand Total:	3	27,456	\$9.01

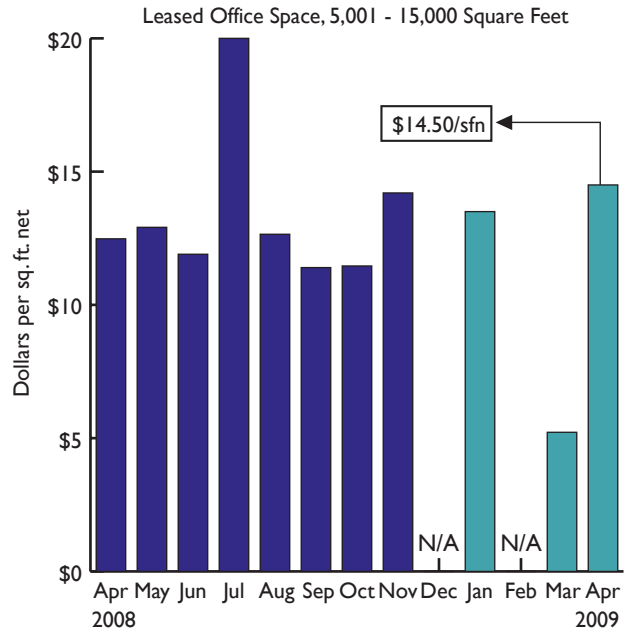
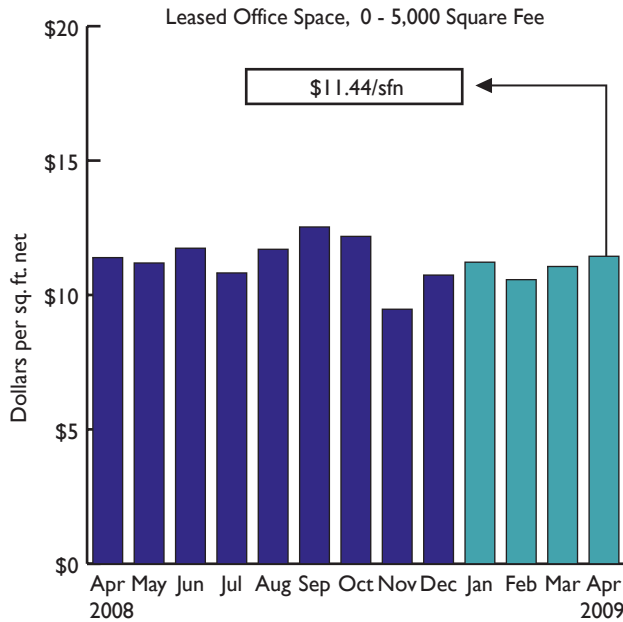
15,001 - 50,000 SQ. FT.

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

50,001 SQ. FT. AND OVER

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

LEASED OFFICE SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C04	1	1,300	\$18.46
C13	2	1,723	\$7.87
C15	1	1,457	\$7.00
E03	2	1,900	\$15.16
E07	1	593	\$24.28
W02	1	2,400	\$6.00
Total:	8	9,373	\$11.24

West

W17	2	3,140	\$8.75
W24	1	750	\$8.50
Total:	3	3,890	\$8.70

North

N04	1	1,100	\$16.00
N08	2	2,118	\$12.86
N11	1	1,104	\$15.50
Total:	4	4,322	\$14.34

Grand Total:	15	17,585	\$11.44
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5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W24	1	5,068	\$14.50
Total:	1	5,068	\$14.50

Grand Total:	1	5,068	\$14.50
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15,001 - 50,000 SQ. FT.

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

50,001 SQ. FT. AND OVER

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

SOLD LAND

0 - 130,000 SQ. FT.

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
Toronto					
E03	1	2,041	\$102.91	0.05	\$4,200,000.00
E06	1	10,000	\$100.00	0.23	\$4,347,826.09
Total:	2	12,041	\$100.49	0.28	\$4,321,428.57
West					
W27	1	54,450	\$6.17	1.25	\$268,800.00
Total:	1	54,450	\$6.17	1.25	\$268,800.00
Grand					
Total:	3	66,491	\$23.25	1.53	\$1,010,457.52

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
North					
N14	1	435,600	\$2.87	10.00	\$125,000.00
N20	1	2,178,000	\$0.23	50.00	\$10,200.00
Total:	2	2,613,600	\$0.67	60.00	\$29,333.33
Grand					
Total:	22,613,600	\$0.67	60.00	\$29,333.33	

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.