

Watch

January 2010

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

For All TREB Member
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Commercial Division
Toronto Real Estate Board

Commercial Transactions Up in January

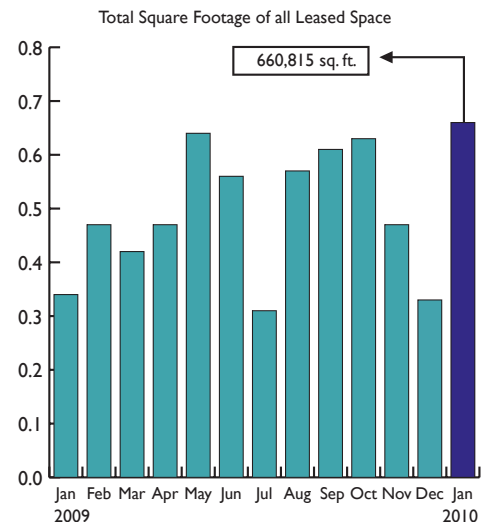
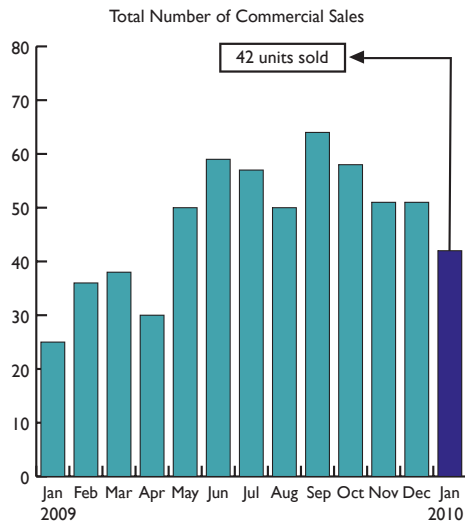
February 18, 2010 — Last month, TREB Commercial Members reported 660,815 square feet of leased space. This result was a substantial increase compared to the 336,029 leased square feet recorded in January of 2009, when the rate of economic decline was greatest during the recent recession.

According to Commercial Council Chair Garry Lander, “Two quarters of growth in the Canadian economy coupled with six straight months of employment growth in the GTA suggests that recovery has taken hold. Commercial transactions in 2010 should improve over 2009 levels as recovery continues in the goods producing and service sectors.”

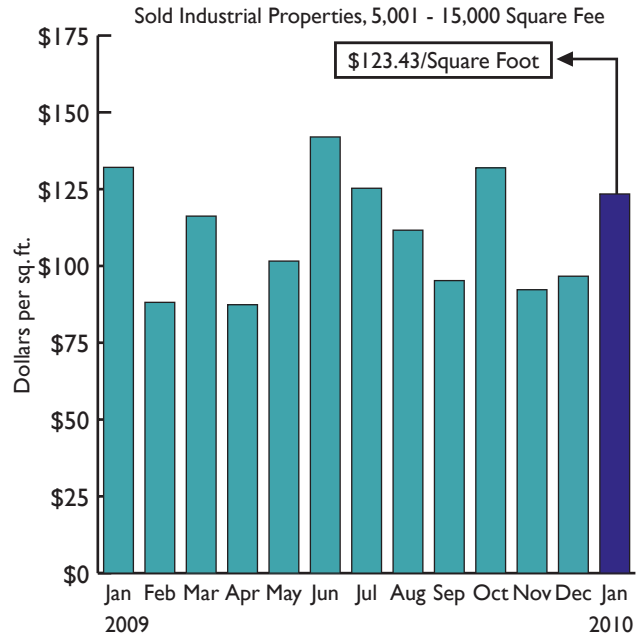
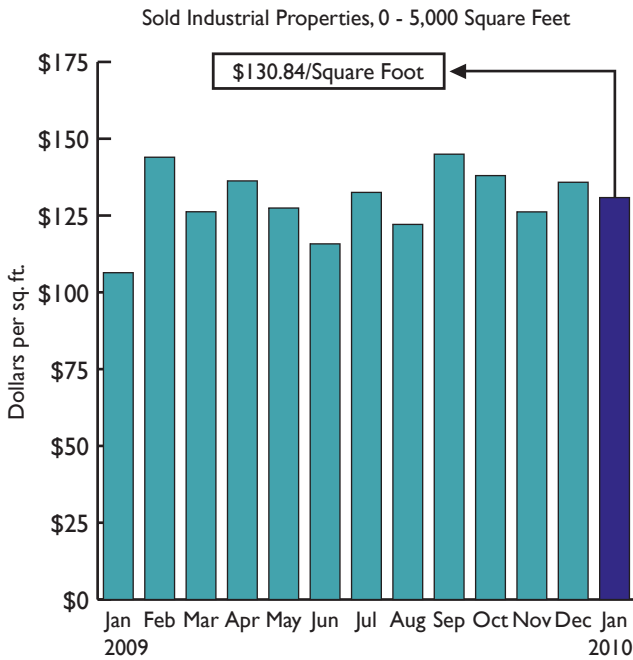
Lease rates fell in January. Industrial space in all size categories leased for \$4.60 per sfn (square foot net), a 14 per cent decline from the \$5.38 per sfn recorded in the same month last year. Commercial space fell 23 per cent to 14.59 per sfn from \$18.90 per sfn last year. Office space traded for \$10.83 per sfn, down 8 per cent from \$11.73 per sfn in January 2009.

Sales Market Highlights

TREB Commercial Members recorded 42 sales of IC&I properties in January, including 16 industrial buildings of all size categories which averaged \$62.41 per square foot. This compares to a figure of \$46.73 per square foot derived from non-MLS sources. ♦



SOLD INDUSTRIAL PROPERTIES



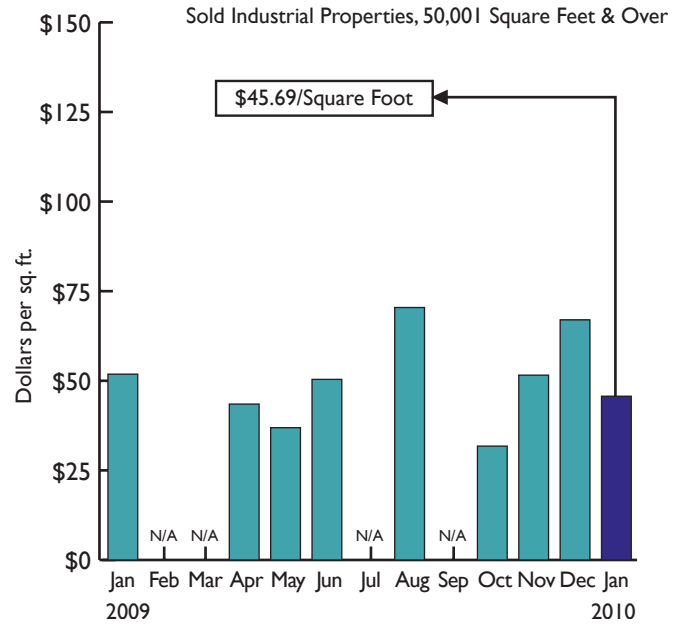
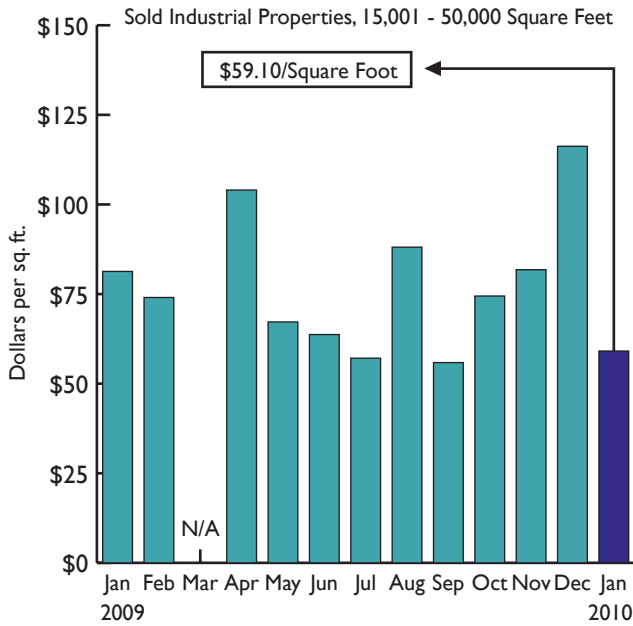
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	2,100	\$135.71
W05	1	4,019	\$111.97
Total:	2	6,119	\$120.12
East			
E15	1	1,000	\$115.00
Total:	1	1,000	\$115.00
West			
W24	4	10,578	\$107.68
W28	1	2,030	\$113.79
Total:	5	12,608	\$108.66
North			
N03	2	6,034	\$168.21
N08	1	1,050	\$175.71
N12	1	3,680	\$154.89
Total:	4	10,764	\$164.39
Grand Total:	12	30,491	\$130.84

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
North			
N08	1	5,023	\$123.43
Total:	1	5,023	\$123.43
Grand Total:	1	5,023	\$123.43

SOLD INDUSTRIAL PROPERTIES



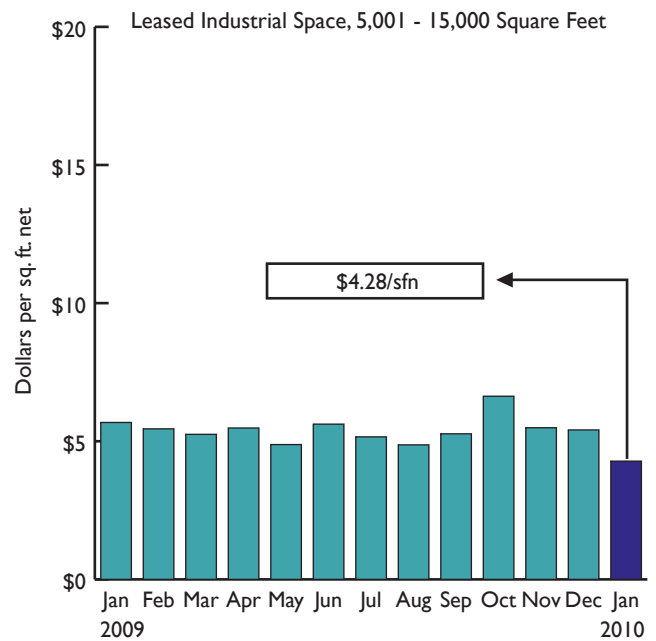
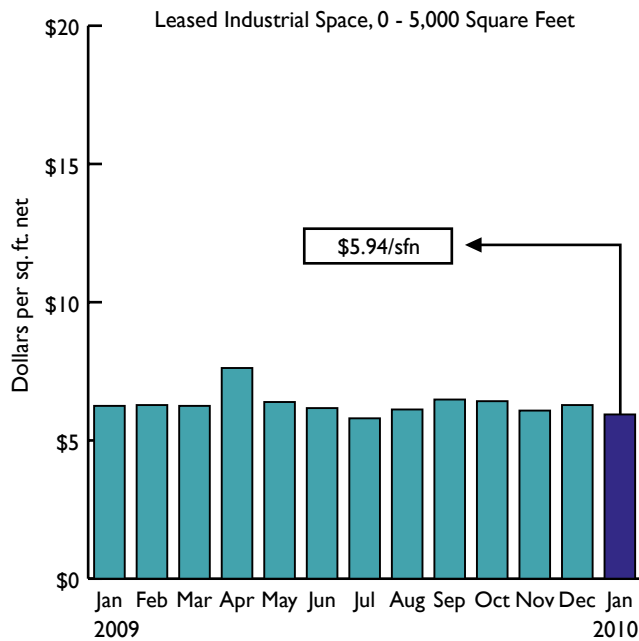
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	43,150	\$59.10
Total:	1	43,150	\$59.10
Grand Total:	1	43,150	\$59.10

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
E07	1	69,840	\$38.66
Total:	1	69,840	\$38.66
North			
N08	1	64,760	\$53.27
Total:	1	64,760	\$53.27
Grand Total:	2	134,600	\$45.69

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LEASED INDUSTRIAL SPACE



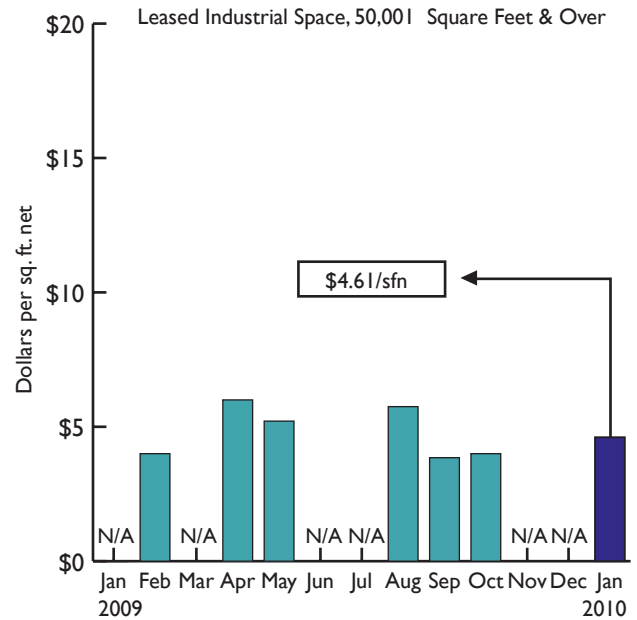
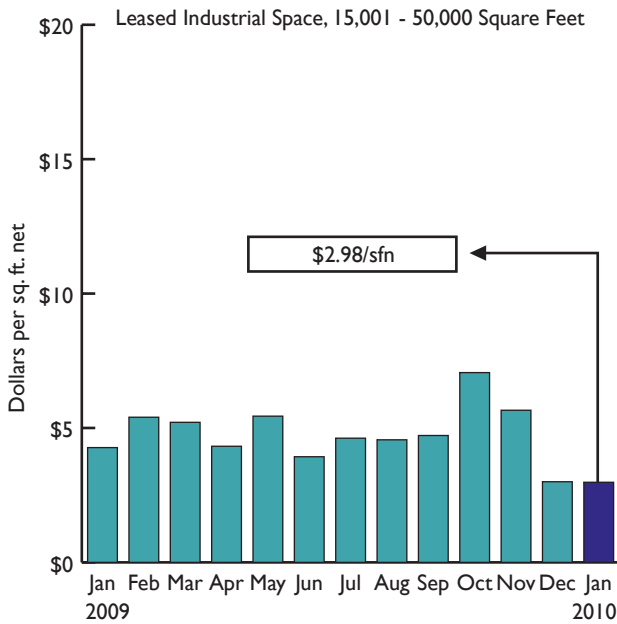
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E05	1	3,763	\$4.50
E09	1	2,442	\$4.88
W05	4	7,482	\$6.51
W10	1	2,300	\$4.50
Total:	7	15,987	\$5.50
East			
E15	1	2,500	\$5.25
E16	1	2,630	\$4.00
Total:	2	5,130	\$4.61
West			
W14	1	3,200	\$5.00
W17	6	14,636	\$6.07
W20	1	2,900	\$6.25
W23	1	3,200	\$5.75
W25	1	3,035	\$6.95
W28	2	4,000	\$5.65
Total:	12	30,971	\$5.97
North			
N03	1	2,463	\$7.20
N08	1	2,541	\$6.50
N10	1	2,339	\$7.95
N11	1	1,229	\$9.00
Total:	4	8,572	\$7.46
Grand Total:	25	60,660	\$5.94

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E07	1	6,000	\$4.75
W05	1	12,800	\$3.50
W09	1	6,250	\$4.00
Total:	3	25,050	\$3.92
West			
W17	2	20,400	\$4.08
W24	1	13,010	\$5.75
Total:	3	33,410	\$4.73
North			
N03	1	6,227	\$5.50
N10	1	11,033	\$3.00
Total:	2	17,260	\$3.90
Grand Total:	8	75,720	\$4.28

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E12	1	19,832	\$4.50
Total:	1	19,832	\$4.50
North			
N10	1	16,943	\$1.19
Total:	1	16,943	\$1.19
Grand Total:	2	36,775	\$2.98

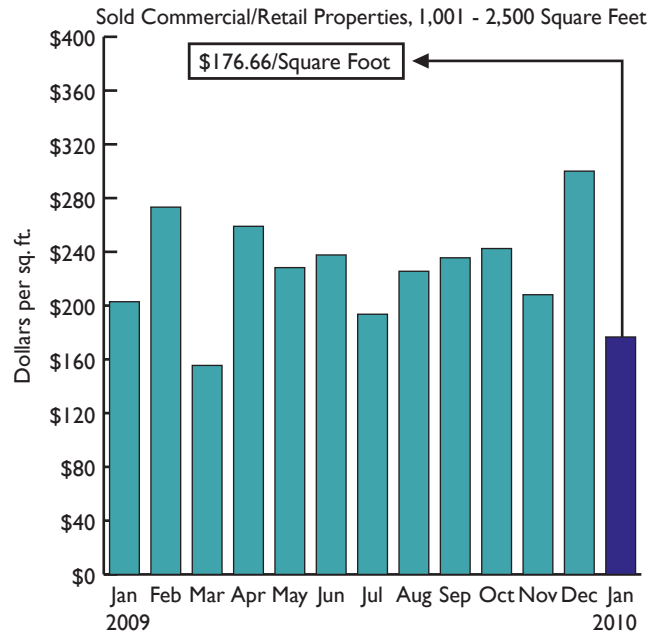
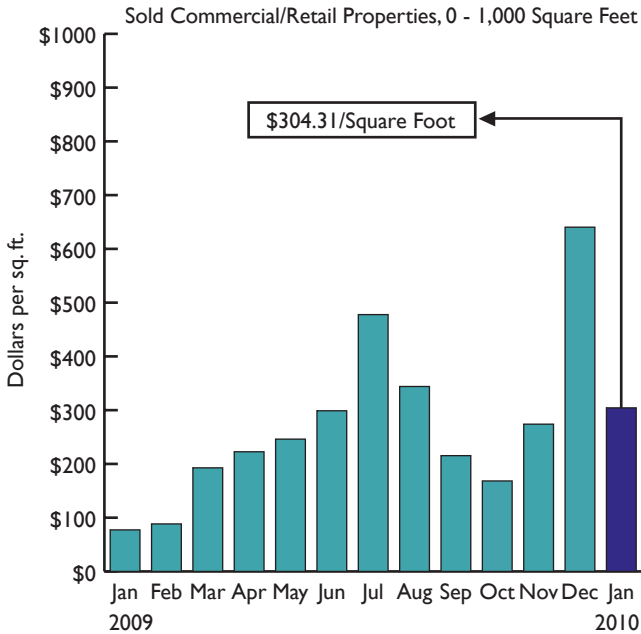
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
East			
E11	1	78,410	\$4.15
Total:	1	78,410	\$4.15
West			
W17	1	242,278	\$5.00
Total:	1	242,278	\$5.00
North			
N08	1	69,584	\$3.75
Total:	1	69,584	\$3.75
Grand Total:	3	390,272	\$4.61

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SOLD COMMERCIAL/RETAIL PROPERTIES



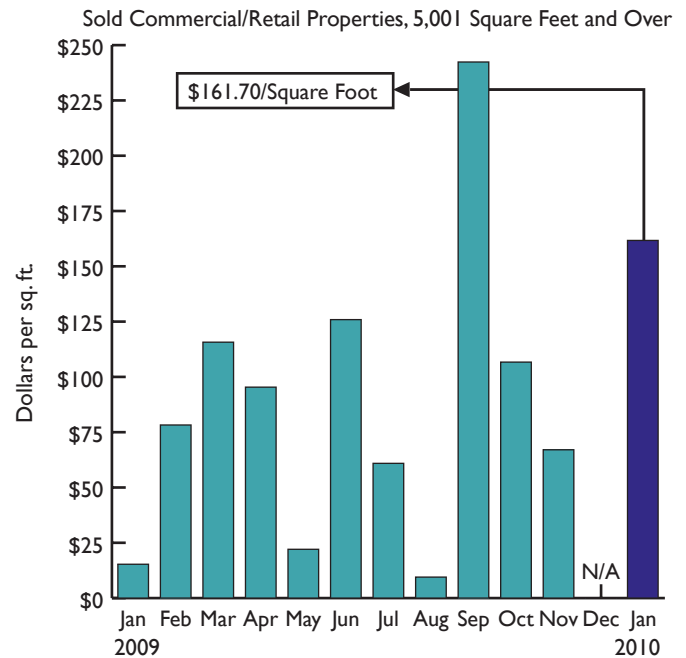
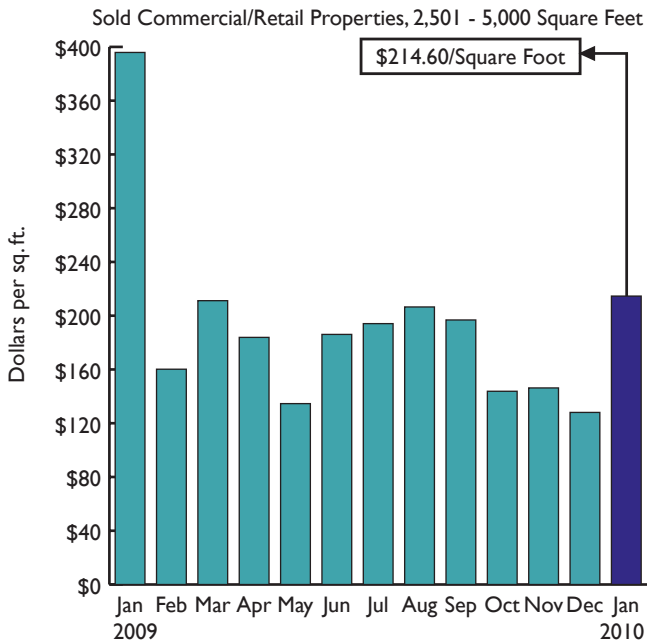
0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C14	1	400	\$825.00
E07	3	2,413	\$268.05
W04	1	1,000	\$205.00
Total:	5	3,813	\$309.94
West			
W17	1	360	\$206.39
Total:	1	360	\$206.39
North			
N03	2	1,532	\$313.32
Total:	2	1,532	\$313.32
Grand Total:	8	5,705	\$304.31

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E01	1	2,300	\$117.39
E02	1	1,100	\$362.73
E06	1	2,360	\$201.69
W05	1	1,900	\$142.11
Total:	4	7,660	\$184.73
West			
W23	1	1,019	\$210.00
Total:	1	1,019	\$210.00
North			
N07	1	1,174	\$178.88
N08	2	3,868	\$151.24
Total:	3	5,042	\$157.68
Grand Total:	8	13,721	\$176.66

SOLD COMMERCIAL/RETAIL PROPERTIES



2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	2,600	\$156.92
Total:	1	2,600	\$156.92
North			
N10	1	2,563	\$273.12
Total:	1	2,563	\$273.12
Grand Total:	2	5,163	\$214.60

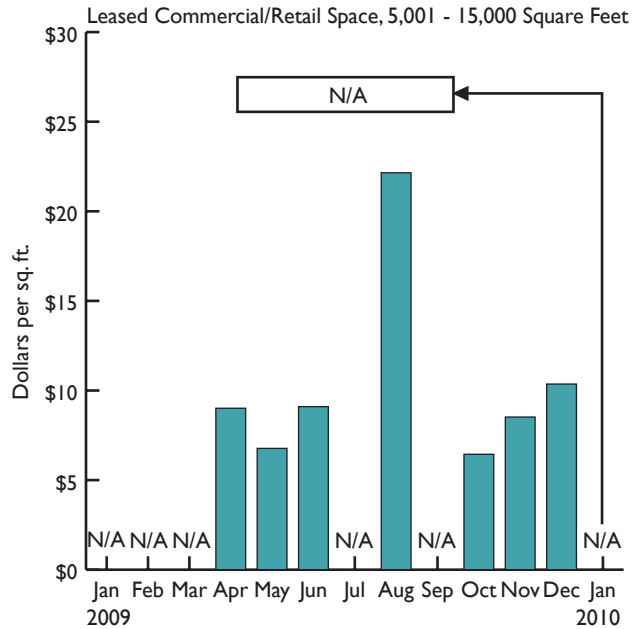
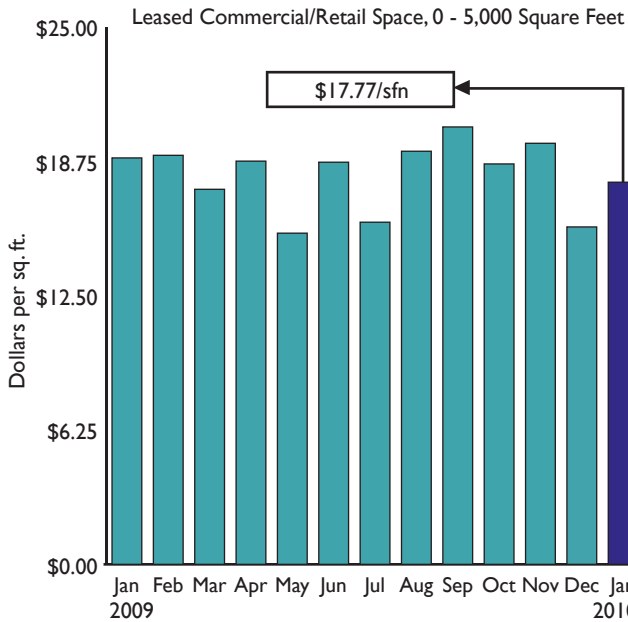
5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	5,248	\$137.20
E03	1	7,640	\$128.27
W03	1	10,290	\$82.51
W10	1	40,000	\$195.38
Total:	4	63,178	\$164.04
West			
W13	1	5,900	\$201.69
W27	1	5,230	\$141.49
Total:	2	11,130	\$173.41
North			
N01	1	15,389	\$129.96
N05	1	6,000	\$196.67
Total:	2	21,389	\$148.67
Grand Total:	8	95,697	\$161.70

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	1,283	\$46.77
C04	1	775	\$23.23
C08	1	1,369	\$12.00
C15	1	2,000	\$30.00
E02	1	900	\$23.33
E03	1	850	\$16.66
W02	2	2,300	\$43.65
W08	1	2,000	\$15.00
Total:	9	11,477	\$27.88
East			
E14	1	4,515	\$10.00
Total:	1	4,515	\$10.00
West			
W16	2	2,840	\$14.76
W23	3	7,325	\$15.11
W24	1	1,000	\$9.60
Total:	6	11,165	\$14.52
North			
N06	1	993	\$14.00
N07	2	2,407	\$17.08
N08	4	5,225	\$10.28
N19	1	920	\$17.61
Total:	8	9,545	\$13.09
Grand Total:	24	36,702	\$17.77

5,001 - 15,000 SQ. FT.

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

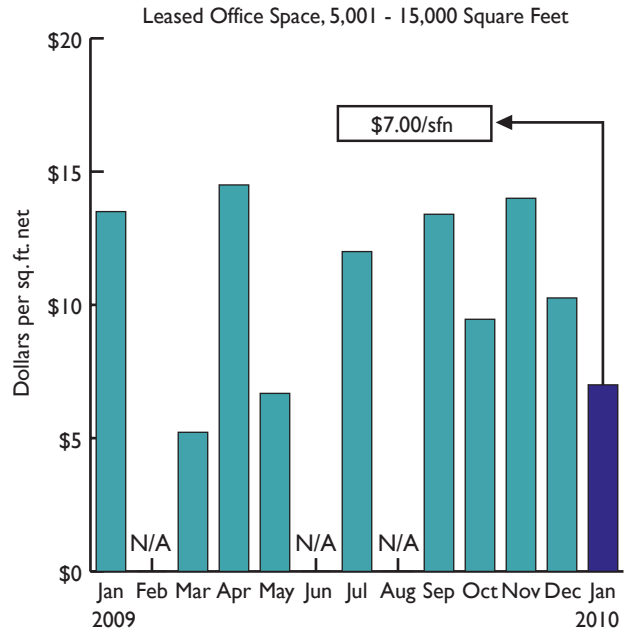
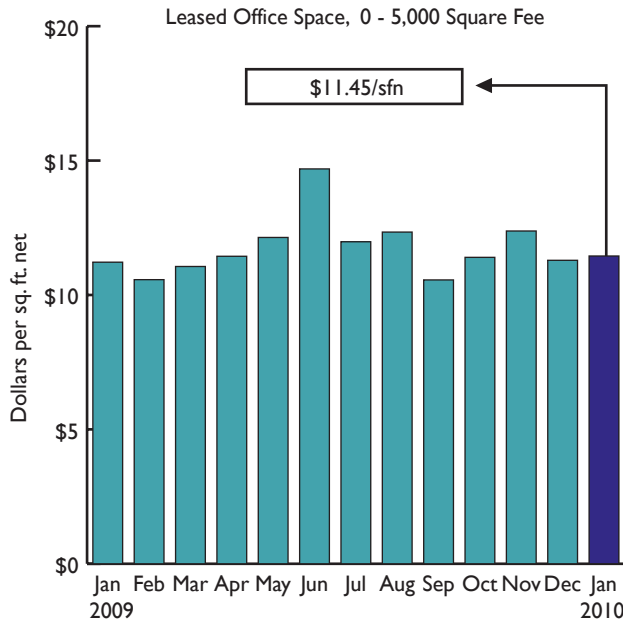
15,001 - 50,00 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W15	1	17,702	\$8.00
Total:	1	17,702	\$8.00
Grand Total:	1	17,702	\$8.00

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			
C08	1	540	\$33.33
C11	2	3,850	\$8.31
C15	1	1,527	\$7.50
E07	1	760	\$6.00
W05	1	971	\$15.45
W10	1	750	\$20.40
Total:	7	8,398	\$11.47

East

E12	1	700	\$8.00
E13	1	3,433	\$7.50
E15	1	1,258	\$16.00
E16	1	2,795	\$16.90
Total:	4	8,186	\$12.06

West

W15	1	2,000	\$15.00
W17	2	4,230	\$7.90
W21	2	4,080	\$7.35
Total:	5	10,310	\$9.06

North

N03	1	2,000	\$16.80
N08	3	7,115	\$12.63
N11	1	975	\$12.00
Total:	5	10,090	\$13.40

Grand Total: 21 36,984 \$11.45

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W07	1	6,000	\$7.00
Total:	1	6,000	\$7.00
Grand Total:	1	6,000	\$7.00

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
North					
N03	1	9,680	\$42.36	0.22	\$1,863,636.36
N07	1	47,916	\$11.06	1.10	\$481,818.18
Total:	2	57,596	\$16.32	1.32	\$712,121.21
Grand					
Total:	2	57,596	\$16.32	1.32	\$712,121.21

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E13	1	252,212	\$5.17	5.79	\$225,000.00
Total:	1	252,212	\$5.17	5.79	\$225,000.00
Grand					
Total:	1	252,212	\$5.17	5.79	\$225,000.00

