

# Commercial Realty Watch

July 2007

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

## July Up over 2006

**Thursday, August 9, 2007** -- With 882,252 square feet of space changing hands in July, the month was up 43 per cent over the 614,952 square feet transacted in July of 2006, Commercial Council Vice Chairman Garry Lander reported today. "So far the summer months, with a total of 2,263,359 square feet traded, are up 51 per cent over the same time-frame last year."

Prices fluctuated downward in July, with leased space (all size categories) declining marginally over July 2006 to \$5.86 sfn. Commercial space (all size categories) registered an average of \$16.09 sfd, down four per cent from the \$16.74 recorded last July.

### Sales Market Highlights

In July, there were 52 industrial/commercial properties sold through the TorontoMLS system, and of these 25 were Industrial properties of all size categories that averaged 94.87 per sf. This compares to an average of \$73.82 per square foot drawn from non-MLS sources. ♦

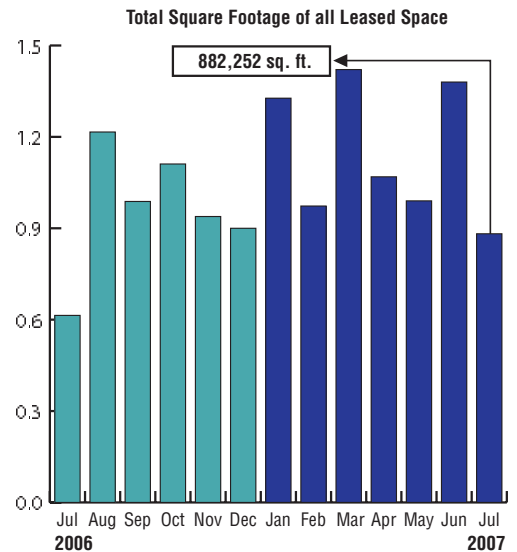
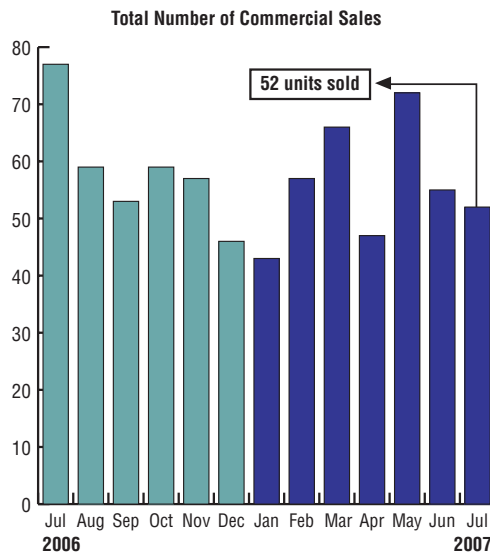
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Garry Lander  
**Vice Chairman**

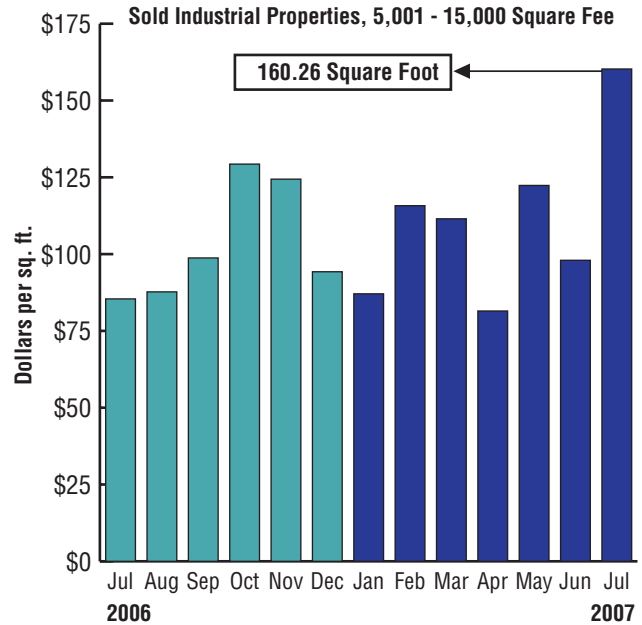
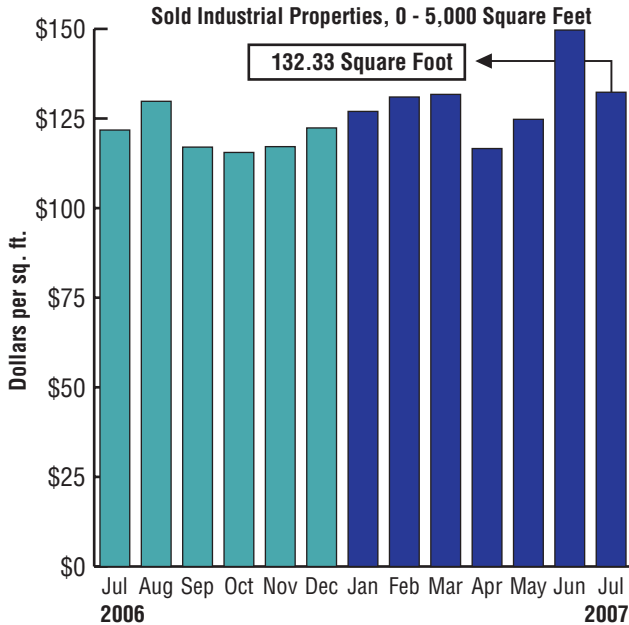
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**Commercial Division**  
Toronto Real Estate Board

**SOLD INDUSTRIAL PROPERTIES**



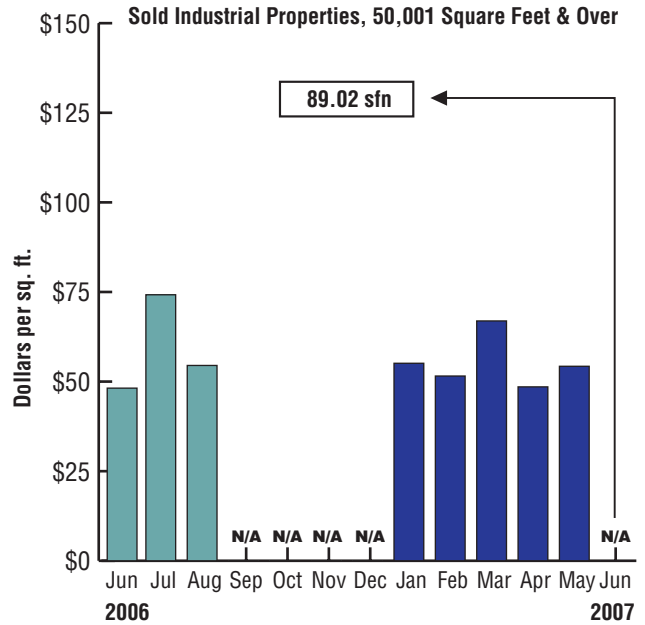
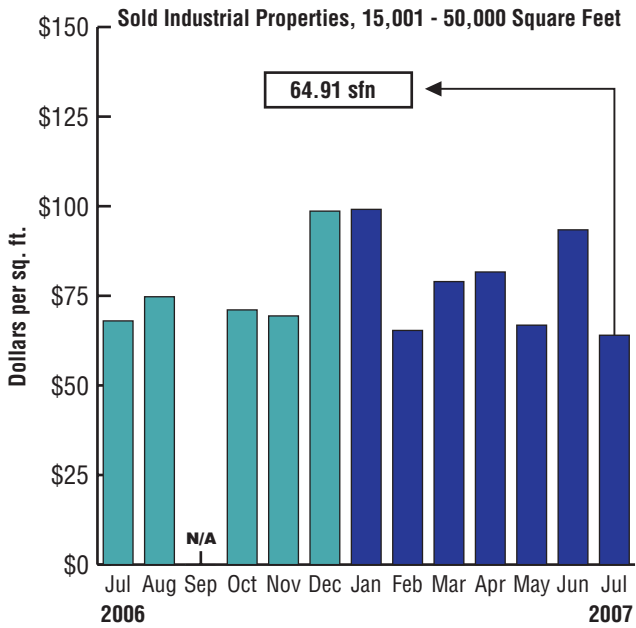
**0 - 5,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
E07	2	2,240	\$124.33
W05	5	14,496	\$129.07
<b>Total:</b>	<b>7</b>	<b>16,736</b>	<b>\$128.44</b>
<b>East</b>			
E11	1	1,573	\$108.07
<b>Total:</b>	<b>1</b>	<b>1,573</b>	<b>\$108.07</b>
<b>West</b>			
W17	2	3,496	\$141.88
W22	1	4,320	\$122.69
W23	1	1,590	\$123.90
W29	3	4,820	\$127.95
<b>Total:</b>	<b>7</b>	<b>14,226</b>	<b>\$129.32</b>
<b>North</b>			
N08	2	2,927	\$170.51
N10	2	3,292	\$142.76
<b>Total:</b>	<b>4</b>	<b>6,219</b>	<b>\$155.82</b>
<b>Grand Total:</b>	<b>19</b>	<b>38,754</b>	<b>\$132.33</b>

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

Area	Sales	Total Sold	Av. Price
<b>West</b>			
W01	1	7,000	\$200.00
<b>Total:</b>	<b>1</b>	<b>7,000</b>	<b>\$200.00</b>
<b>West</b>			
W21	1	12,500	\$138.00
<b>Total:</b>	<b>1</b>	<b>12,500</b>	<b>\$138.00</b>
<b>Grand Total:</b>	<b>2</b>	<b>19,500</b>	<b>\$160.26</b>

**SOLD INDUSTRIAL PROPERTIES**



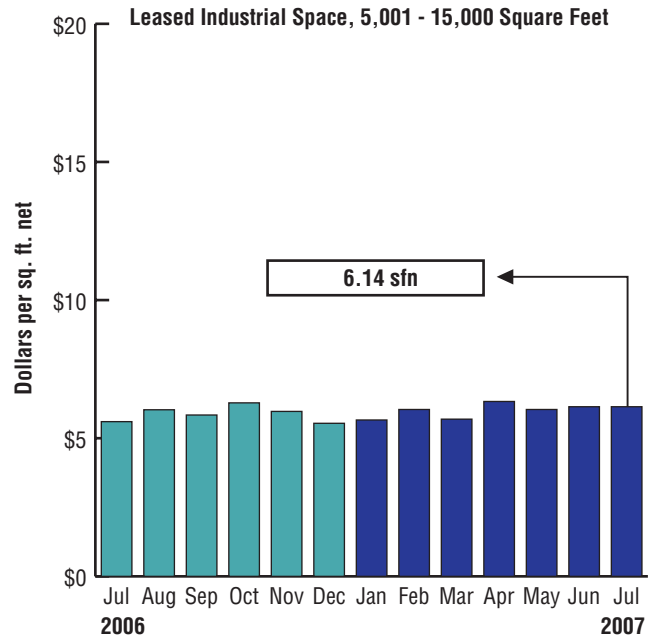
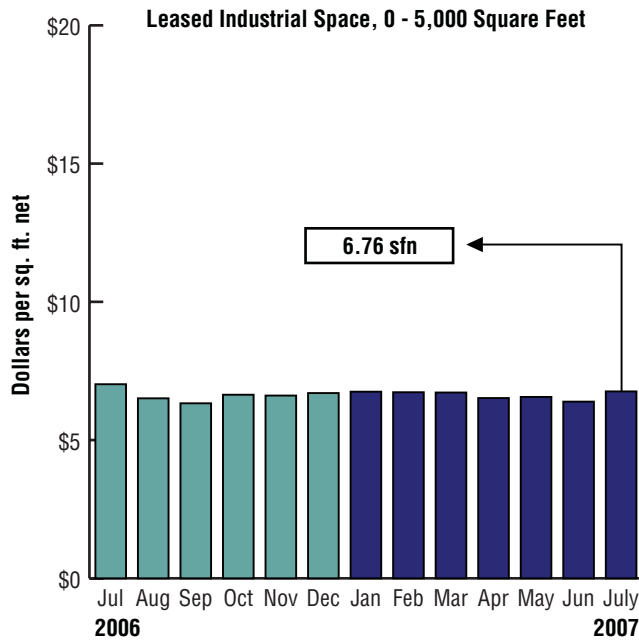
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>West</b>			
W17	1	15,600	\$100.96
<b>Total:</b>	<b>1</b>	<b>15,600</b>	<b>\$100.96</b>
<b>North</b>			
N03	1	22,200	\$119.37
N17	1	40,000	\$20.63
<b>Total:</b>	<b>2</b>	<b>62,200</b>	<b>\$55.87</b>
<b>Grand Total:</b>	<b>3</b>	<b>77,800</b>	<b>\$64.91</b>

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
<b>West</b>			
W28	1	67,524	\$89.02
<b>Total:</b>	<b>1</b>	<b>67,524</b>	<b>\$89.02</b>
<b>Grand Total:</b>	<b>1</b>	<b>67,524</b>	<b>\$89.02</b>

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**LEASED INDUSTRIAL SPACE**



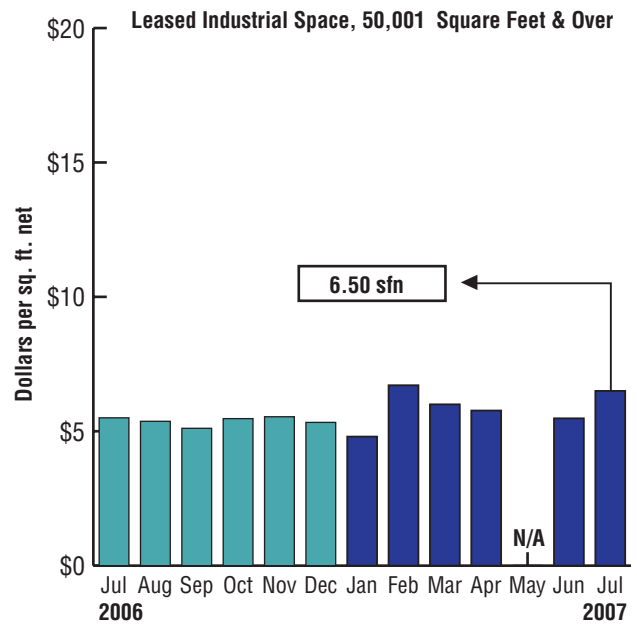
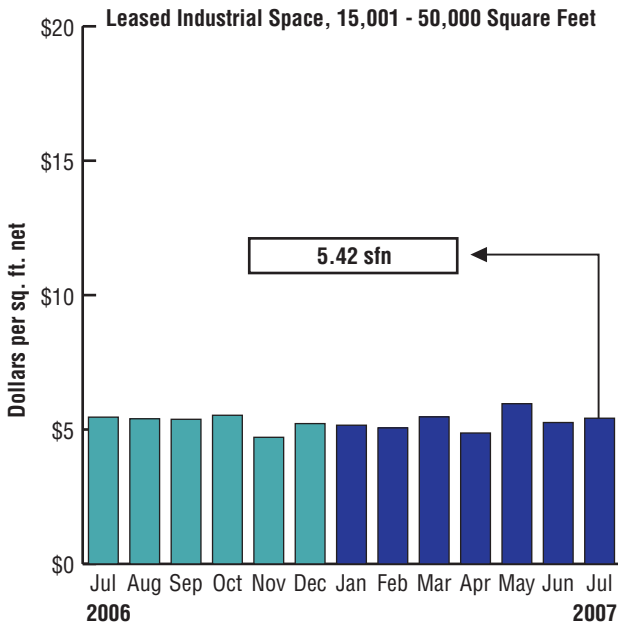
**0 - 5,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
E01	1	4,250	\$8.47
E04	2	4,108	\$5.32
E07	5	8,108	\$6.32
W05	4	8,475	\$5.16
W09	1	2,750	\$8.50
<b>Total:</b>	<b>13</b>	<b>27,691</b>	<b>\$6.36</b>
<b>East</b>			
E11	2	1,700	\$10.76
E16	3	6,241	\$5.74
<b>Total:</b>	<b>5</b>	<b>7,941</b>	<b>\$6.82</b>
<b>West</b>			
W12	4	10,460	\$6.06
W17	8	16,796	\$6.69
W20	1	1,918	\$7.00
W21	2	4,347	\$8.85
W23	2	1,861	\$7.74
W24	2	5,900	\$5.76
W25	1	2,713	\$5.95
W28	1	1,645	\$6.75
<b>Total:</b>	<b>21</b>	<b>45,640</b>	<b>\$6.64</b>
<b>North</b>			
N01	1	2,000	\$11.00
N06	1	2,165	\$6.75
N07	5	14,509	\$6.74
N08	4	11,734	\$6.65
N10	4	8,319	\$7.90
<b>Total:</b>	<b>15</b>	<b>38,727</b>	<b>\$7.18</b>
<b>Grand Total:</b>	<b>54</b>	<b>119,999</b>	<b>\$6.76</b>

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

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
C13	1	7,002	\$7.25
C15	1	8,619	\$5.25
E09	1	12,323	\$5.40
<b>Total:</b>	<b>3</b>	<b>27,944</b>	<b>\$5.82</b>
<b>East</b>			
E11	1	8,000	\$5.00
<b>Total:</b>	<b>1</b>	<b>8,000</b>	<b>\$5.00</b>
<b>West</b>			
W17	1	9,616	\$6.50
W23	2	16,846	\$6.22
W25	1	6,428	\$6.25
W28	1	10,240	\$5.00
<b>Total:</b>	<b>5</b>	<b>43,130</b>	<b>\$6.00</b>
<b>North</b>			
N08	3	19,750	\$6.20
N10	3	23,178	\$7.12
<b>Total:</b>	<b>6</b>	<b>42,928</b>	<b>\$6.70</b>
<b>Grand Total:</b>	<b>15</b>	<b>122,002</b>	<b>\$6.14</b>

LEASED INDUSTRIAL SPACE



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

Area	Leased	Total Leased	Avg. Price
<b>Toronto</b>			
W05	2	51,857	\$4.02
<b>Total:</b>	<b>2</b>	<b>51,857</b>	<b>\$4.02</b>
<b>East</b>			
E11	1	49,936	\$4.50
<b>Total:</b>	<b>1</b>	<b>49,936</b>	<b>\$4.50</b>
<b>West</b>			
W17	2	50,656	\$4.96
W20	1	25,000	\$7.40
W23	1	39,768	\$6.35
W24	1	49,500	\$5.70
W25	1	15,559	\$7.50
<b>Total:</b>	<b>6</b>	<b>180,483</b>	<b>\$6.02</b>
<b>North</b>			
N03	1	23,584	\$6.00
N08	1	27,740	\$6.50
N11	2	72,385	\$4.95
<b>Total:</b>	<b>4</b>	<b>123,709</b>	<b>\$5.50</b>
<b>Grand Total:</b>	<b>13</b>	<b>405,985</b>	<b>\$5.42</b>

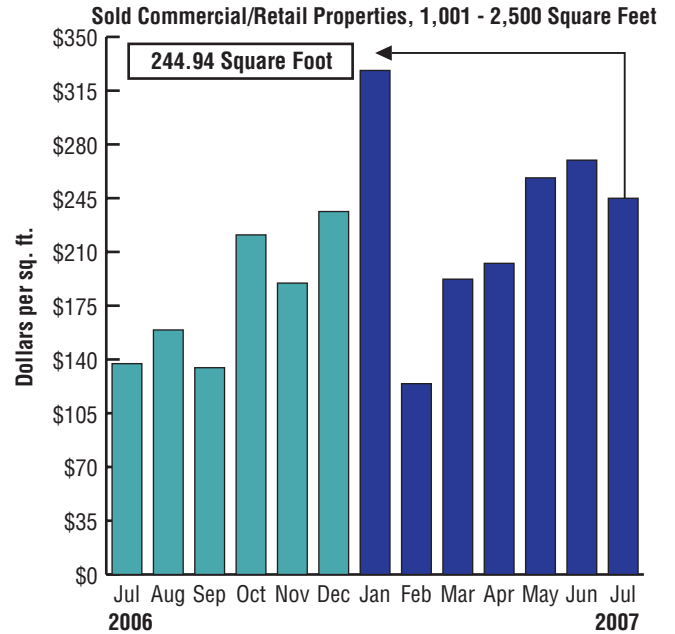
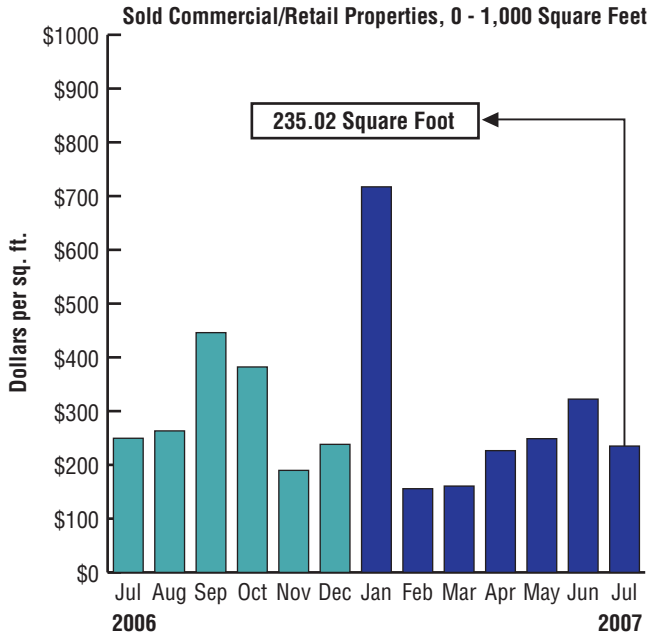
**50,001 SQ. FT. AND OVER**

Area	Leased	Total Leased	Avg. Price
<b>West</b>			
W24	1	65,100	\$6.50
<b>Total:</b>	<b>1</b>	<b>65,100</b>	<b>\$6.50</b>
<b>Grand Total:</b>	<b>1</b>	<b>65,100</b>	<b>\$6.50</b>

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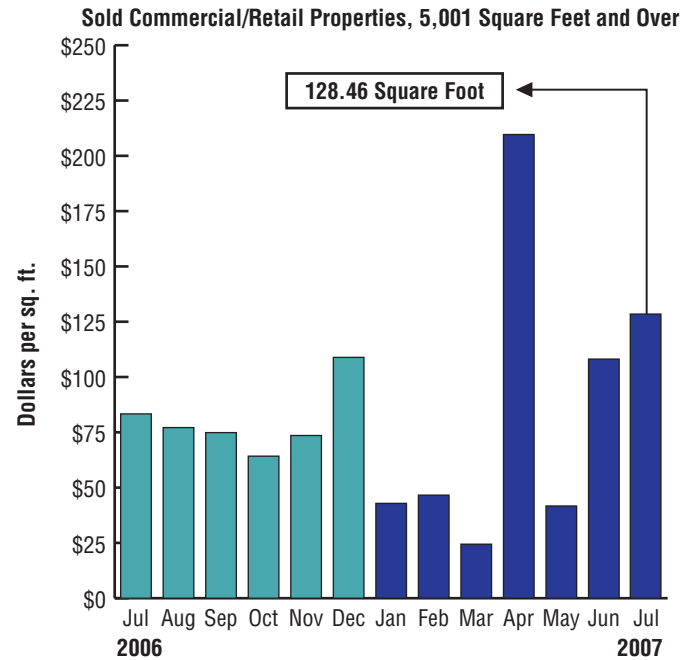
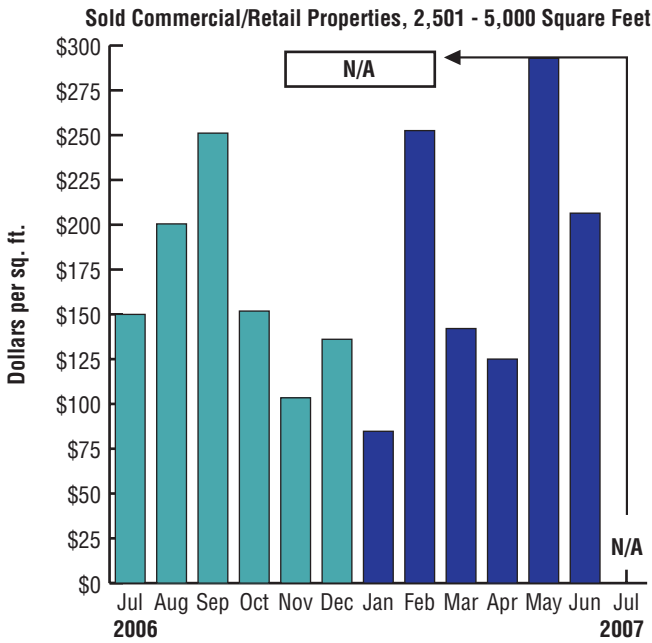
**SOLD COMMERCIAL/RETAIL PROPERTIES**



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
C09	1	390	\$576.92
C14	1	850	\$82.35
E07	3	1,298	\$229.58
W03	1	1,000	\$243.00
W04	1	925	\$235.68
<b>Total:</b>	<b>7</b>	<b>4,463</b>	<b>\$236.16</b>
<b>North</b>			
N17	1	1,000	\$229.90
<b>Total:</b>	<b>1</b>	<b>1,000</b>	<b>\$229.90</b>
<b>Grand Total:</b>			
	<b>8</b>	<b>5,463</b>	<b>\$235.02</b>

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
C01	1	1,800	\$333.33
C10	1	1,500	\$302.00
E01	1	2,282	\$228.75
W01	1	1,830	\$209.29
W03	1	1,980	\$164.14
<b>Total:</b>	<b>5</b>	<b>9,392</b>	<b>\$243.08</b>
<b>East</b>			
E16	1	1,200	\$244.17
<b>Total:</b>	<b>1</b>	<b>1,200</b>	<b>\$244.17</b>
<b>West</b>			
W23	2	3,435	\$184.86
W24	3	4,914	\$260.68
W28	1	2,100	\$278.57
<b>Total:</b>	<b>6</b>	<b>10,449</b>	<b>\$239.35</b>
<b>North</b>			
N08	2	2,440	\$245.75
N11	1	1,492	\$295.00
<b>Total:</b>	<b>3</b>	<b>3,932</b>	<b>\$264.44</b>
<b>Grand Total:</b>			
	<b>15</b>	<b>24,973</b>	<b>\$244.94</b>

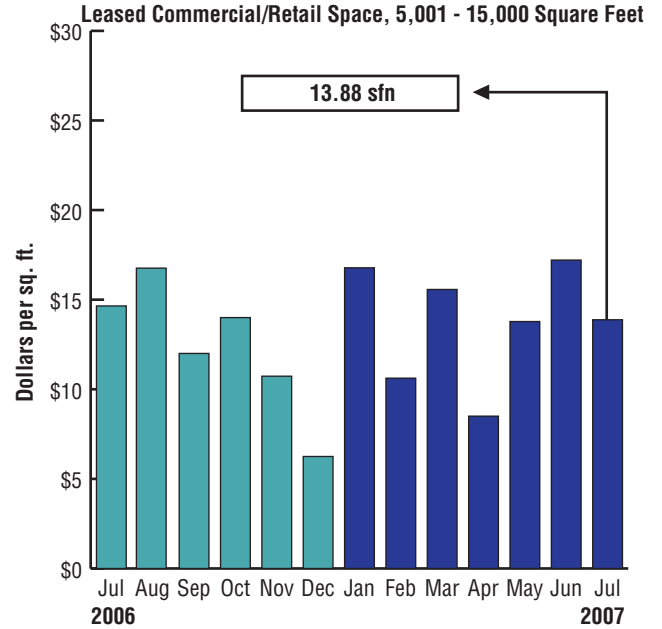
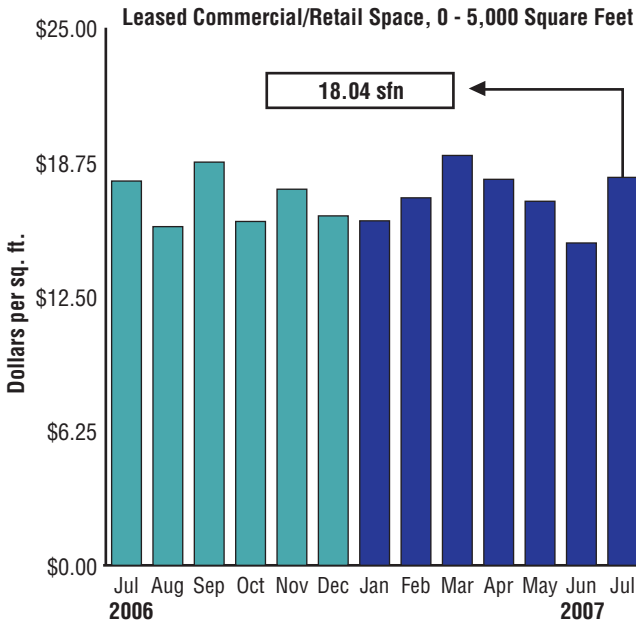
**SOLD COMMERCIAL/RETAIL PROPERTIES**



2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
N/A	N/A	N/A	N/A

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
<b>Toronto</b>			
C01	1	13,060	\$373.09
E08	1	13,207	\$41.27
<b>Total:</b>	<b>2</b>	<b>26,267</b>	<b>\$206.25</b>
<b>East</b>			
E15	1	12,960	\$30.48
<b>Total:</b>	<b>1</b>	<b>12,960</b>	<b>\$30.48</b>
<b>West</b>			
W27	1	9,000	\$42.50
<b>Total:</b>	<b>1</b>	<b>9,000</b>	<b>\$42.50</b>
<b>Grand Total:</b>			
	<b>4</b>	<b>48,227</b>	<b>\$128.46</b>

LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
C01	1	2,567	\$36.00
C08	1	850	\$42.35
C09	1	1,201	\$39.97
E01	2	4,000	\$17.75
E03	1	1,800	\$18.67
E04	1	2,776	\$12.00
<b>Total:</b>	<b>7</b>	<b>13,194</b>	<b>\$23.82</b>
<b>East</b>			
E14	1	3,605	\$18.08
E16	2	3,827	\$12.85
E17	1	450	\$16.00
<b>Total:</b>	<b>4</b>	<b>7,882</b>	<b>\$15.42</b>
<b>West</b>			
W27	1	700	\$22.29
W28	1	3,200	\$16.00
<b>Total:</b>	<b>2</b>	<b>3,900</b>	<b>\$17.13</b>
<b>North</b>			
N03	2	3,149	\$17.76
N04	1	1,000	\$12.00
N08	4	6,115	\$15.91
N10	1	1,840	\$5.80
N11	2	1,755	\$19.89
N14	1	1,500	\$9.60
<b>Total:</b>	<b>11</b>	<b>15,359</b>	<b>\$14.66</b>
<b>Grand Total:</b>	<b>24</b>	<b>40,335</b>	<b>\$18.04</b>

5,001 - 15,000 SQ. FT.

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

15,001 - 50,00 SQ. FT.

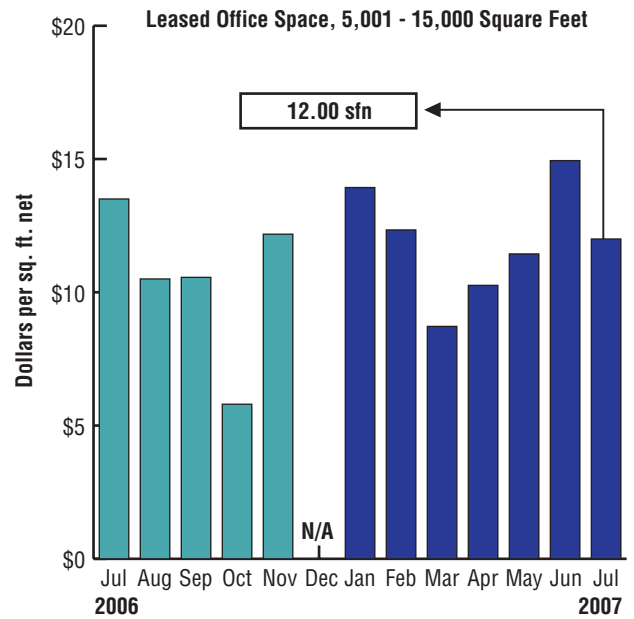
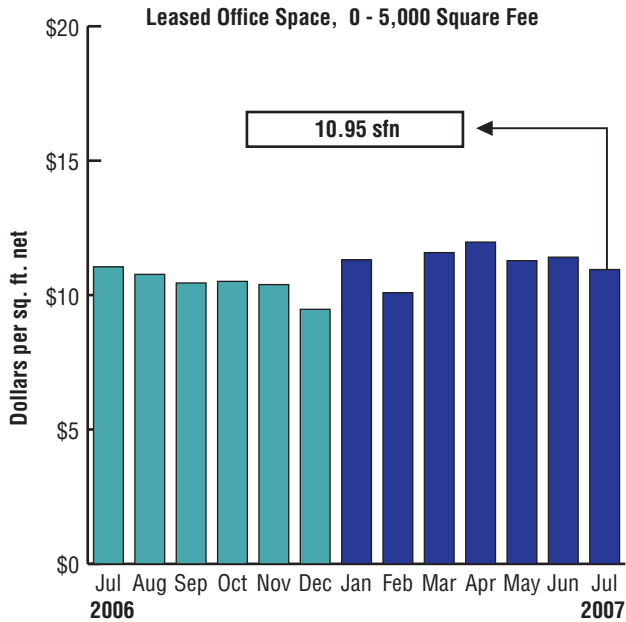
Area	Leased	Total Leased	Av. Price
<b>West</b>			
W14	1	15,558	\$15.00
W23	1	19,894	\$13.00
<b>Total:</b>	<b>2</b>	<b>35,452</b>	<b>\$13.88</b>
<b>Grand Total:</b>	<b>2</b>	<b>35,452</b>	<b>\$13.88</b>

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>			
C08	1	1,000	\$28.00
C10	1	1,534	\$10.00
C15	2	3,230	\$9.16
E01	2	3,600	\$13.67
E07	1	1,166	\$3.75
E09	2	2,922	\$9.50
W01	1	750	\$18.40
W04	1	719	\$9.00
W06	1	1,142	\$8.00
W07	1	2,000	\$17.00
W09	1	725	\$8.65
<b>Total:</b>	<b>14</b>	<b>18,788</b>	<b>\$11.92</b>

<b>East</b>			
E12	2	3,969	\$9.53
E14	1	1,200	\$15.00
E15	1	947	\$17.00
E16	2	3,902	\$10.48
<b>Total:</b>	<b>6</b>	<b>10,018</b>	<b>\$11.26</b>

<b>West</b>			
W12	2	2,803	\$8.20
W14	1	800	\$14.00
W17	3	9,578	\$11.59
W23	1	784	\$12.00
<b>Total:</b>	<b>7</b>	<b>13,965</b>	<b>\$11.07</b>

<b>North</b>			
N03	1	959	\$14.00
N07	2	4,744	\$8.81
N08	2	3,118	\$7.12
N10	1	956	\$8.50
N11	3	5,698	\$9.60
N14	1	2,023	\$14.00
<b>Total:</b>	<b>10</b>	<b>17,498</b>	<b>\$9.63</b>

<b>Grand Total:</b>	<b>37</b>	<b>60,269</b>	<b>\$10.95</b>
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**5,001 - 15,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>North</b>			
W07	1	5,316	\$12.00
<b>Total:</b>	<b>1</b>	<b>5,316</b>	<b>\$12.00</b>

<b>Grand Total:</b>			
	<b>1</b>	<b>5,316</b>	<b>\$12.00</b>

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

Area	Leased	Total Leased	Av. Price
<b>Toronto</b>			
C15	1	27,794	\$12.50
<b>Total:</b>	<b>1</b>	<b>27,794</b>	<b>\$12.50</b>

<b>Grand Total:</b>			
	<b>1</b>	<b>27,794</b>	<b>\$12.50</b>

**50,001 AND OVER SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

SOLD LAND

**0 - 130,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
<b>West</b>					
C04	1	9,975	\$102.06	0.23	\$4,426,086.96
E02	2	15,000	\$25.67	0.34	\$1,132,352.94
<b>Total:</b>	<b>3</b>	<b>24,975</b>	<b>\$56.18</b>	<b>0.57</b>	<b>\$2,461,403.51</b>
<b>West</b>					
W15	1	18,500	\$59.46	0.42	\$2,619,047.62
W23	1	87,120	\$9.76	2.00	\$425,000.00
W27	1	30,492	\$14.43	0.70	\$628,571.43
<b>Total:</b>	<b>3</b>	<b>136,112</b>	<b>\$17.56</b>	<b>3.12</b>	<b>\$766,025.64</b>
<b>North</b>					
N07	1	6,534	\$32.14	0.15	\$1,400,000.00
<b>Total:</b>	<b>1</b>	<b>6,534</b>	<b>\$32.14</b>	<b>0.15</b>	<b>\$1,400,000.00</b>
<b>Grand</b>					
<b>Total:</b>	<b>7</b>	<b>167,621</b>	<b>\$23.88</b>	<b>3.84</b>	<b>\$1,042,447.92</b>

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

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
<b>East</b>					
E19	1	3,155,486	\$0.49	72.44	\$21,397.02
<b>Total:</b>	<b>1</b>	<b>3,155,486</b>	<b>\$0.49</b>	<b>72.44</b>	<b>\$21,397.02</b>
<b>North</b>					
N19	1	1,245,816	\$1.40	28.60	\$61,188.81
<b>Total:</b>	<b>1</b>	<b>1,245,816</b>	<b>\$1.40</b>	<b>28.60</b>	<b>\$61,188.81</b>
<b>Grand</b>					
<b>Total:</b>	<b>2</b>	<b>4,401,302</b>	<b>\$0.75</b>	<b>101.04</b>	<b>\$32,660.33</b>

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 be captured in this report.