

# THE COMMERCIAL & INDUSTRIAL REPORT



## A GTA Commercial Real Estate Market Overview

From Melanie King, Sales Representative - Binswanger Hectare, Brokerage

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### Market Stats May 2011

Inflation Rate <sup>1</sup>	Mar 2011
Total CPI (Yr./Yr. % Change)	3.3%
Bank of Canada <sup>4</sup>	Apr 2011
Prime Rate	3.00%
Bank of Canada <sup>4</sup>	Apr 2011
Target for Overnight Rate	1.00%
Canadian GDP Growth <sup>1</sup>	Jan 2011
Month/Month % Change	0.5%
Unemployment Rate <sup>1</sup>	Feb 2011
Canada	7.7%

### FEATURE PROPERTY FOR LEASE:

**717 BAYVIEW DRIVE, BARRIE**



- Highway 400 / Mapleview Drive
- 15,579 Sq.ft.
- 1,716 Sq.ft. office space
- 18' clear
- 4 truck level, 2 drive in doors
- 400 amps, 600 volts
- Zoning EM-4 industrial

Natural light throughout plant area, walls and roof deck painted white. Floor drains in plant area, shower in plant washroom. Several private offices including boardroom, kitchenette. 1 acre lot with large rear yard ideal for parking, outside storage. Great curb appeal and quick Hwy 400 access. *Call for more information or to arrange a showing today!*

## OVER 800,000 SQUARE FEET LEASED IN APRIL

\*May 4, 2011 -- TREB Commercial Members reported 842,406 square feet of leased space in April 2011, down 27 per cent from the 1,155,944 leased square feet reported in April 2010.

"As the Canadian economy continues to expand in 2011, demand for commercial real estate is expected to remain healthy, albeit with some month-to-month volatility in transactions. Exports are generally expected to make a larger contribution to growth this year, which is important for firms located in the GTA," noted Toronto Real Estate Board Commercial Division Chair Larry Purchase.

By category, TREB Commercial Members leased 739,639 square feet of industrial space, down 26 per cent from 995,569

square feet recorded in April 2010. In addition, 51,317 square feet of commercial space was leased during the month, a 39 per cent decline from the 84,555 square feet leased in April 2010. Finally, 51,450 square feet of office space was leased, down 32 per cent from the 75,820 square feet leased in April 2010.

Industrial space in all size categories leased for an average of \$4.33 per square foot net (sfn), a 10 per cent decline from the average of 4.79/sfn recorded in April 2010. Commercial space leased for an average of \$16.24/sfn, up 32 per cent from the average of \$12.34/sfn reported in April 2010. Office space leased for an average of \$9.25/sfn, down 28 per cent from the average of \$12.78/sfn in April 2010.

### Sales Market Highlights

TREB Members recorded 44 sales of IC&I properties last month, including 23 industrial buildings of all size categories which sold for an average price of \$127.16 per square foot, a 137 per cent increase over the average of \$53.66 per square foot recorded in April 2010.

The average sale price for Industrial properties from non-MLS sources was \$94.09 per square foot. In addition, 21 Commercial/Retail properties sold for an average of \$143.80 per square foot, a 42 per cent decrease over the average of \$248.86 recorded in April 2010.

\*source—Toronto Real Estate Board, Commercial Division

## QUOTE OF THE MONTH

"If we had no winter, the spring would not be so pleasant; if we did not sometimes taste of adversity, prosperity would not be so welcome." — Anne Bradstreet

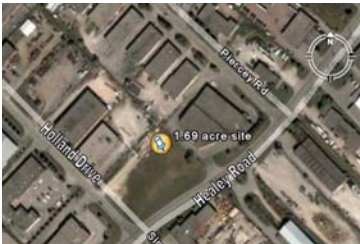
**ADDITIONAL AVAILABILITIES**



Mississauga 6,120 SF for lease  
Dundas/Winston Churchill



Mississauga 47,000SF for lease  
Close to airport, 6 months free



Bolton building lot for sale  
Close to Hwy 50, outside storage



New Bolton office & retail space  
800 -30,000 SF available



Brampton 158,000 SF on 7 acres  
1200 amps, 10 truck level doors



Mississauga condo for sale  
4,340 Sq.ft. with 2 TL doors



Vaughan 3.82 acre yard for lease  
Available in 1 acre portions



Bolton - 5 acres, ideal for yard  
22,000 SF site plan



Mississauga 22,000 SF for sale  
Corner lot, divisible building



Mississauga 16,000SF office  
Freestand for sale - investor/user

**GTA Property Transactions  
May 2011: Highlights\***

North York	1 Biggin Court
Property Type:	Apartment
Date of Sale:	2011-04-07
Purchaser(s):	Centurion Apartment REIT
Total Price:	\$26,250,000
Building Size (Units):	306
Unit Price:	\$85,784

North York	155 Gordon Baker Road
Property Type:	Office
Date of Sale:	2011-04-04
Purchaser(s):	Crown Realty Partners
Total Price:	\$25,250,000
Building Size (S.F.):	244,925
Price Per Sq. Foot:	\$103

Oakville	2441 Lakeshore Road West
Property Type:	Retail
Date of Sale:	2011-04-05
Purchaser(s):	Goldmanco Inc.
Total Price:	\$20,700,000
Building Size (S.F.):	75,000
Price Per Sq. Foot:	\$276

Brampton:	286 Rutherford Road South
Property Type:	Industrial
Date of Sale:	2011-04-01
Purchaser(s):	2248214 Ontario Ltd.
Total Price:	\$4,890,000
Building Size (S.F.):	128,001
Price Per Sq. Foot:	\$52

\* RealNet Canada Inc.

**Commercial Division**  
Toronto Real Estate Board  
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