

Fewer Commercial Real Estate Transactions in Q3

October 5, 2011 -- Toronto Real Estate Board (TREB) Commercial Division Members leased almost 3.6 million square feet of commercial space through the TorontoMLS® system in the third quarter of 2011, representing a decline of almost 50 per cent in comparison to almost 6.6 million square feet leased during the same period in 2010. Industrial space accounted for over 78 per cent of the total space leased. The average lease rate for industrial transactions completed on a per square foot net basis and for which pricing was disclosed was \$4.83 – down 28 per cent compared to an average of \$6.75 in the third quarter of 2010.

"The outlook for the Canadian economy became less clear during the spring and summer of this year. The dip in leasing transactions in the third quarter suggests that firms were viewing investment and expansion with more caution compared to the summer of 2010," said TREB Commercial Division Chair Larry Purchase.

In the third quarter, 184 commercial properties were sold through the TorontoMLS® system. This result was 35 per cent lower than the 285 transactions recorded in the third quarter of 2010. The split in sales between industrial and other commercial types was more balanced compared to the leasing market. Industrial sales accounted for 60 per cent of total transactions. The average selling price for industrial transactions with pricing disclosed was \$75.42 per square foot – up almost 22 per cent compared to an average of \$61.88 in the third quarter of 2010. The average price per square foot for other commercial transactions with pricing disclosed was \$196.11 – up 21 per cent compared to an average of \$162 per square foot in the third quarter of 2010.

"While some firms will continue to approach real estate investments with some degree of caution in the near term, the consensus view is that Canadian economic growth will resume in the second half of 2011 and through 2012. Once the economic situation becomes clearer, GTA firms, especially those focused on exporting goods and services, will be more likely to consider new investment in real estate," Purchase added.

FEATURED LISTING

FOR SALE

7017 Fir Tree Drive, Mississauga



- 30,082 Sq. Ft.
- Derry Road exposure
- 3 truck-level & 1 drive-in door
- E2 zoning

Market Stats September 2011	
Inflation Rate ¹	Aug 2011
Total CPI (Yr./Yr. % Change)	3.1%
Bank of Canada ⁴	Aug 2011
Prime Rate	3.00%
Bank of Canada ⁴	Sep 2011
Target for Overnight Rate	1.00%
Canadian GDP Growth ¹	Jun 2011
Month/Month % Change	0.2%
Unemployment Rate ¹	Aug 2011
Canada	7.3%



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Commercial Spotlight

**100 KENNEDY ROAD SOUTH
BRAMPTON, FOR SALE**



- 158,000 Sq. Ft. / 7.21 acre site
- Potential for rail access
- Redevelopment opportunity

**107 ALFRED KUEHNE BLVD
BRAMPTON, FOR SALE/LEASE**



- 192,829 Sq. Ft.
- Expansion capability
- Prime location / 407 exposure

**3110 WHARTON WAY
MISSISSAUGA, FOR SALE**



- 13,634 Sq. Ft.
- 0.66 acres
- Layout divided in 2 sections

**100 HOLLINGER CRESCENT
KITCHENER, FOR SALE**



- 107,000 Sq. Ft.
- Tenanted until August 5, 2014
- Sold by our team

**6069 SHAWSON DRIVE
MISSISSAUGA, FOR SALE**



- 17,000 Sq. Ft.
- 18' clear / 400 amps
- Ideal for manufacturing

**145 HARRY WALKER PARKWAY
NEWMARKET, FOR SALE**



- 157,915 Sq. Ft. on 10 acres
- Up to 36' clear / 4000 amps
- 8 truck level doors & 2 cranes

**3340 MAINWAY
BURLINGTON, FOR LEASE**



- 8,500 - 18,272 Sq. Ft.
- GE1 zoning
- Mainway / Walkers Line

**900-940 THE EAST MALL
TORONTO, FOR LEASE**



- 2,105 - 3,800 Sq. Ft.
- Nicely appointed office space
- Close to Hwy 401 & 427

WANTED

- Investment opportunities
Tenanted Properties
Southern Ontario
\$1 Million Dollars & Over

- 15,000 - 25,000 Sq. Ft.
Industrial With Outside
Storage Land

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