

NEW LISTING



FOR SALE

3550 & 3560 - 3570 Victoria Park Avenue, Toronto, Ontario

A 184,386 square foot mixed use commercial complex, located on the south west corner of Victoria Park Avenue and Tempo Avenue in the City of Toronto provides the opportunity to create value through the re-leasing of space that is currently vacant or that will mature shortly after closing. Holding net operating income is \$1,205,390. This value opportunity is being offered by way of Unpriced Proposal Call.

Offers to purchase are due: Wednesday April 25th, 2007 at 12 o'clock noon.

Click to find out more www.gagnerealestate.ca/victoriaparkandtempo.php



PIERRE'S RECENT SALES

75 Eglinton Avenue East, Toronto, Ontario

A site of approximately 15,495.8 square feet improved with a vacant 74,681 gross square foot seven storey **office building** located on the southwest corner of Eglinton Avenue East and Dunfield Avenue two blocks east of Yonge Street in Toronto, Ontario. Closed on November 30th, 2006 at \$9,360,000 or \$125.33 per square foot.

OTHER INDUSTRY SALES

100, 200 & 300 Consilium - Scarborough - 3 buildings totaling 1,005,675 SF located east of The Scarb. Town Centre. Closed on Nov. 21st, 2006 at \$125,000,000 or \$124 per P.S.F.

75 Victoria Street - Toronto - A 25,490 SF building located east of Yonge Street south of Richmond Street East. Closed November 15th, 2006 at \$4,098,646 or \$161 P.S.F.

2121 Argentia Road - Mississauga - A 61,184 SF building located south of Highway 401. Closed November 16th, 2006 at \$10,725,000 or \$175 P.S.F.

36 Toronto Street - Toronto - A 222,000 SF building located east of Yonge Street. Closed January 19th, 2007 at \$47,000,000 or \$221 P.S.F.

40 Eglinton Avenue East - Toronto - A 112,594 SF building located one block east of Yonge Street. Closed January 18th, 2007 at \$15,250,000 or \$146 P.S.F.

1380 Don Mills Road - North York - A 51,665 SF building located south of Finch Ave. Closed November 6th, 2006 at \$6,600,000 or \$128 P.S.F.

401 & 405 The West Mall - Etobicoke - Two buildings totaling 392,342 SF located west of highway 427. Closed Sept. 1st, 2006 at \$64,960,000 or \$172 per SF.

60 Adelaide Street East - Toronto - A 104,500 SF building located east of Yonge Street. Closed September 14th, 2006 at \$26,500,000 or \$254 P.S.F.

Source: Marshnet.com



**COMMENTARY - Greater Toronto Area Resale Index
Office building values have climbed since 2000**

Office building values have taken off since year 2000 after stagnating for the previous ten years after the 1989 value meltdown (see figure 1). We looked at the resale prices of thirteen office buildings in the GTA that sold more than four times since 1976. Year 1995 is used as the 100 index standard and every other sale is measured against the standard. All yearly average is then plotted on the chart.

The relatively small sample of properties generates various and obvious sampling errors. Help us smooth the curve and send us the address of GTA office buildings that you know have sold more than three times in the period.

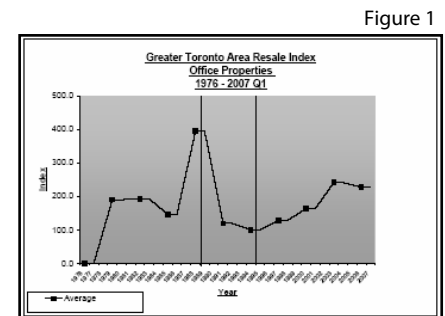


Figure 1

Click here for our list of thirteen properties with enlarged index table



**Forum - Your Feedback and Comments on "Industrial Land Sales"
Mississauga - Vaughan 1995 - 2006**

"We noticed what looks like a correction on land prices in 2006, as both Vaughan and Mississauga experienced a decline in price per acre. Is there any explanation other than a "market correction" for this decline?"
- W.W.

Life Lessons at P.G. GAGNÉ COMMERCIAL REAL ESTATE CORP., Brokerage - Lesson # 22

"[. . .] and no matter where you are in life time is passing and energy is moving"

- C. Brown



We're Hiring! P.G. Gagné Commercial Real Estate Corp., Brokerage is looking to hire experienced commercial real estate investment sales professionals. For more information contact: Pierre Gagné at (416) 955-1885 or email resumes to: pierre@gagnerealestate.ca

Who Wants To Get Out Of A Real Estate Limited Partnership? We have a client who will restructure real estate partnerships and buy the limited partnership units. The real estate focus is: Income Producing Real Estate located in Ontario

