
Edmonton Market Area Commercial Q1 2018 Statistics

Data as of March 31, 2018

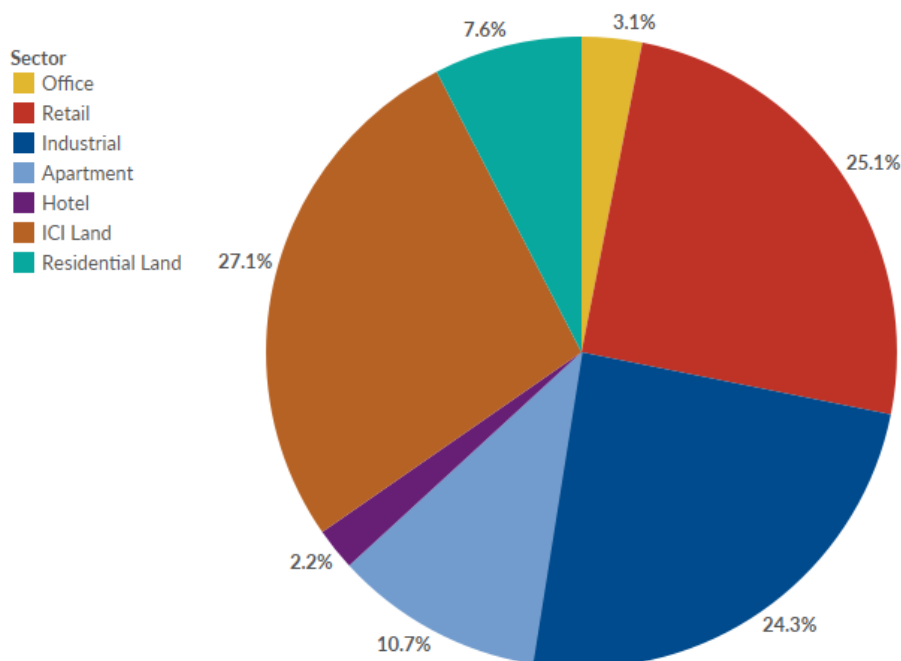


GEA Property Transactions

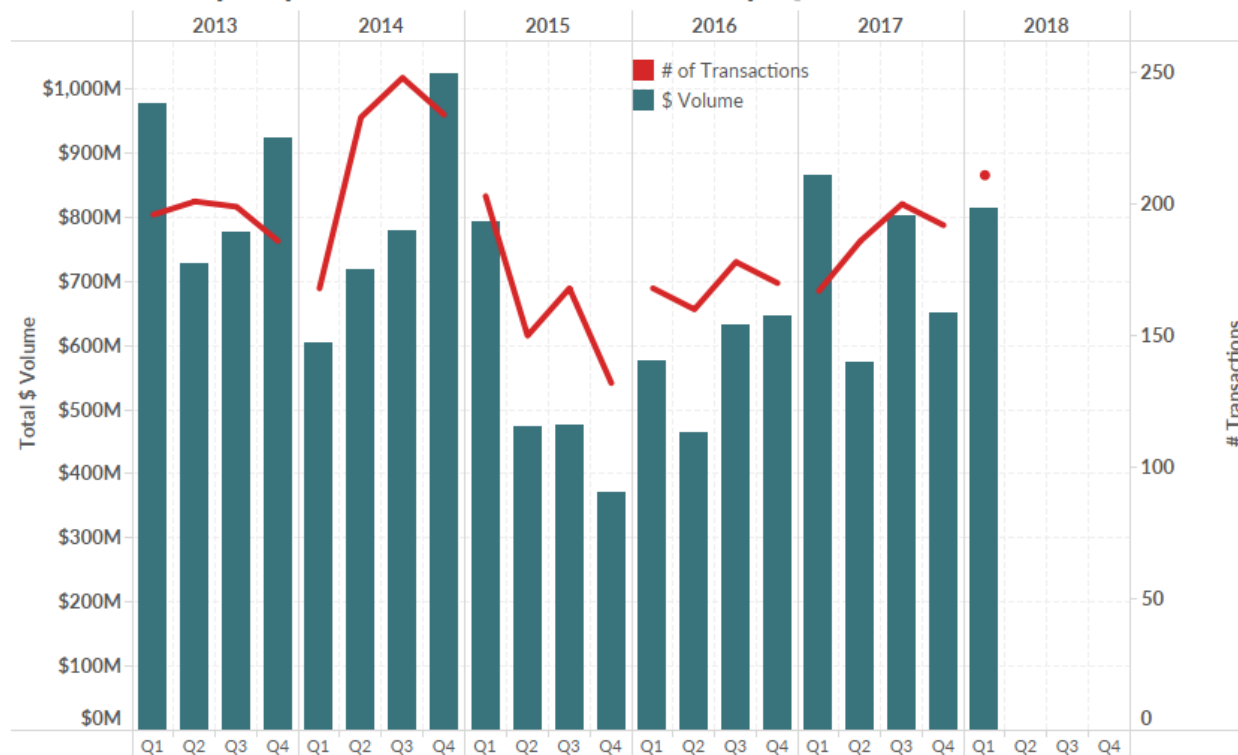
Q1 2018 registered a total of 211 transactions in excess of \$500K, worth \$814M, up +25% from the previous quarter. ICI Land was the most active sector at 27% of activity.



Q1 2018 Property Transactions - Total \$ Volume by Sector



Property Transactions - All Sectors by Quarter



Office Transactions

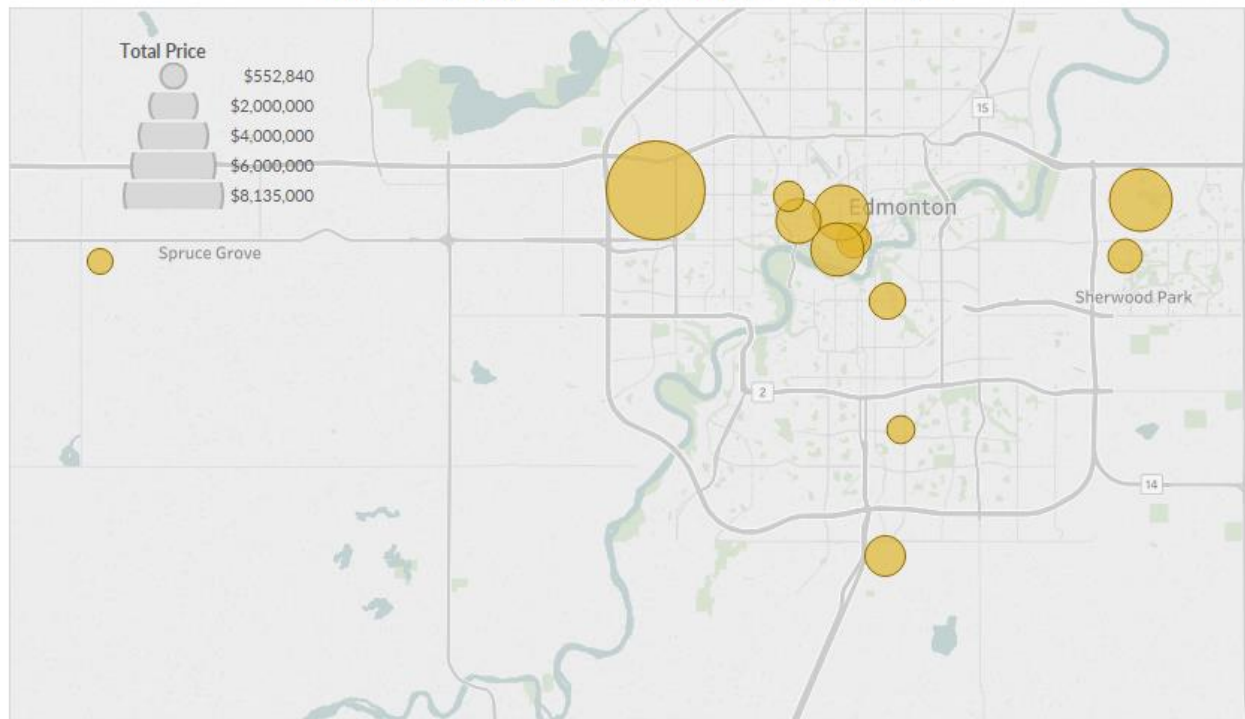
Q1 2018 saw 14 office transactions worth \$25M. The top transaction in Q1 was an \$8M sale in the City of Edmonton.

	Q1 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$20.28M	11	\$20.28M	11	\$261
Leduc County					
Parkland County	\$0.55M	1	\$0.55M	1	\$259
Strathcona County	\$4.22M	2	\$4.22M	2	\$279
Sturgeon County					
Grand Total	\$25.05M	14	\$25.05M	14	\$263

Office - Top Transactions Q1 2018

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
11120 178th Street N.W.	Edmonton	City of Edmonton	\$8,135,000	53,000	\$153
849 Premier Way	Sherwood Park	Strathcona County	\$3,261,300	10,872	\$300
10703 109th Street N.W.	Edmonton	City of Edmonton	\$2,550,000	22,770	\$112
9916 110th Street N.W.	Edmonton	City of Edmonton	\$2,350,000	6,768	\$347
10517 124th Street N.W.	Edmonton	City of Edmonton	\$1,675,000	8,000	\$209

Office Property Transactions - Q1 2018



Retail Transactions

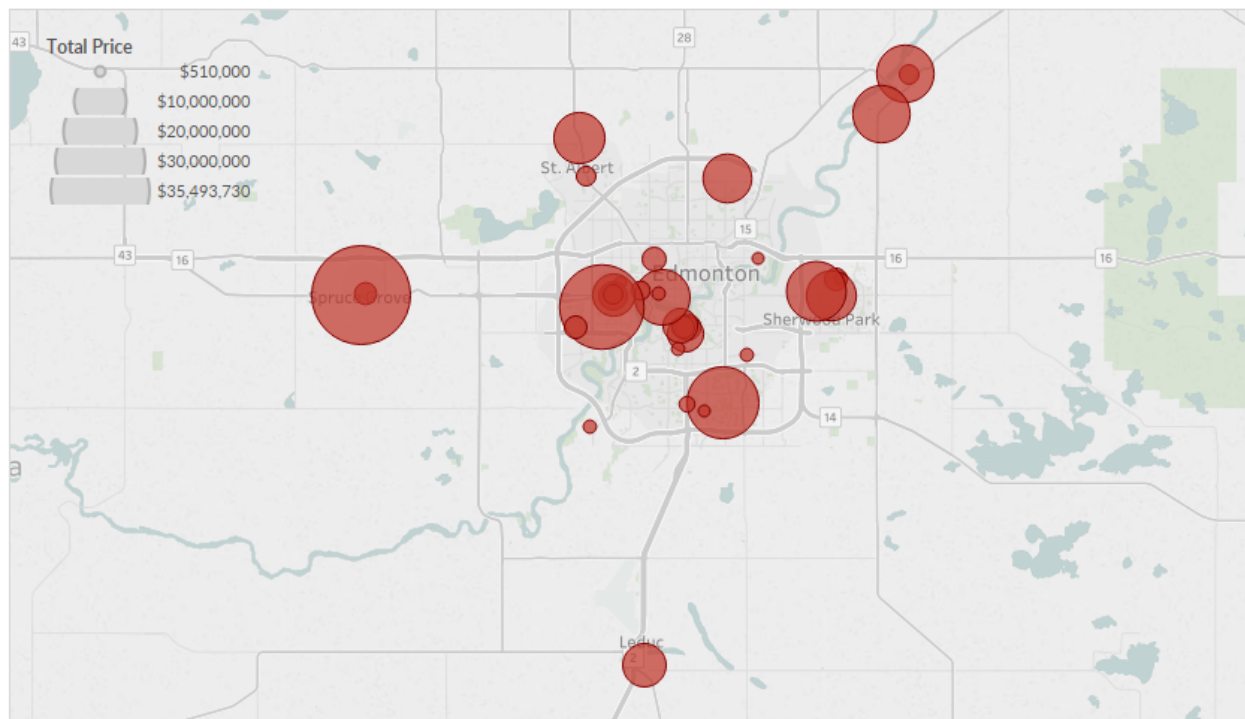
Q1 2018 saw 40 retail transactions worth \$204M. The top transaction in Q1 was a \$35M sale in Spruce Grove.

	Q1 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$99.32M	28	\$99.32M	28	\$373
Leduc County	\$6.85M	1	\$6.85M	1	\$296
Parkland County	\$37.27M	2	\$37.27M	2	\$225
Strathcona County	\$49.97M	7	\$49.97M	7	\$408
Sturgeon County	\$11.01M	2	\$11.01M	2	\$289
Grand Total	\$204.43M	40	\$204.43M	40	\$365

Retail - Top Transactions Q1 2018

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
70 McLeod Avenue	Spruce Grove	Parkland County	\$35,493,730	130,193	\$273
16320 95th Avenue N.W.	Edmonton	City of Edmonton	\$26,000,000	51,306	\$507
2803 Mill Woods Road N.W.	Edmonton	City of Edmonton	\$18,850,000	46,140	\$409
10 Automall Road	Sherwood Park	Strathcona County	\$13,000,000	50,300	\$258
116 Town Crest Road	Fort Saskatchewan	Strathcona County	\$12,000,000	18,023	\$666

Retail Property Transactions - Q1 2018



Industrial Transactions

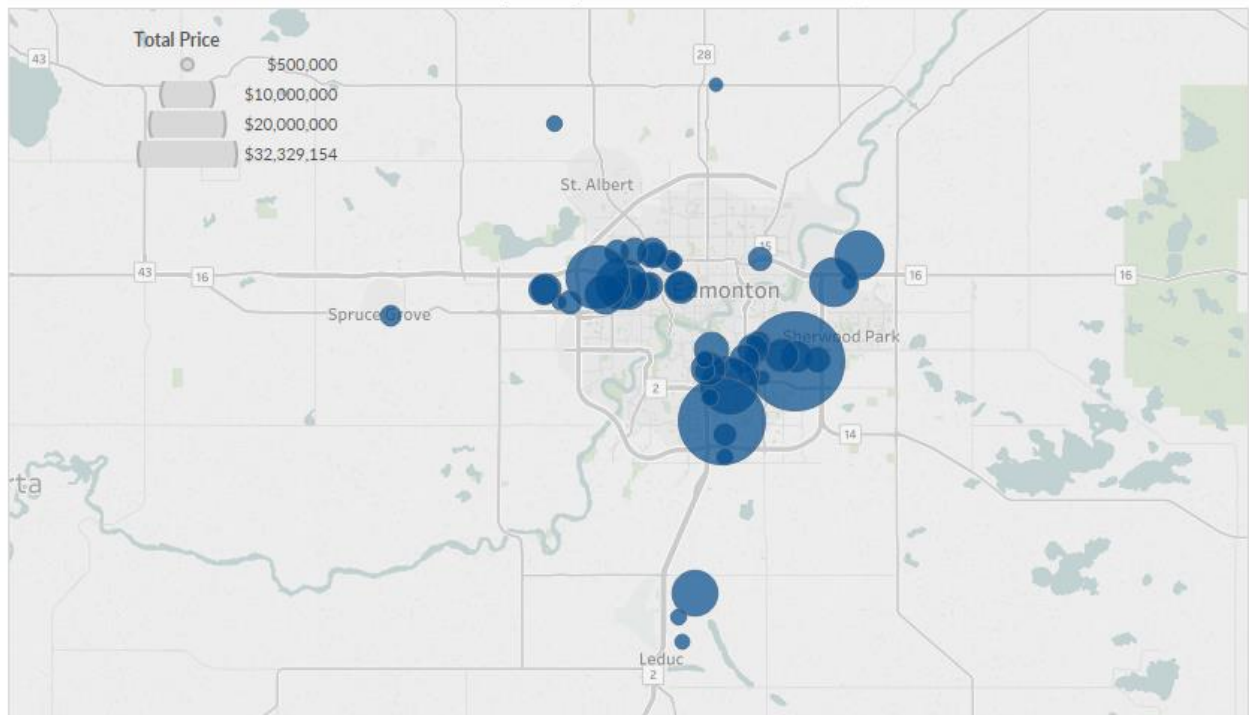
Q1 2018 saw 50 industrial transactions worth \$198M. The top transaction in Q1 was a \$32M sale in the City of Edmonton.

	Q1 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$178.77M	42	\$178.77M	42	\$171
Leduc County	\$8.46M	3	\$8.46M	3	\$183
Parkland County	\$1.30M	1	\$1.30M	1	\$143
Strathcona County	\$8.20M	2	\$8.20M	2	\$263
Sturgeon County	\$1.43M	2	\$1.43M	2	\$238
Grand Total	\$198.15M	50	\$198.15M	50	\$178

Industrial - Top Transactions Q1 2018

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
6510 20th Street N.W.	Edmonton	City of Edmonton	\$32,329,154	261,050	\$133
9303 28th Avenue N.W.	Edmonton	City of Edmonton	\$25,000,000	174,020	\$144
18131 118th Avenue N.W.	Edmonton	City of Edmonton	\$13,300,000	100,616	\$132
4804 89th Street N.W.	Edmonton	City of Edmonton	\$10,800,000	75,043	\$144
16304 114th Avenue N.W.	Edmonton	City of Edmonton	\$8,750,000	79,850	\$110

Industrial Property Transactions - Q1 2018



Apartment Transactions

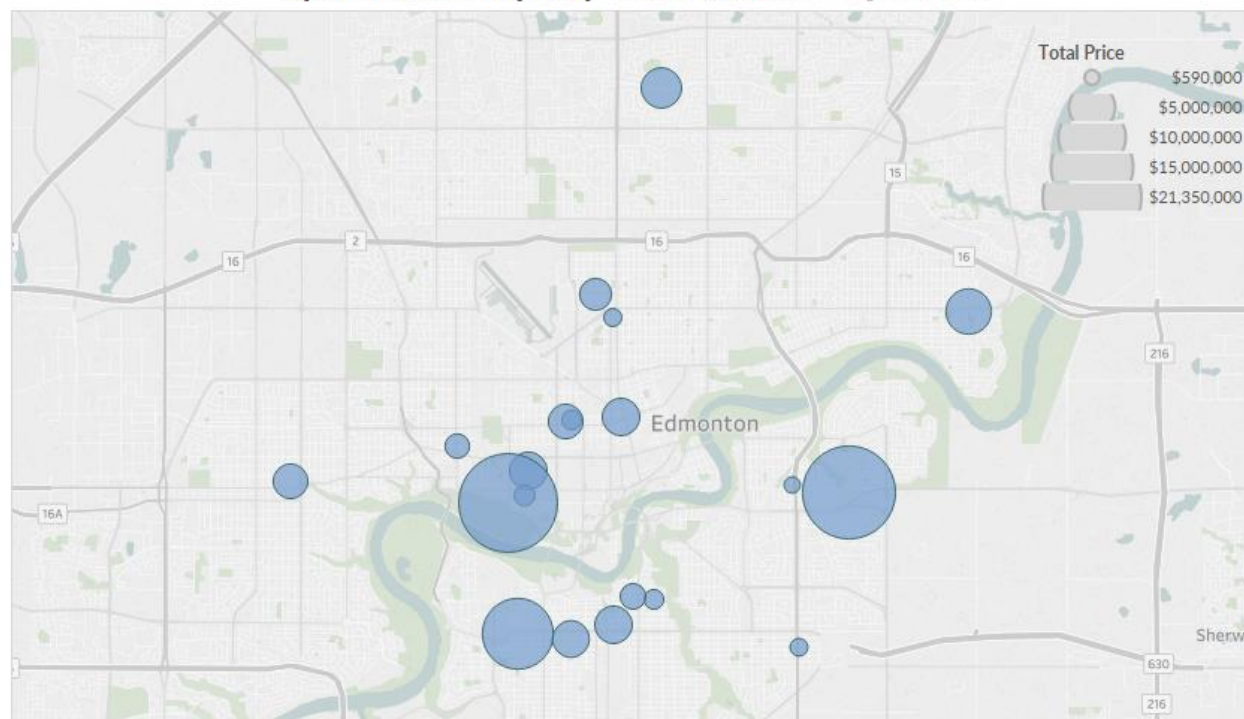
Q1 2018 saw 20 apartment transactions worth \$87M. The top transaction in Q1 was a \$21M sale in Sherwood Park.

	Q1 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Unit
City of Edmonton	\$87.01M	20	\$87.01M	20	\$135,017
Leduc County					
Parkland County					
Strathcona County					
Sturgeon County					
Grand Total	\$87.01M	20	\$87.01M	20	\$135,017

Apartment - Top Transactions Q1 2018

First Address	Municipality	Region	Total Price	Number of Units	Price Per Unit
11610 100th Avenue N.W.	Edmonton	City of Edmonton	\$21,350,000	91	\$234,615
6205 101st Avenue N.W.	Edmonton	City of Edmonton	\$18,950,000	97	\$195,361
11121 82nd Avenue N.W.	Edmonton	City of Edmonton	\$11,000,000	52	\$211,538
3511 118th Avenue N.W.	Edmonton	City of Edmonton	\$4,512,000	48	\$94,000
9010 144th Avenue N.W.	Edmonton	City of Edmonton	\$3,568,500	39	\$91,500

Apartment Property Transactions - Q1 2018



Hotel Transactions

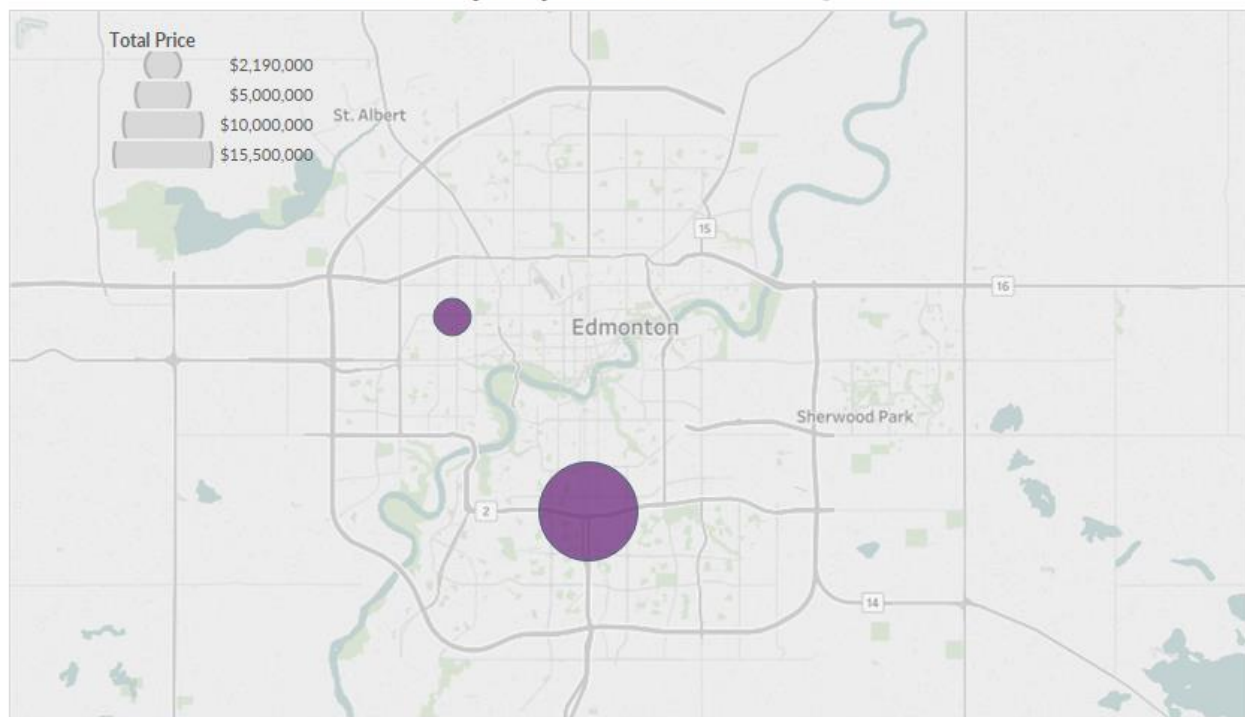
Q1 2018 saw 2 Hotel transactions worth \$18M. The top transaction in Q1 was a \$16M sale in the City of Edmonton.

	Q1 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Room
City of Edmonton	\$17.69M	2	\$17.69M	2	\$69,479
Leduc County					
Parkland County					
Strathcona County					
Sturgeon County					
Grand Total	\$17.69M	2	\$17.69M	2	\$69,479

Hotel - Top Transactions Q1 2018

First Address	Municipality	Region	Total Price	Number of Rooms	Price Per Room
4440 Gateway Boulevard N.W.	Edmonton	City of Edmonton	\$15,500,000	235	\$65,957
15145 111th Avenue N.W.	Edmonton	City of Edmonton	\$2,190,000	30	\$73,000

Hotel Property Transactions - Q1 2018



ICI Land Transactions

Q1 2018 saw 68 ICI Land transactions worth \$220M. The top transaction in Q1 was a \$31M sale in the Acheson.

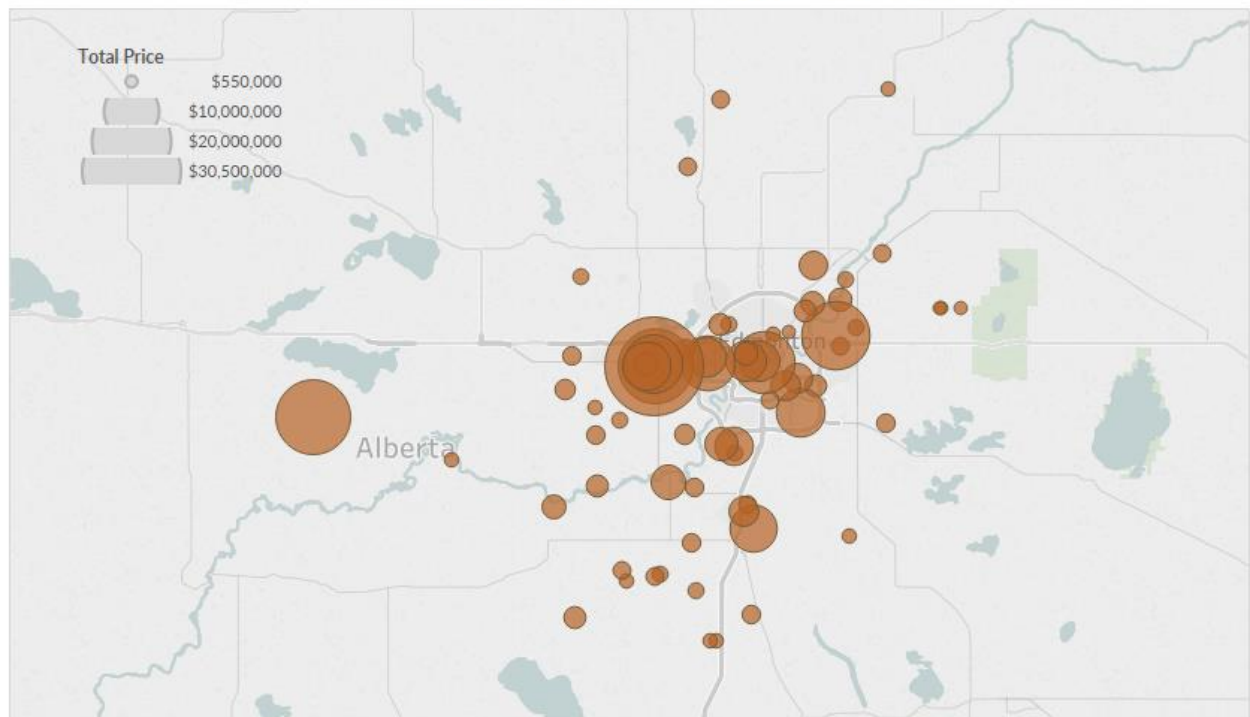


	Q1 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Acre
City of Edmonton	\$88.62M	24	\$88.62M	24	\$630,809
Leduc County	\$27.43M	18	\$27.43M	18	\$98,372
Parkland County	\$94.02M	14	\$94.02M	14	\$290,580
Strathcona County	\$7.07M	8	\$7.07M	8	\$65,262
Sturgeon County	\$3.30M	4	\$3.30M	4	\$7,799
Grand Total	\$220.44M	68	\$220.44M	68	\$278,301

ICI Land - Top Transactions Q1 2018

First Address	Municipality	Region	Total Price	Lot Area	Price Per Acre
27286 96th Avenue	Acheson	Parkland County	\$30,500,000	38.300	\$796,345
Highway 627 & Range Road 52	Null	Parkland County	\$17,545,000	14,002.000	\$1,253
27048 96th Avenue	Acheson	Parkland County	\$17,500,000	14.210	\$1,231,527
12504 33rd Street N.E.	Edmonton	City of Edmonton	\$14,600,000	91.080	\$160,299
10073 100th Street N.W.	Edmonton	City of Edmonton	\$12,000,000	0.950	Null

ICI Land Property Transactions - Q1 2018



Residential Land Transactions

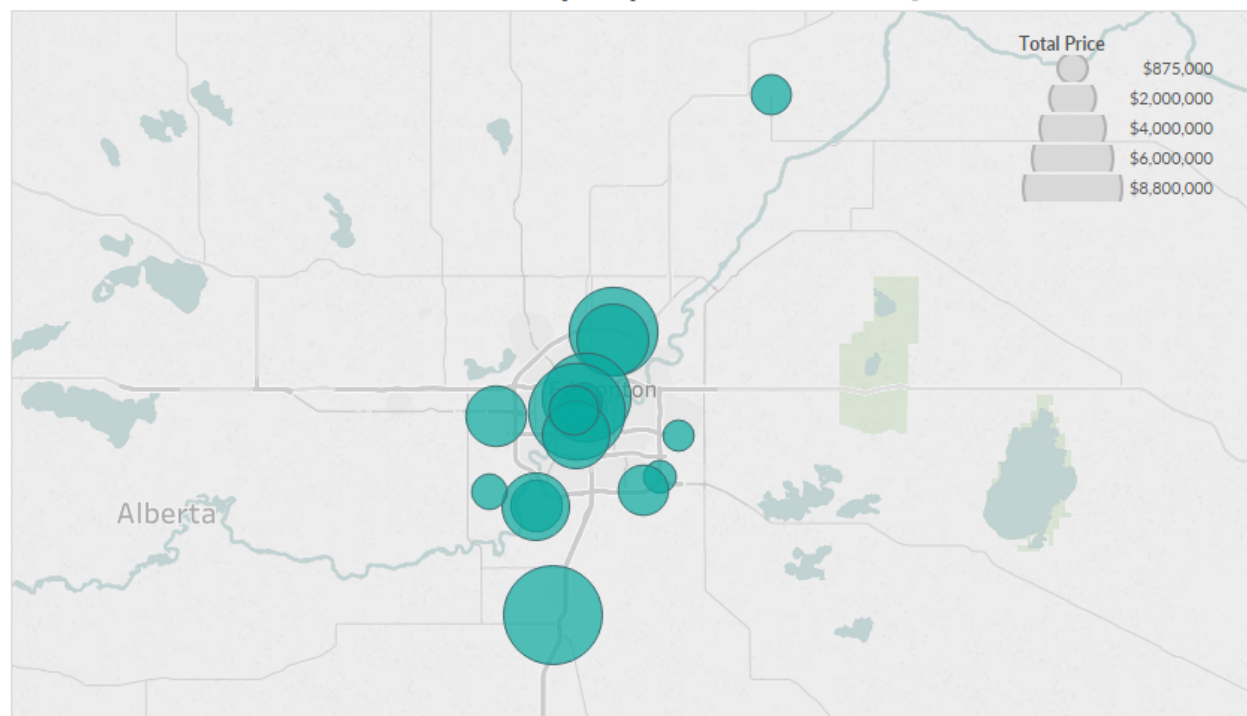
Q1 2018 saw 17 Residential Land transactions worth \$62M. The top transaction in Q1 was a \$9M sale in Leduc.

	Q1 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Acre
City of Edmonton	\$49.46M	13	\$49.46M	13	\$853,183
Leduc County	\$8.80M	1	\$8.80M	1	\$55,000
Parkland County	\$1.13M	1	\$1.13M	1	\$14,125
Strathcona County	\$0.88M	1	\$0.88M	1	
Sturgeon County	\$1.45M	1	\$1.45M	1	
Grand Total	\$61.71M	17	\$61.71M	17	\$689,459

Residential Land - Top Transactions Q1 2018

First Address	Municipality	Region	Total Price	Lot Area	Price Per Acre
65th Avenue & Grant MacEwan Boul.	Leduc	Leduc County	\$8,800,000	160.000	\$55,000
12010 Jasper Avenue N.W.	Edmonton	City of Edmonton	\$8,424,840	0.660	Null
18104 66th Street N.W.	Edmonton	City of Edmonton	\$7,100,000	52.450	\$135,367
11110 108th Street N.W.	Edmonton	City of Edmonton	\$7,025,000	2.070	\$3,393,720
5317 Schonsee Drive N.W.	Edmonton	City of Edmonton	\$4,660,507	9.300	\$501,130

Residential Land Property Transactions - Q1 2018



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