
Ottawa Market Area Commercial Q3 2019 Statistics

Data as of September 30, 2019

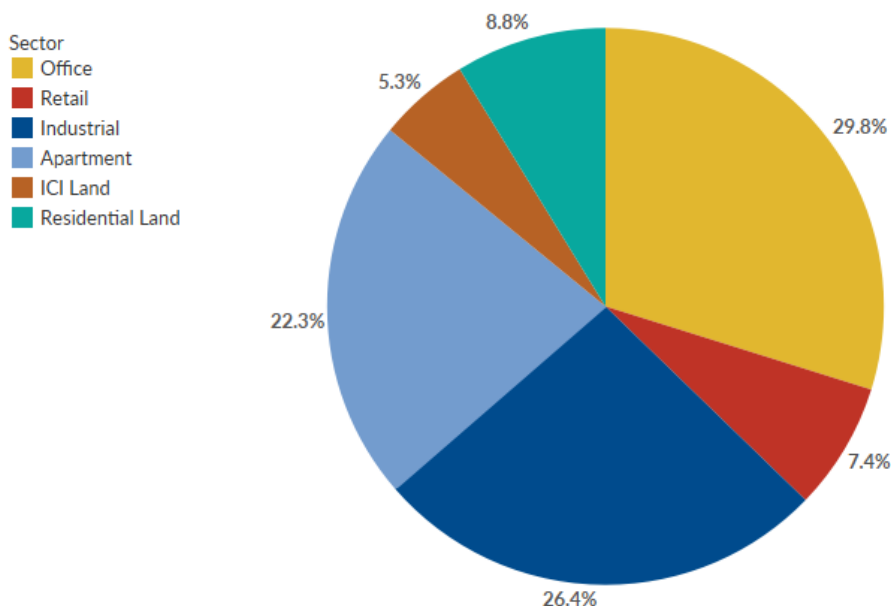


OMA Property Transactions

Q3 2019 registered a total of 74 transactions, worth \$794M, up +65% from the previous quarter. Office was the most active sector at 30% of activity.

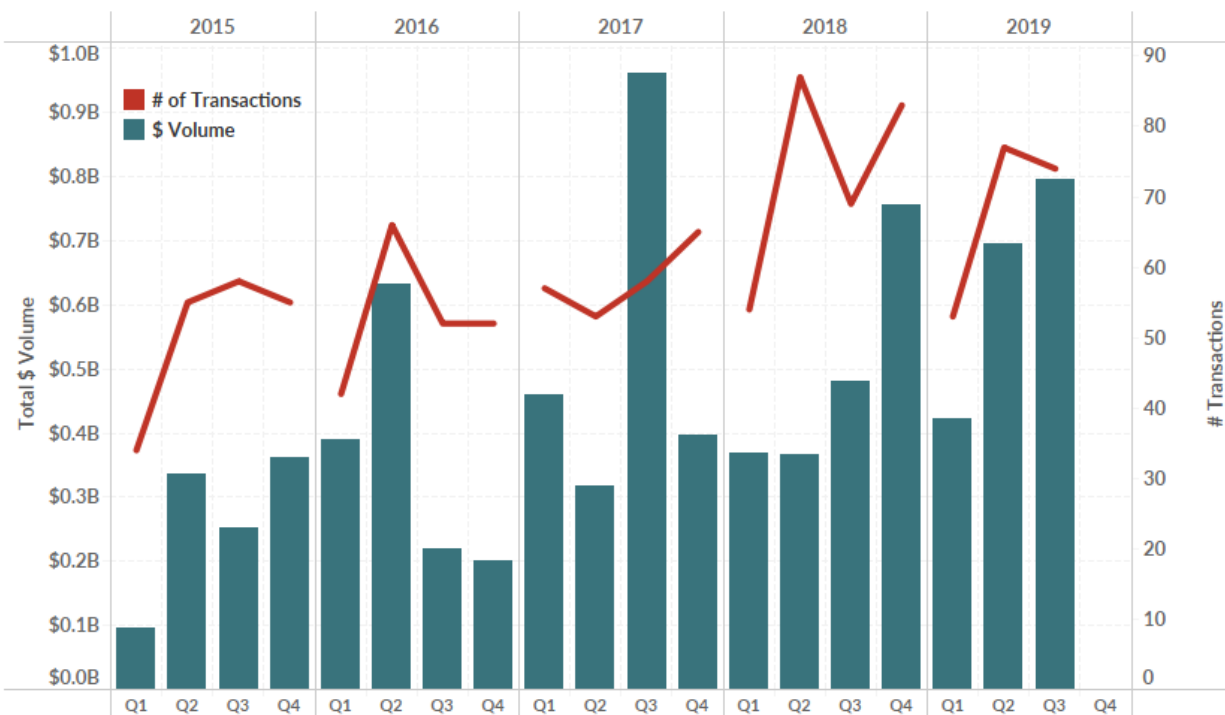


Q3 2019 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

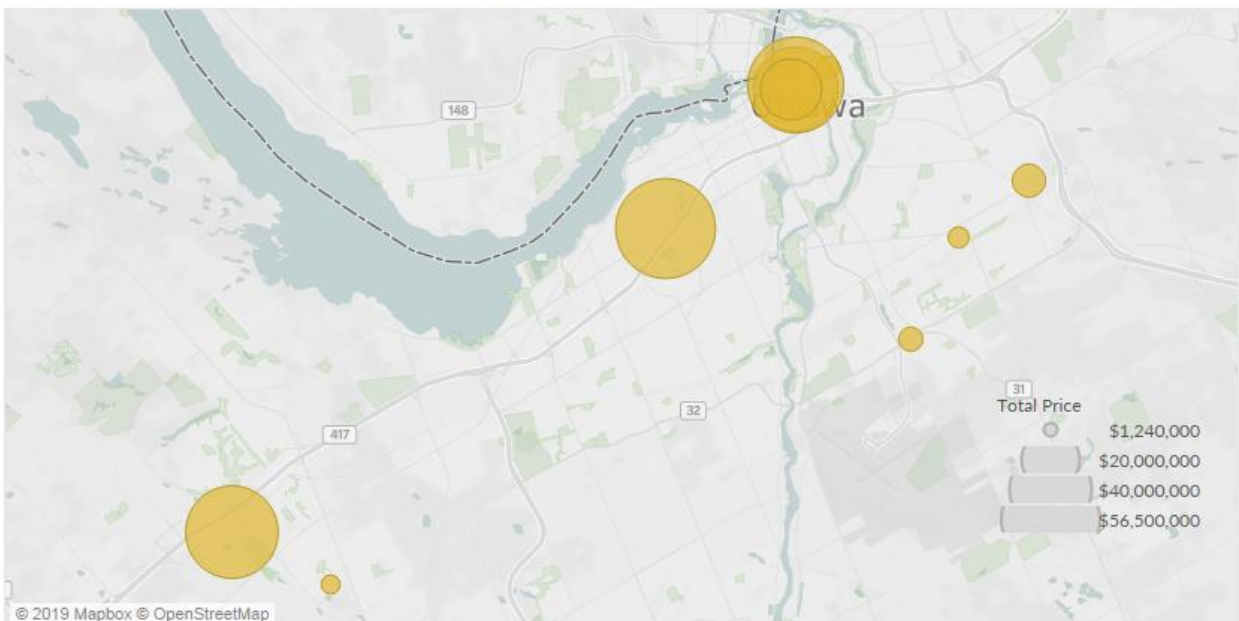
Q3 2019 saw 11 office transactions worth \$56M. The top transaction in Q3 was a \$57M sale in Nepean.

	Q3 2019		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$3.31M	1	\$11.16M	4	\$285
Goulbourn					
Kanata	\$50.58M	2	\$50.58M	2	\$216
Nepean	\$56.50M	1	\$60.45M	3	\$219
Osgoode					
Ottawa	\$126.59M	7	\$459.25M	15	\$307
Rideau					
West Carleton					
Grand Total	\$236.97M	11	\$581.43M	24	\$285

Office - Top Transactions Q3 2019

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1525 Carling Avenue	Nepean	\$56,500,000	287,480	\$197
99 Metcalfe Street	Ottawa	\$52,000,000	157,315	\$331
500 Palladium Drive	Kanata	\$48,500,000	279,388	\$174
150 Metcalfe Street	Ottawa	\$40,500,000	110,071	\$368
251 Laurier Avenue West	Ottawa	\$21,150,000	58,203	\$363

Office Property Transactions - Q3 2019



Retail Transactions

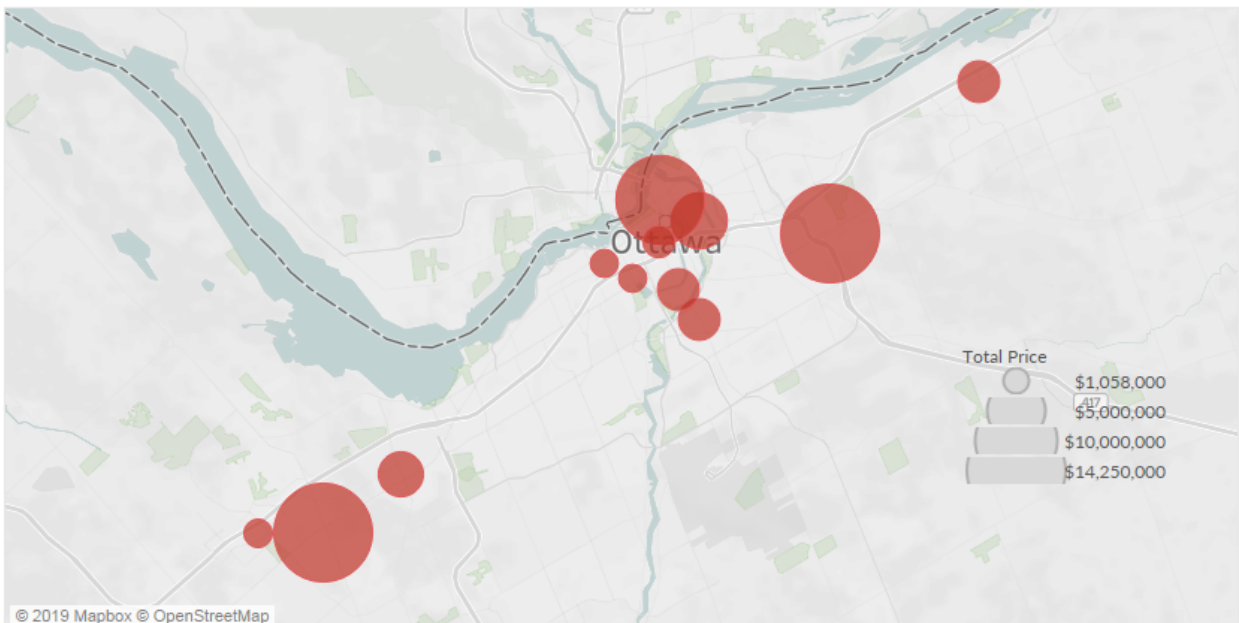
Q3 2019 saw 12 retail transactions worth \$59M. The top transaction in Q3 was a \$14M sale in Kanata.

	Q3 2019		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$16.37M	2	\$75.49M	9	\$221
Goulbourn			\$1.10M	1	\$220
Kanata	\$15.42M	2	\$31.29M	4	\$289
Nepean	\$2.90M	1	\$46.33M	7	\$347
Osgoode					
Ottawa	\$24.21M	7	\$33.84M	13	\$506
Rideau			\$1.31M	1	\$294
West Carleton					
Grand Total	\$58.90M	12	\$189.35M	35	\$358

Retail - Top Transactions Q3 2019

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
300 Eagleson Road	Kanata	\$14,250,000	223,566	\$64
1720 Innes Road	Gloucester	\$13,900,000	47,512	\$293
76 Murray Street	Ottawa	\$11,250,000	16,800	\$670
322 Blackburn Avenue	Ottawa	\$4,500,000	11,538	\$390
330 Moodie Drive	Nepean	\$2,900,000	11,845	\$245

Retail Property Transactions - Q3 2019



Industrial Transactions

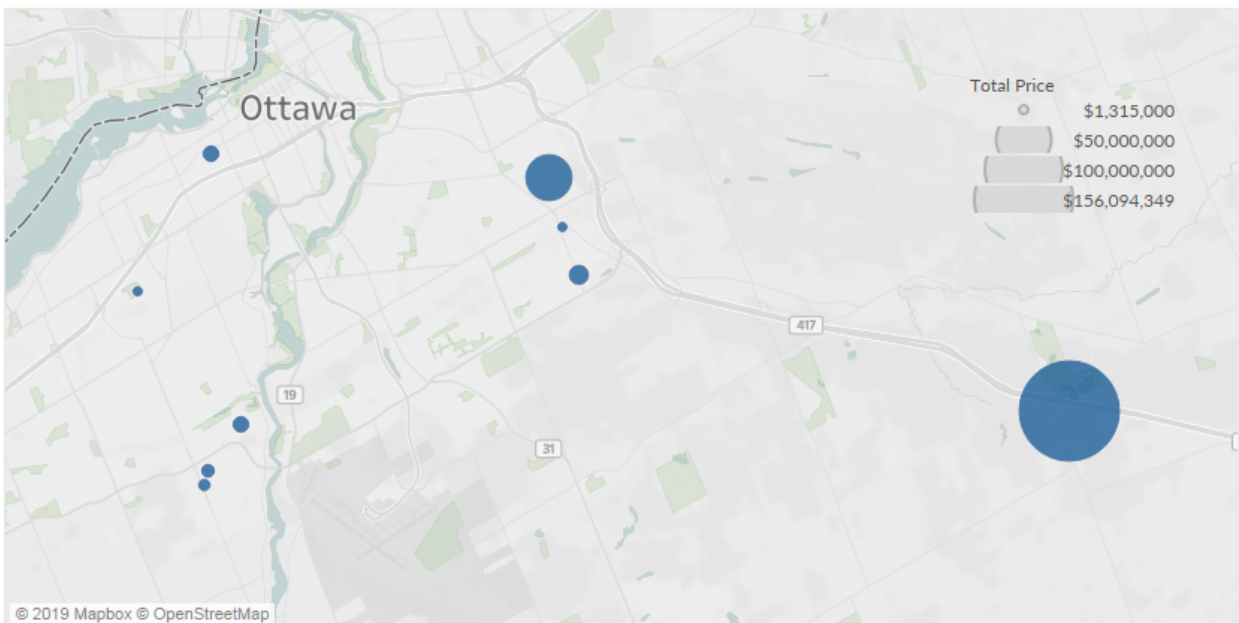
Q3 2019 saw 9 industrial transactions worth \$210M. The top transaction in Q3 was a \$6M sale in Gloucester.

	Q3 2019		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland	\$156.09M	1	\$156.09M	1	\$169
Gloucester	\$38.40M	2	\$120.28M	12	\$176
Goulbourn					
Kanata					
Nepean	\$8.20M	3	\$18.11M	7	\$202
Osgoode			\$4.37M	2	\$268
Ottawa	\$6.97M	3	\$6.97M	3	\$229
Rideau					
West Carleton					
Grand Total	\$209.66M	9	\$305.82M	25	\$195

Industrial - Top Transactions Q3 2019

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
3389 Hawthorne Road	Gloucester	\$5,600,000	34,750	\$161
73 Breezehill Avenue North	Ottawa	\$4,050,000	11,774	\$344
21 Concourse Gate	Nepean	\$3,750,000	25,822	\$145
37 Bentley Avenue	Nepean	\$2,450,000	10,000	\$245
1905 Merivale Road	Nepean	\$2,000,000	9,160	\$218

Industrial Property Transactions - Q3 2019



Apartment Transactions

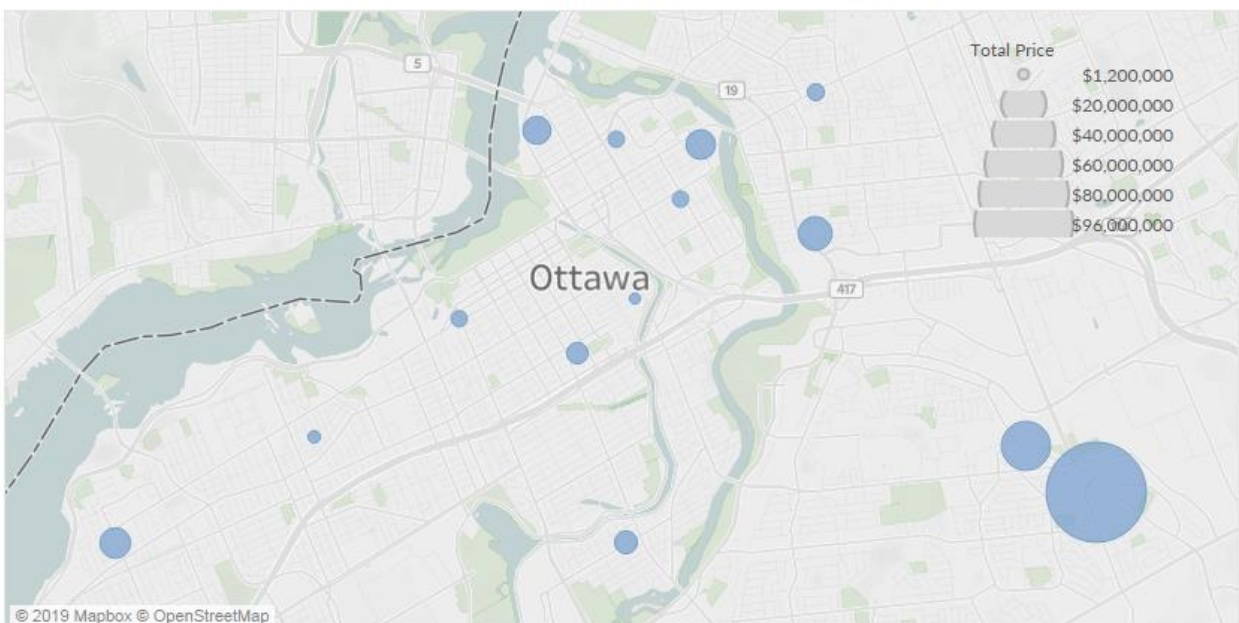
Q3 2019 saw 14 apartment transactions worth \$177M. The top transaction in Q3 was a \$96M sale in the City of Ottawa.

	Q3 2019		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$34.00M	2	\$55.67M	7	\$201,666
Goulbourn					
Kanata			\$17.90M	1	\$203,409
Nepean			\$3.02M	2	\$168,125
Osgoode					
Ottawa	\$143.13M	12	\$347.55M	26	\$279,085
Rideau					
West Carleton					
Grand Total	\$177.13M	14	\$424.13M	36	\$252,850

Apartment - Top Transactions Q3 2019

First Address	Municipality	Total Price	Number of Units	Price Per Unit
1971 St. Laurent Boulevard	Ottawa	\$96,000,000	500	\$192,000
1825 Russell Road	Gloucester	\$23,000,000	104	\$221,154
161 Presland Road	Gloucester	\$11,000,000	64	\$171,875
341 Whitby Avenue	Ottawa	\$9,000,000	45	\$200,000
425 Daly Avenue	Ottawa	\$8,390,000	40	\$209,750

Apartment Property Transactions - Q3 2019



ICI Land Transactions

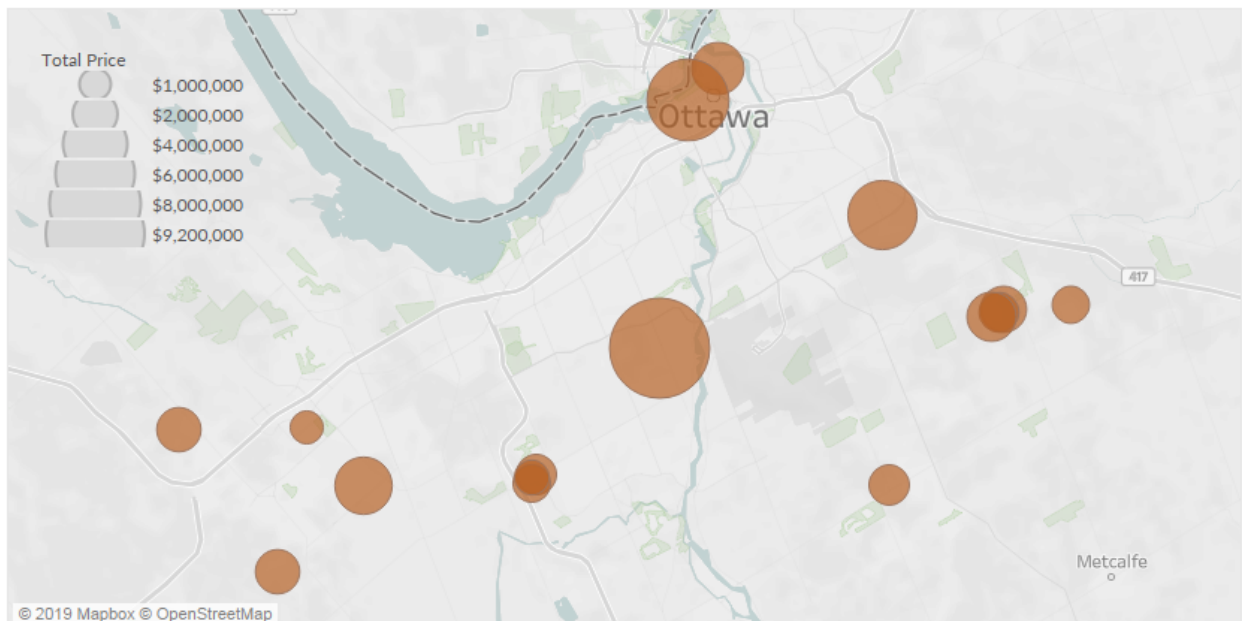
Q3 2019 saw 16 ICI Land transactions worth \$42M. The top transaction in Q3 was a \$9M sale in Nepean.

	Q3 2019		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland			\$8.21M	5	\$244,839
Gloucester	\$12.78M	6	\$67.16M	15	\$664,299
Goulbourn	\$1.80M	1	\$16.50M	5	\$176,285
Kanata	\$4.01M	2	\$5.81M	3	\$389,745
Nepean	\$13.17M	4	\$22.25M	8	\$933,212
Osgoode					
Ottawa	\$8.64M	2	\$13.61M	3	\$440,913
Rideau			\$6.46M	3	\$12,408
West Carleton	\$1.75M	1	\$7.93M	5	\$87,310
Grand Total	\$42.15M	16	\$147.93M	47	\$460,903

ICI Land - Top Transactions Q3 2019

First Address	Municipality	Total Price	Lot Area	Price Per Acre
1970 Merivale Road	Nepean	\$9,200,000	7.090	\$1,297,602
300 Sparks Street	Ottawa	\$6,144,122	1.563	Null
3455 Hawthorne Road	Gloucester	\$4,375,000	2.005	\$2,182,045
Rouncey Road	Kanata	\$3,013,870	6.991	\$431,107
260 Murray Street	Ottawa	\$2,500,000	0.315	Null

ICI Land Property Transactions - Q3 2019



Residential Land Transactions

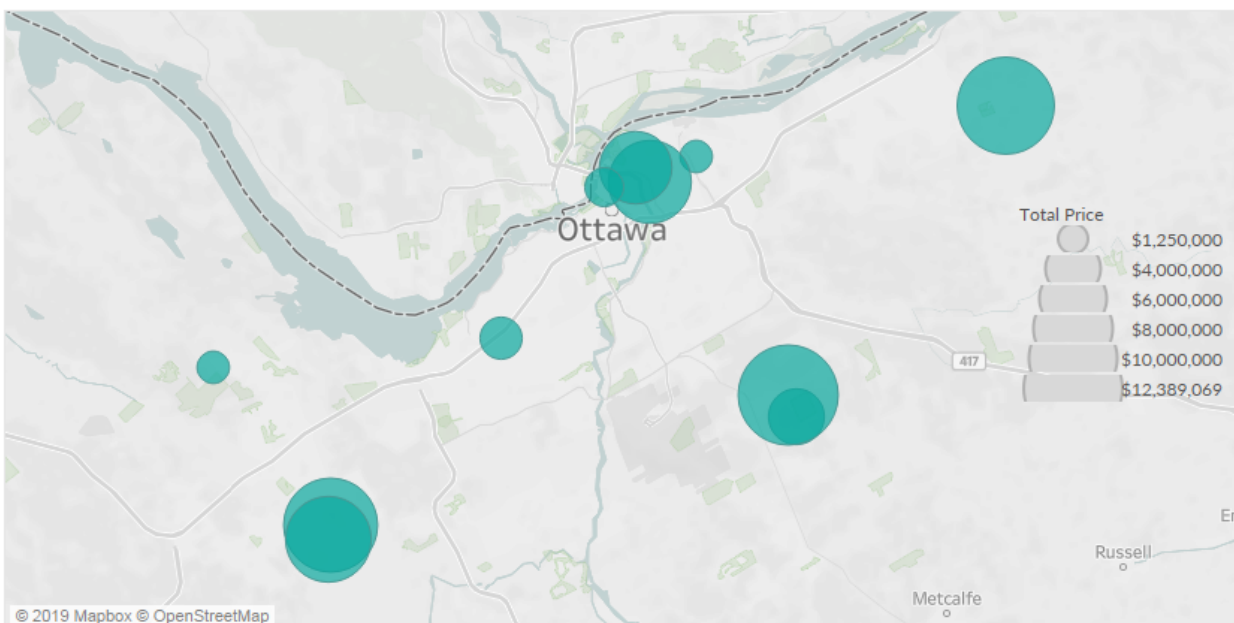
Q3 2019 saw 15 Residential Land transactions worth \$70M. The top transaction in Q3 was a \$12M sale in Gloucester.

	Q3 2019		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$11.68M	1	\$17.83M	3	\$615,952
Gloucester	\$24.74M	3	\$48.16M	7	\$387,017
Goulbourn	\$9.09M	2	\$14.04M	3	\$72,768
Kanata	\$12.18M	2	\$38.99M	5	\$401,272
Nepean	\$2.20M	1	\$17.73M	3	\$587,700
Osgoode					
Ottawa	\$9.68M	3	\$126.51M	16	\$720,222
Rideau					
West Carleton					
Grand Total	\$69.57M	12	\$263.26M	37	\$413,722

Residential Land - Top Transactions Q3 2019

First Address	Municipality	Total Price	Lot Area	Price Per Acre
4198 Hawthorne Road	Gloucester	\$12,389,069	66.687	\$185,779
2244 Frank Kenny Road	Cumberland	\$11,682,200	Null	Null
Terry Fox Drive	Kanata	\$10,930,904	20.157	\$542,288
112 Montreal Road	Gloucester	\$8,500,000	2.999	Null
77 Barrette Street	Ottawa	\$6,500,000	0.872	Null

Residential Land Property Transactions - Q3 2019



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