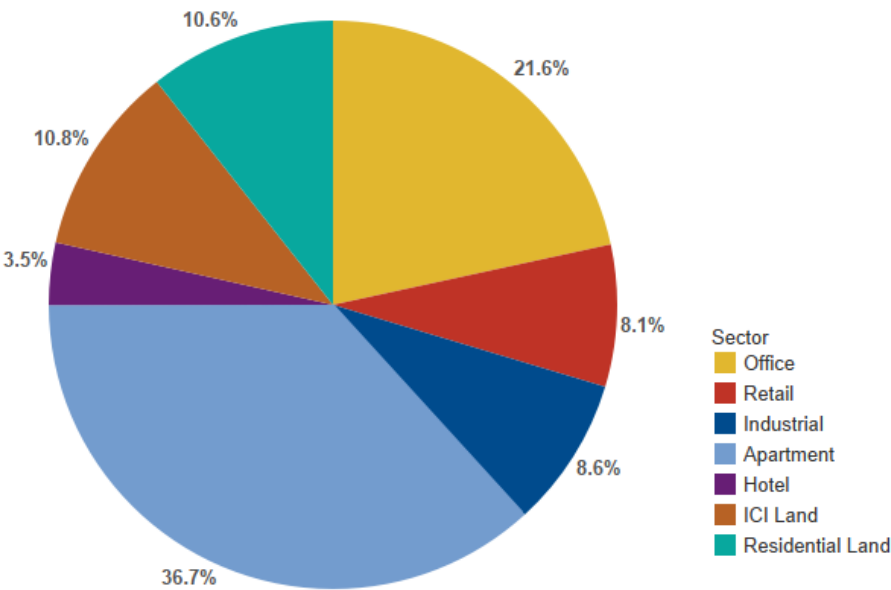

Ottawa & Gatineau Market Area Commercial Q4 2023 Statistics



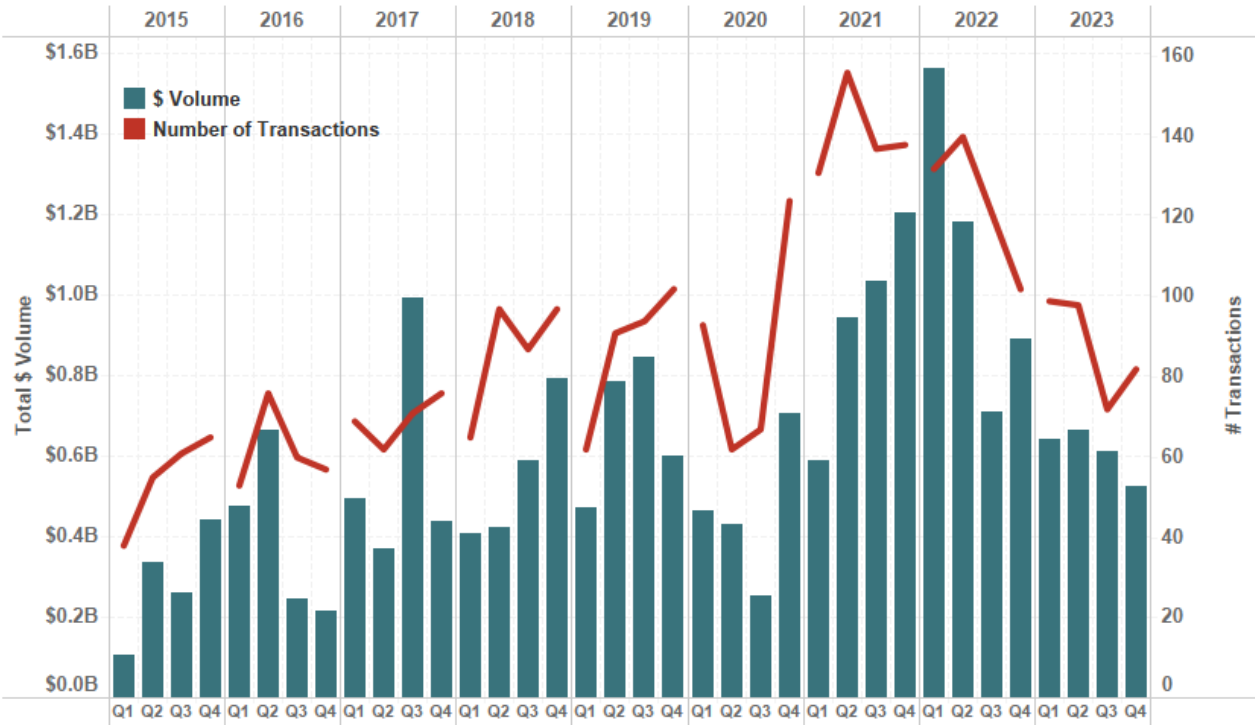
AltusGroup

2023 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



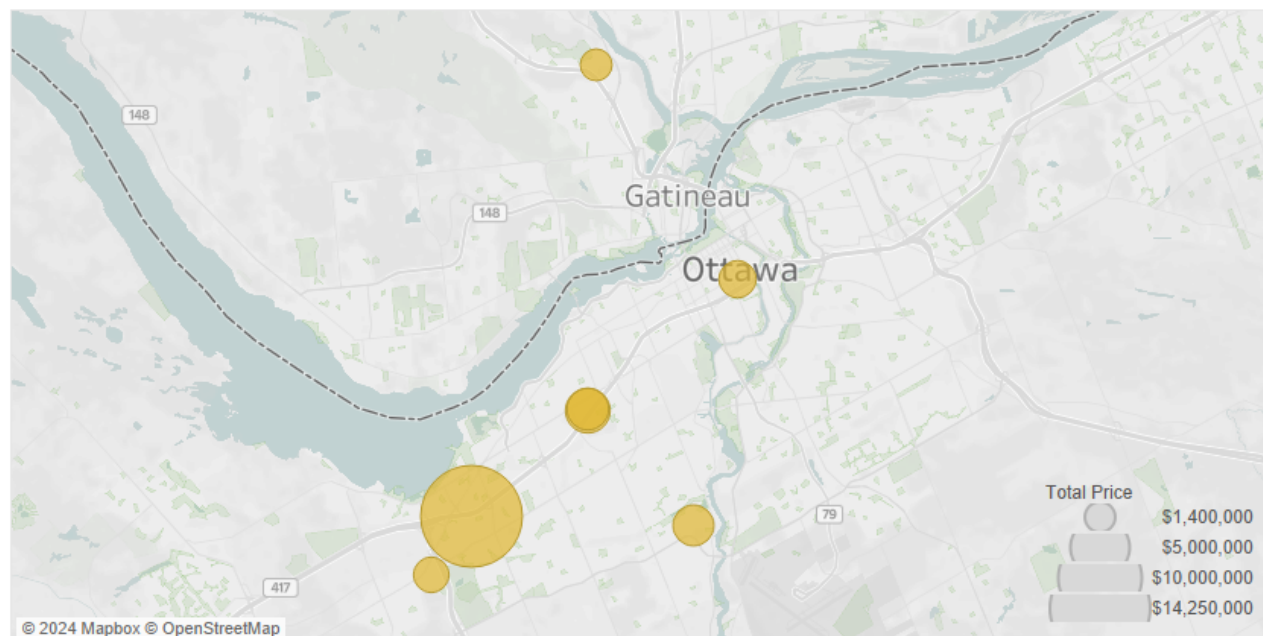
Source: Altus Group

Q4 2023		YTD		YTD - Avg \$/SF
\$ Volume	#	\$ Volume	#	
Cumberland				
Gloucester		\$3.50M	1	\$230
Goulbourn				
Kanata		\$34.83M	3	\$207
Nepean	\$4.03M	\$35.53M	8	\$243
Osgoode				
Ottawa	\$21.30M	\$429.91M	20	\$324
Rideau		\$1.70M	1	\$345
Ville de Gatineau	\$1.40M	\$21.90M	5	\$229
West Carleton				
Grand Total	\$26.73M	\$527.36M	38	\$282

Office - Top Transactions Q4 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1140 Morrison Drive	Ottawa	\$14,250,000	95,040	\$150
890 Boyd Avenue	Ottawa	\$2,750,000	8,890	\$309
878 Boyd Avenue	Ottawa	\$2,400,000	5,964	\$402
154 Colonnade Road	Nepean	\$2,300,000	20,727	\$111
320 McLeod Street	Ottawa	\$1,900,000	4,430	\$429
4 Foothills Drive	Nepean	\$1,725,000	4,000	\$431
221 Freeman Road	Ville de Gatineau	\$1,400,000	8,770	\$160

Office Property Transactions - Q4 2023

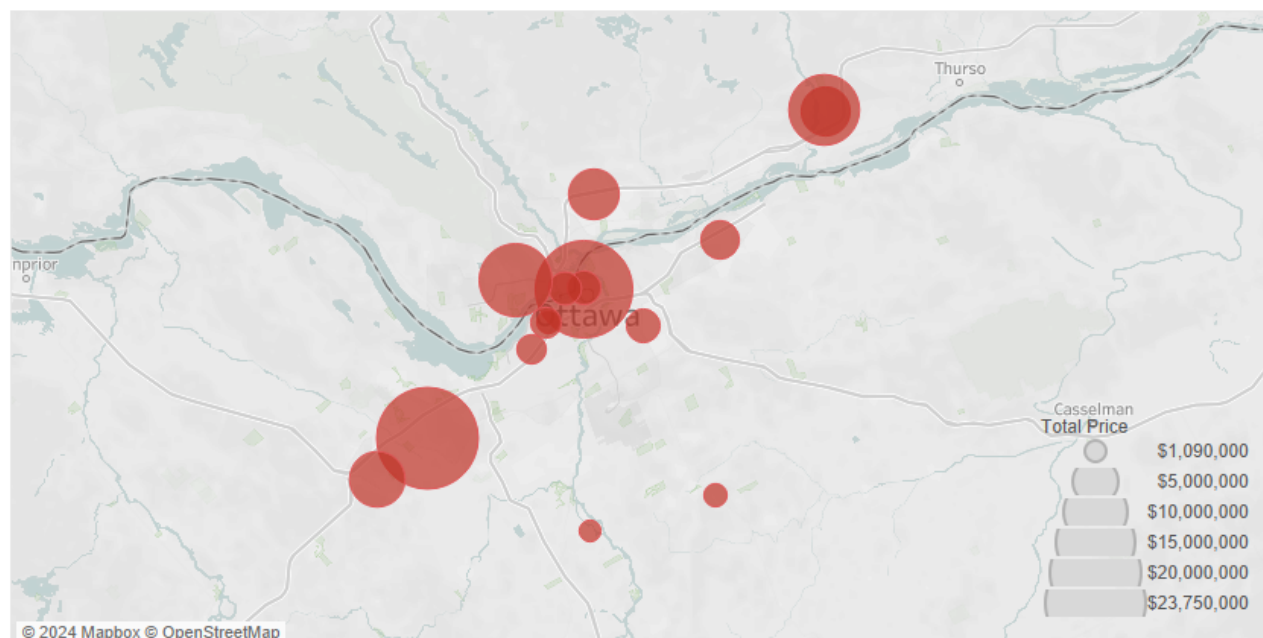


	Q4 2023		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$3.40M	1	\$22.07M	8	\$408
Goulbourn	\$7.10M	1	\$8.60M	2	\$545
Kanata	\$23.75M	1	\$26.25M	2	\$344
Nepean			\$12.06M	3	\$489
Osgoode	\$1.25M	1	\$1.25M	1	\$267
Ottawa	\$32.65M	6	\$48.80M	16	\$442
Rideau	\$1.09M	1	\$1.09M	1	\$411
Ville de Gatineau	\$37.65M	5	\$74.41M	16	\$233
West Carleton			\$2.68M	2	\$498
Grand Total	\$106.89M	16	\$197.20M	51	\$372

Retail - Top Transactions Q4 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
418 Hazeldean Road	Kanata	\$23,750,000	63,159	\$376
47 Rideau Street	Ottawa	\$21,800,000	41,074	\$531
115 du Plateau Boulevard	Ville de Gatineau	\$12,250,000	85,000	\$144
129 Lépine Avenue	Ville de Gatineau	\$11,500,000	99,227	\$116
1174 Carp Road	Goulbourn	\$7,100,000	11,440	\$621
1380 Gréber Boulevard	Ville de Gatineau	\$5,900,000	19,630	\$301
132 Lépine Avenue	Ville de Gatineau	\$5,500,000	22,147	\$248
2208 St Joseph Boulevard	Gloucester	\$3,400,000	11,000	\$309
25 York Street	Ottawa	\$2,750,000	4,874	\$564
1016 Pleasant Park Road	Ottawa	\$2,600,000	5,150	\$505

Retail Property Transactions - Q4 2023

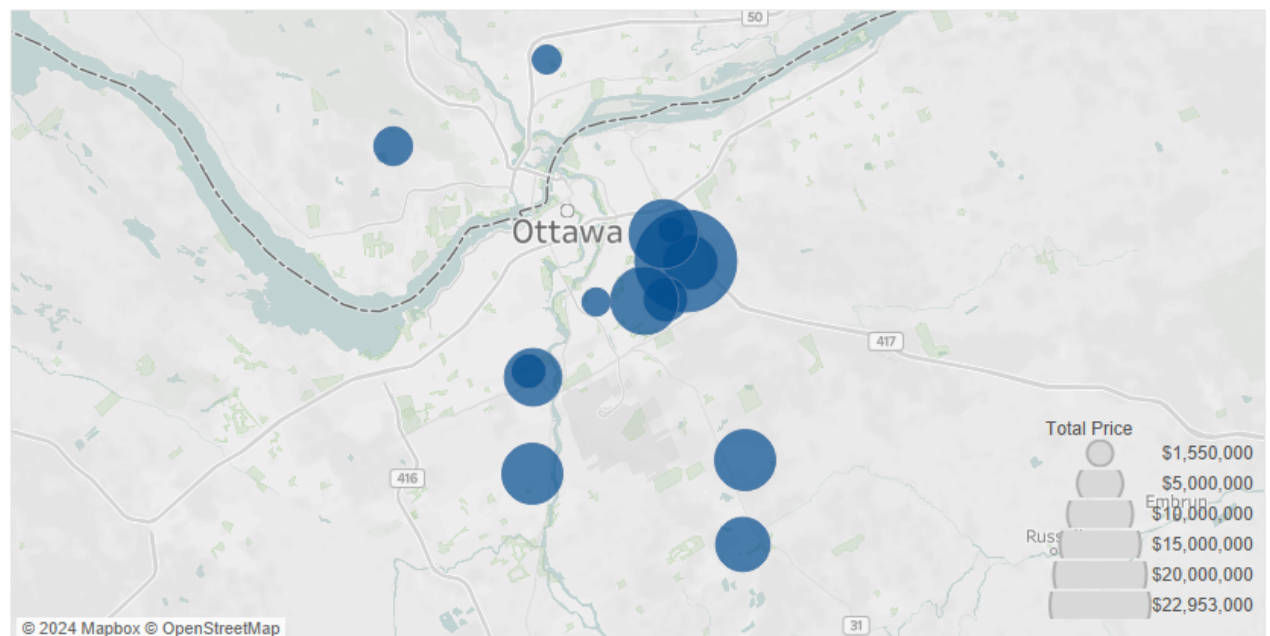


	Q4 2023	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Cumberland					
Gloucester	\$12.45M	2	\$33.27M	11	\$284
Goulbourn			\$1.90M	1	\$255
Kanata			\$17.75M	2	\$258
Nepean	\$18.55M	3	\$26.10M	5	\$210
Osgoode	\$6.50M	1	\$10.70M	2	\$228
Ottawa	\$53.28M	6	\$80.38M	10	\$216
Rideau					
Ville de Gatineau	\$5.15M	2	\$34.70M	9	\$213
West Carleton			\$4.98M	3	\$229
Grand Total	\$95.93M	14	\$209.77M	43	\$237

Industrial - Top Transactions Q4 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
2660 Lancaster Road	Ottawa	\$22,953,000	115,317	\$199
1117 Newmarket Street	Ottawa	\$10,589,000	52,099	\$203
2480 Don Reid Drive	Ottawa	\$10,225,000	57,272	\$179
90 Bill Leathem Drive	Nepean	\$8,500,000	27,576	\$308
3344 Rideau Road	Gloucester	\$8,200,000	88,355	\$93
195 Colonnade Road	Nepean	\$7,294,054	48,009	\$152
6968 McKeown Drive	Osgoode	\$6,500,000	23,500	\$277
2750 Lancaster Road	Ottawa	\$6,208,000	38,255	\$162
2150 Thurston Drive	Gloucester	\$4,250,000	30,975	\$137
835 de Vernon Street	Ville de Gatineau	\$3,300,000	14,117	\$234

Industrial Property Transactions - Q4 2023

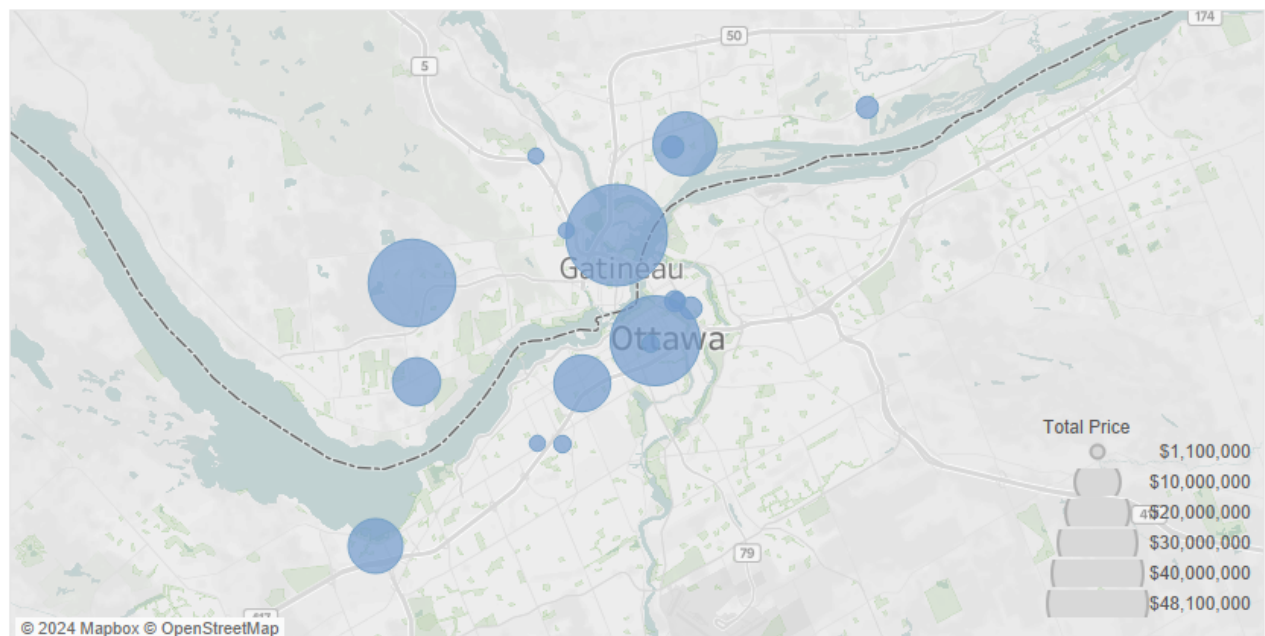


Q4 2023		YTD		YTD - Avg \$/Unit
\$ Volume	#	\$ Volume	#	
Cumberland				
Gloucester		\$2.50M	1	\$277,778
Goulbourn				
Kanata		\$80.00M	3	\$365,415
Nepean	\$13.89M	\$15.17M	2	\$150,217
Osgoode				
Ottawa	\$61.90M	\$422.18M	43	\$286,625
Rideau				
Ville de Gatineau	\$120.15M	\$377.99M	36	\$232,883
West Carleton				
Grand Total	\$195.94M	\$897.84M	85	\$263,054

Apartment - Top Transactions Q4 2023

First Address	Municipality	Total Price	Number of Units	Price Per Unit
65 Fournier Boulevard	Ville de Gatineau	\$48,100,000	248	\$193,952
21 James Street	Ottawa	\$37,500,000	147	\$255,102
615 du Plateau Boulevard	Ville de Gatineau	\$35,454,403	99	\$358,125
195 de la Savane Road	Ville de Gatineau	\$19,000,000	74	\$256,757
420 Parkdale Avenue	Ottawa	\$14,987,500	55	\$272,500
1 Corkstown Road	Nepean	\$13,888,889	161	\$86,266
65 Nancy-Elliott Street	Ville de Gatineau	\$10,740,373	32	\$335,637
945 Notre-Dame Street	Ville de Gatineau	\$2,275,000	9	\$252,778
155 de la Savane Road	Ville de Gatineau	\$2,250,000	24	\$93,750
392 Nelson Street	Ottawa	\$2,150,000	4	\$537,500

Apartment Property Transactions - Q4 2023

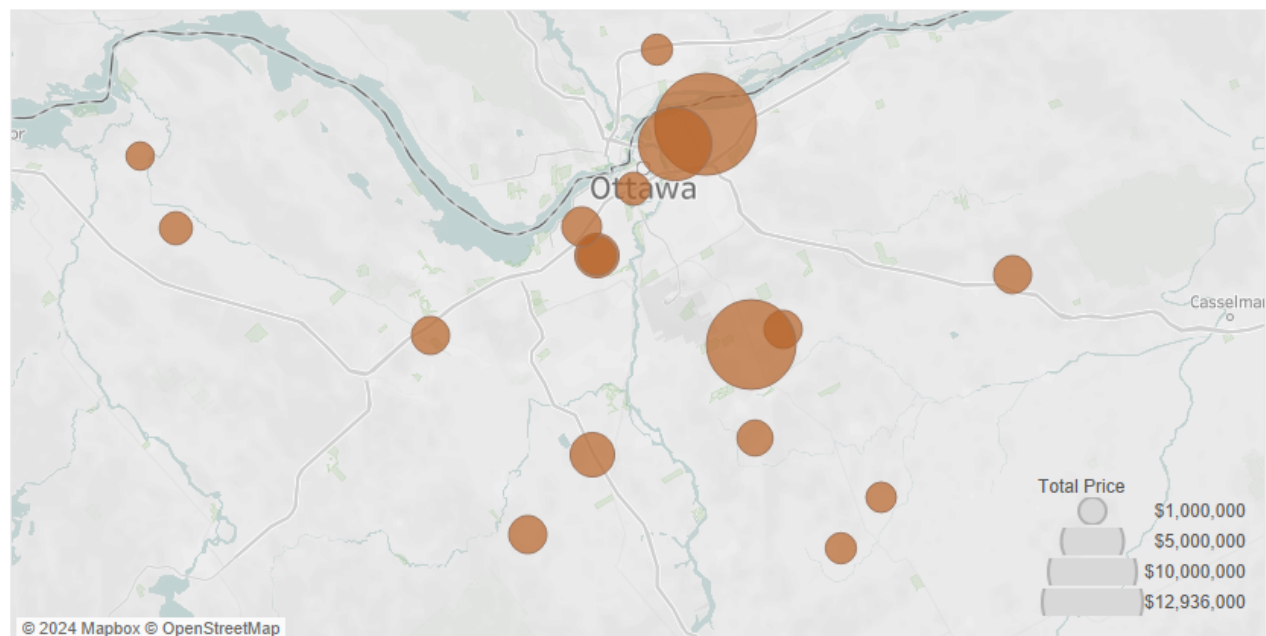


	Q4 2023	#	YTD	#	YTD - Avg \$/Acre
	\$ Volume		\$ Volume		
Cumberland	\$1.80M	1	\$30.11M	8	\$594,673
Gloucester	\$11.70M	2	\$32.06M	6	\$239,662
Goulbourn			\$37.24M	18	\$63,859
Kanata	\$1.77M	1	\$19.59M	2	\$1,212,648
Nepean	\$6.90M	3	\$51.24M	18	\$435,733
Osgoode	\$3.95M	3	\$11.03M	8	\$21,979
Ottawa	\$22.93M	4	\$36.00M	7	\$3,278,315
Rideau	\$1.80M	1	\$5.80M	3	\$25,363
Ville de Gatineau	\$1.25M	1	\$11.45M	3	\$403,817
West Carleton	\$2.37M	2	\$30.06M	9	\$421,103
Grand Total	\$54.46M	18	\$264.59M	82	\$429,070

ICI Land - Top Transactions Q4 2023

First Address	Municipality	Total Price	Lot Area	Price Per Acre
Hemlock Road	Ottawa	\$12,936,000	6.147	\$2,104,530
5160 Bank Street	Gloucester	\$10,000,000	60.656	\$154,148
333 Montreal Road	Ottawa	\$6,696,120	1.580	\$3,997,844
4282 William McEwen Drive	Nepean	\$2,500,000	103.676	\$24,114
1503 Merivale Road	Nepean	\$2,445,000	0.460	Null
1507 Merivale Road	Nepean	\$1,950,000	0.460	Null
1740 Carling Avenue	Ottawa	\$1,950,000	0.341	Null
2551 Russland Road	Cumberland	\$1,800,000	90.322	\$19,929
2824 Goodstown Road	Rideau	\$1,800,000	108.117	\$16,649
301 Palladium Drive	Kanata	\$1,770,000	1.222	\$1,447,936

ICI Land Property Transactions - Q4 2023

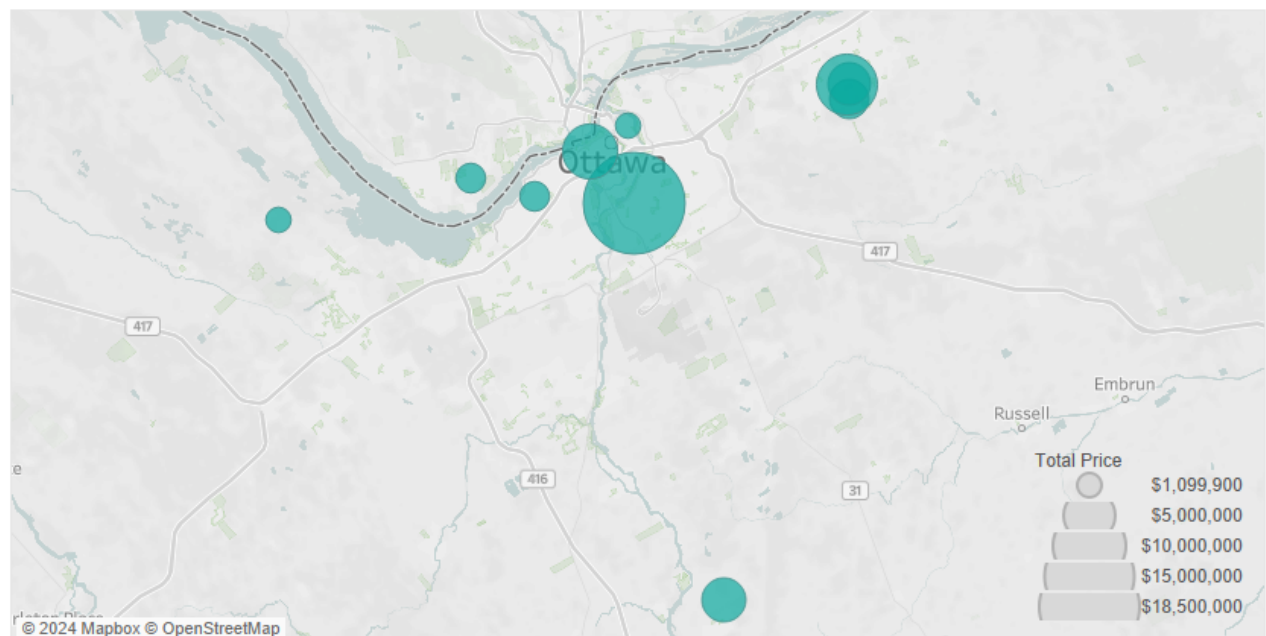


	Q4 2023		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$12.59M	3	\$45.68M	7	\$695,276
Gloucester			\$64.58M	6	\$125,374
Goulbourn			\$13.67M	1	\$416,816
Kanata	\$1.10M	1	\$9.33M	3	\$868,230
Nepean			\$10.92M	3	
Osgoode	\$3.45M	1	\$7.75M	3	\$48,625
Ottawa	\$26.64M	4	\$77.03M	16	\$2,283,239
Rideau					
Ville de Gatineau	\$1.50M	1	\$22.42M	10	\$1,385,825
West Carleton			\$8.62M	2	\$1,367,495
Grand Total	\$45.28M	10	\$260.00M	51	\$982,474

Residential Land - Top Transactions Q4 2023

First Address	Municipality	Total Price	Lot Area	Price Per Acre
1245 Kilborn Place	Ottawa	\$18,500,000	8.706	\$2,124,483
4200 Innes Road	Cumberland	\$6,639,640	4.730	Null
		\$3,201,380	2.281	Null
593 Laurier Avenue West	Ottawa	\$5,400,000	0.303	Null
3137 Reids Lane	Osgoode	\$3,451,733	157.822	\$21,871
2275 Mer-Bleue Road	Cumberland	\$2,750,000	1.677	\$1,640,214
462 Churchill Avenue North	Ottawa	\$1,585,000	0.150	Null
45 Nancy-Elliott Street	Ville de Gatineau	\$1,504,000	1.512	\$994,709
309 Stewart Street	Ottawa	\$1,150,000	0.138	Null
1615 Dunrobin Road	Kanata	\$1,099,900	4.945	\$222,412

Residential Land Property Transactions - Q4 2023





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