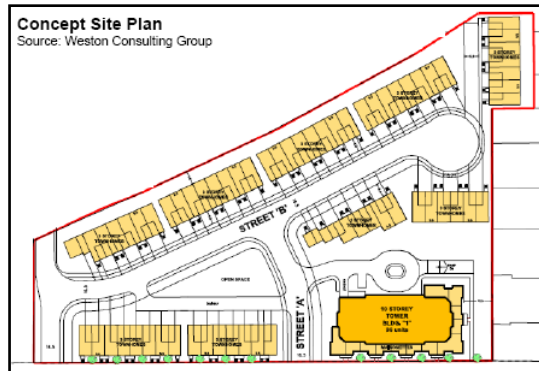


NEW LISTING

INFILL DEVELOPMENT OPPORTUNITY

Mixed Use Residential / Commercial Potential



- 5.35 acre site with residential and commercial zoning,
- Mixed Use Official Plan Designation
- Easy access to TTC, Subway, and GO Train
- Located on major thoroughfare.
- Short-term leaseback and short-term vendor take back financing.

Asking price is \$3,900,000

[Click to view our Investment Summary](#)

1375 MIDLAND AVE TORONTO *Rental Apartment*

- 6.75% Cap Rate
- 145 Suites
- Daycare on site
- Short walk to LRT

Asking \$10,600,000

[Click to view our Investment Summary](#)

901 JANE STREET, TORONTO *Retail Plaza*

- 23,378 SF Building
- NOI: \$315,000
- Upside Potential
- High Traffic Corner

Asking \$4,500,000

[Click to view our Investment Summary](#)

3122 EGLINTON AVE EAST, TORONTO *Mixed Use*

- 1.52 Acre Site
- 18,334 SF Building
- Redevelopment
- Commercial Zoning

Asking \$2,200,000

[Click to view our Investment Summary](#)

145 GREENBRAE CT TORONTO *Residential Infill*

- Creative Deal Structure
- Attractive Builder Terms
- Zoned for 13 Townhomes
- 0.48 Acres

[Click to view our Investment Summary](#)

RECENT GTA RESIDENTIAL LAND SALES

Source: Marshnet.com

7085 FOURTEENTH AVENUE – Markham – 14 acres located just west of 9th Line and south of Hwy 407. Closed Jan 30, 2009 for \$4,750,000 or \$339,528 per acre.

11185 AIRPORT ROAD – Brampton – 34.6 acres located on the corner of Airport Rd and Countryside Dr. Closed Jan 14, 2009 for \$8,050,000 or \$232,400 per acre.

EGLINTON AVENUE WEST & DUNCAIRN DRIVE – Mississauga – Two sites, totalling 15.2 acres, Eglinton Ave West of Erin Mills Pkwy Duncairn Dr. east of Winston Churchill Blvd. Closed Dec 16, 2008 for \$8,468,155 or \$555,700 per acre.

709 & 715 DOVERCOURT ROAD – Toronto – 13,990 square feet of land located on the east side of Dovercourt Rd just south of Bloor St. Closed Dec 23, 2008 for \$1,800,000 or \$129 per SF-land or \$5.6M per acre.

HERITAGE ROAD – Brampton – 24.5 acres located on the west side of Heritage Rd between Mayfield Rd and Walness Dr. Closed Jan 9, 2009 for \$3,856,780 or \$157,600 per acre.

4040 MAJOR MACKENZIE DRIVE WEST – Vaughan – 10.6 acres located between Pine Valley Dr and Weston Rd. Closed Dec 3, 2008 for \$5,600,000 or \$556,700 per acre.



INDUSTRY COMMENTARY

RESIDENTIAL LAND SALES PEAK IN 2004: A 10 YEAR REVIEW

The volume of residential land sales of 5 to 50 acres in the GTA has declined sharply since its peak of 2,736 acres and 121 trades in 2004.

[Click to read more](#)



LIFE LESSONS at P.G. GAGNÉ COMMERCIAL REAL ESTATE CORP – Lesson #37

Spring Cleaning

A clean house is a happy house, they say - but even the cleanest houses have a little dirt hiding somewhere. Spring cleaning is generally associated with tidying up the garage or backyard. This spring reflect on something personal in your life that could use a little spring cleaning, it will make you happier.



RESIDENTIAL LAND SALES PEAK IN 2004: A 10 YEAR REVIEW.

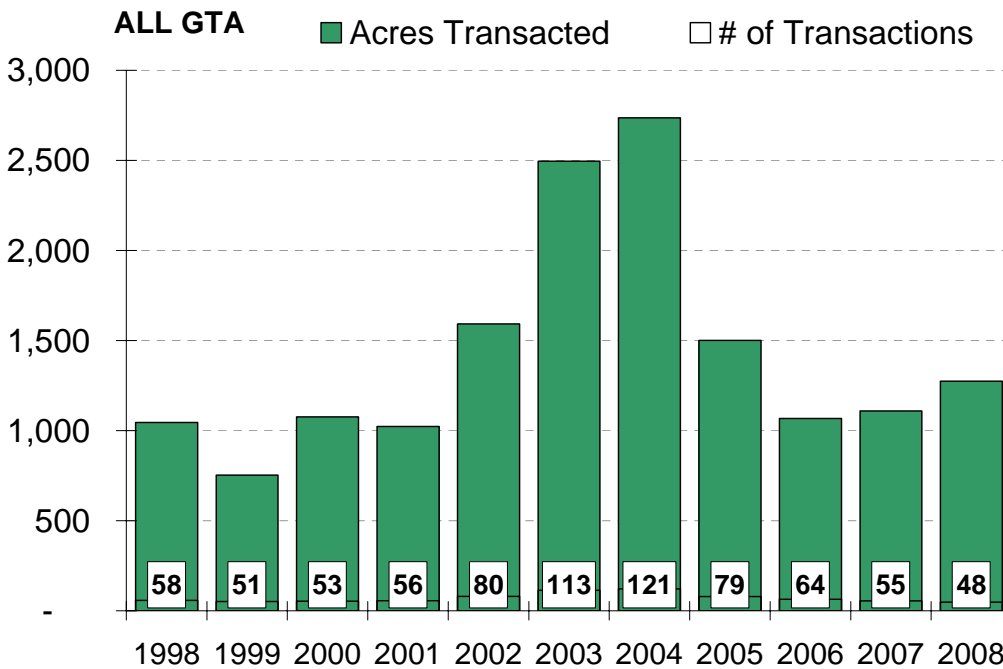
The volume of residential land sales of 5 to 50 acres in the GTA has declined sharply since its peak of 2,736 acres and 121 trades in 2004 (figure 1 below).

The decline in acreage sold and the number of trades displayed the same pattern in all regions except Halton which experienced a reversal in 2007 with three trades of 48 acres each.

The peak in each region except for Toronto was experienced in 2003 or 2004. Peel and York experienced the highest volume in 2003 with trades of 875 acres and 833 acres respectively. The total decline from the peak year to 2008 is 45% and 71% respectively.

	Peak			2008		% Change
	Year	Acres	Trades	Acres	Trades	
Peel	2003	875	43	484	21	-45%
York	2003	833	32	238	11	-71%
Durham	2004	643	26	159	8	-75%
Halton	2004	290	12	107	7	-63%
Toronto	1999	139	15	13	1	-91%

Figure 1



We would enjoy hearing from our readers as to the reasons why the pattern exists.

