

**WE HAVE A NEW NAME AND A NEW LOGO!!**  
**PETRUS COMMERCIAL REALTY CORP., Brokerage**  
**Our people and professional services remain the same.**

### OUR LISTINGS FOR SALE



#### SIGNATURE OFFICE BUILDING

441 Jarvis Street, Toronto

This landmark building is located on the east side of Jarvis Street in Toronto, north of Carlton Street and south of Maitland Street. The building is a 6,068 square foot, three storey plus basement, 1800s Victorian style mansion that has been converted into an office building. **Asking Price: \$2,500,000**



#### YORKVILLE

26-28-30 Cumberland Street, Toronto

The site of approx. 3,968 square feet is located on the north side of Cumberland St. between Yonge St. and Bay St. is improved with a two storey 7,440 gross square foot income producing commercial building.

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#### AUTOMOTIVE BUILDING

35 Auto Mall Drive, Scarborough

This 5.1 acre site is improved with a 34,888 SF car dealership building. The property is strategically located in a car dealership mall off the Morningside Ave. & Highway 401 interchange, south of Sheppard Ave. East.

**Asking Price: \$3,999,000 REDUCED PRICE**

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### RECENT GTA OTHER SALES IN 2010

Source: Marshmet.com

**10 Milner Business Court – Scarborough – Office Building.** A 129,880 square foot, 9 storey, building located north of the Highway 401 and Markham Road interchange. Closed November 2, 2010 at \$7,000,000 or \$53 PSF. Sold to The Wynn Group

**629 Markham Road – Scarborough – Retail Plaza.** A 22,000 square foot building located at Lawrence Avenue East. Closed November 1, 2010 at \$4,700,000 or \$213 PSF. Sold to FCHT Holdings Corporation.

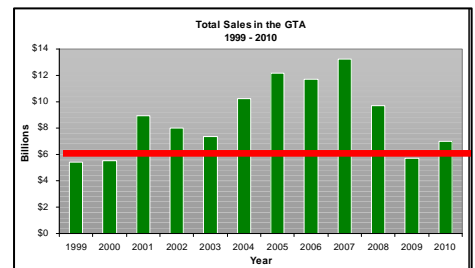
**80 25<sup>th</sup> Street & 9 33<sup>rd</sup> Street – Etobicoke – 2 Rental Apartments.** Located near Lake Shore Blvd W, east of Browns Line. Closed November 1, 2010 at \$8,500,000 or \$51,824 per suite and \$53,621 per suite respectively. Both properties were sold to Venier Properties Inc.

**9263 & 9383 Airport Road – Brampton – Industrial Building.** 2 buildings totalling 1,118,300 square feet. Located north of Highway 407, east of Highway 410. Closed October 28, 2010 at \$93,450,000 or \$84 PSF. Sold to Concert Real Estate.



### INDUSTRY COMMENTARY: ALL SALES IN 2010

We are en route back to normal trading volumes of commercial real estate in the GTA by year end 2010. As of mid November, \$7 billion has traded not accounting for the majority of the ING industrial asset sale to Kingstet.



### LIFE LESSONS at P.G. GAGNÉ COMMERCIAL REAL ESTATE CORP- Lesson #46

Present Moment Reminder: "Who knows what is in store for us? I cannot predict the future. I'm not particularly interested. The present moment is wonderful enough." ~ Eckhart Tolle



### NOW HIRING

We are seeking motivated licensed real estate agents to join our winning team.

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### INDUSTRY COMMENTARY:

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The total GTA volume of real estate sales in value in excess of \$1 million and not a single family dwelling was \$5.7 billion in 2009. The figure was half the volume of sales of the 2004 and 2007 levels that ranged from \$10.3 to \$13.2 billion. (see Table #1 and Chart #1).

The breakdown to date for 2010 by asset class is as follows:

Asset	\$	%
OFFICE	\$1,495,546,911	21%
RETAIL	\$1,289,552,450	18%
LAND	\$1,893,074,948	27%
INDUSTRIAL	\$1,311,260,650	19%
APARTMENT	\$577,435,445	8%
OTHERS	\$460,548,701	7%
<b>2010 Total</b>	<b>\$7,027,419,105</b>	<b>100%</b>

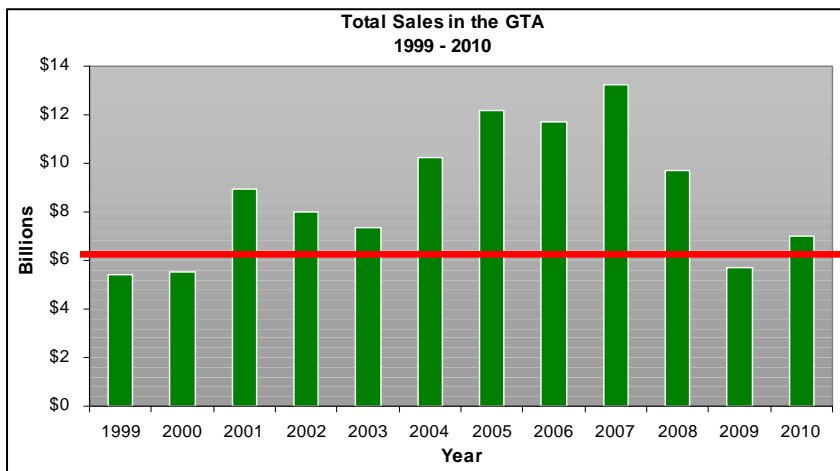


Chart 1

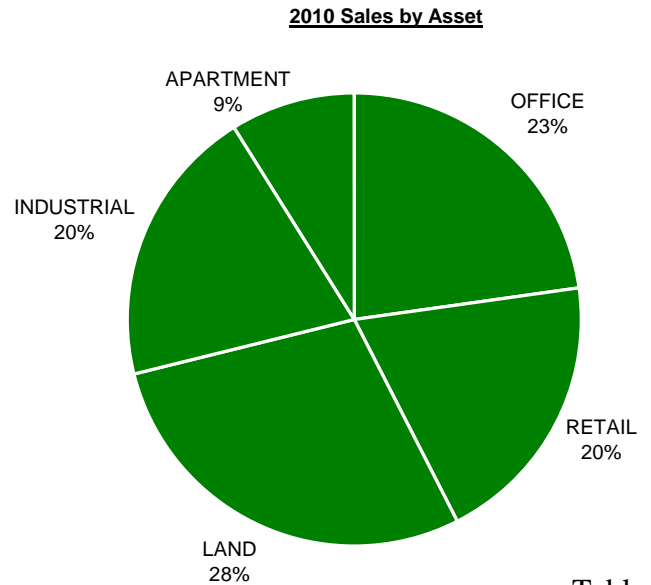


Table 1