

OUR NEW LISTING



HISTORIC JARVIS STREET MANSIONS: RECORDING STUDIO OR BED AND BREAKFAST/HOSPITALITY USE

512 & 514 Jarvis Street, Toronto

This unique property with remarkable historically designated architectural features is complete with 32 rooms, including 3 recording studios, rehearsal space, 23 fully furnished bedrooms, many with en-suite bathrooms, a common lounge area, large dining room and kitchen. Asking Price \$6,000,000.

[Click here for more information](#) 

CURRENT LISTINGS

INFILL RESIDENTIAL DEVELOPMENT LAND 220 Feet Frontage on Dentonia Park Ave., Toronto

The two corner 24,390 square foot site with three street exposure is improved with a sizeable institutional building currently used as a place of worship and a single family house. Site dimensions are 113.3 feet on the east side of Dawes Rd; 220.2 feet on the south side of Dentonia Park Ave; and 100 feet on the west side of Maryland Blvd.

Un-priced proposal call due Wednesday, August 17, 2011


[Click here for more information](#) 

SIGNATURE OFFICE BUILDING

441 Jarvis Street, Toronto

A three storey plus basement, 1800's Victorian style mansion that has been converted into an office building and located on the east side of Jarvis Street, north of Carlton Street, south of Maitland Street. The site has approximately 42.03 feet of frontage on Jarvis Street. The building is a 6,068 gross square foot (or 5,259 leasable square feet).

Asking Price \$2,500,000

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RECENT GTA HOSPITALITY SALES

Source: Marshnet.com

Small Hotels

209 CARLTON ST., Toronto – A 9,000 Square foot hostel located on Carlton St., just east of Parliament St. Closed on March 1, 2011 at \$2,000,000 or \$222 psf.

280 JARVIS ST., Toronto – A 20 room hotel located on Jarvis St., just north of Gerrard St. Closed on February 22, 2011 at \$2,500,000 or \$125,000 per room.

235 JARVIS ST., Toronto – A 45 room guesthouse with street front restaurant located on Jarvis St., just south of Dundas St. E. Closed on February 8, 2010 at \$2,450,000 or \$54,444 or \$223 psf.

Large Hotels

2501 ARGENTIA RD, Mississauga – A 207 room Four Points Sheraton located at Derry Rd and Hwy 401. Closed on December 1, 2010 at \$17,200,000 or \$83,092 per room

37 KING ST. E., Toronto – The 298 room King Edward Hotel located King St. E., just east of Yonge St. Closed March 9, 2010 at \$48,000,000 or \$161,074 per room.

500 & 550 BECK CR., Ajax – The 157 room Hilton Garden Inn and Ajax Convention Centre located at Salem Rd and Hwy 401. Closed on August 25, 2009 at \$24,000,000 \$151,783 per room.



INDUSTRY COMMENTARY:

TORONTO HOTELS RANK 6TH AMONG NORTH AMERICAN CITIES IN OCCUPANCY RATE

Toronto is one of Canada's most popular vacation destinations for domestic and international travellers. In 2010, the Toronto region, including Brampton and Mississauga, welcomed 9.9 million overnight visitors who spent \$3.4 billion in direct expenditures.

[Click here for more information](#) 



LIFE LESSONS at PETRUS COMMERCIAL REALTY CORP. - Lesson #49

The thrilling potential of SixthSense technology by Pranav Mistry:
Several tools that help the physical world interact with the world of data.

[Click here to view the video: "The Thrilling Potential of SixthSense Technology" by Pranav Mistry on TED.com - Ideas Worth Spreading](#) 



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INDUSTRY COMMENTARY: TORONTO HOTELS RANK 6TH AMONG NORTH AMERICAN CITIES IN OCCUPANCY RATE

Toronto is one of Canada's most popular vacation destinations for domestic and international travellers. In 2010, the Toronto region, including Brampton and Mississauga, welcomed 9.9 million overnight visitors. In all, including visitors who did not stay overnight, 25.3 million people came to Toronto last year, generating direct visitor expenditure of approximately \$4.4 billion (including \$3.4 billion for overnight visitors). International visitors (including the U.S.) accounted for 55 per cent of all overnight visitor expenditures and contributed \$1.86 billion to the Toronto region economy, while domestic visitors accounted for 45% of visitor expenditures or \$1.54 billion. The strong performance of the Canadian Dollar might reduce foreign visitors to Toronto, however domestic travellers could make up the difference as per a recent Ministry of Tourism and Culture report which finds the percentage of Canadians intending to visit Toronto has significantly increased over the past three years (see top right).

GTA Occupancy and Daily Rates

The GTA 2010 overall hotel occupancy rate was up 9.7% to 68.3% over 2009, including record occupancy levels in April, June, and July. Occupancy rates are very strong, while average room rates are strong when compared to the 10-year average. In 2010, Toronto ranks 6th position (up from 10th) in hotel occupancy among top North American cities and 8th in the Average Daily Rate category at \$134.80, trailing San Francisco, Boston, Washington DC, Miami, Oahu Is., Vancouver, and NYC (SmithTravelResearch).

Downtown Toronto Rates

A survey of TripAdvisor.com reveals the following accommodation price ranges for hotels and bed and breakfasts accommodations in Toronto. (number above bar indicates number of hotels in that star rating classification).

Percent Of Canadian Adults In Each Case Stating Intend To Travel To/Within Ontario During ...

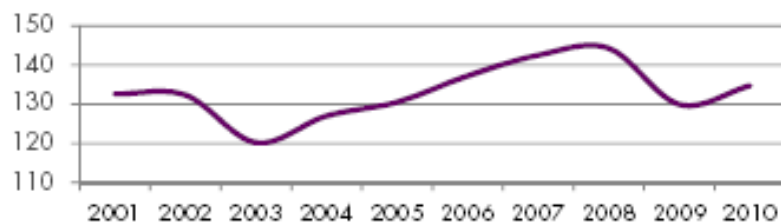
	March/May			June/August		
	Feb '09	Feb '10	Feb '11	Feb '09	Feb '10	Feb '11
Quebec City	8	9	12	10	10	15
Montreal	13	17	22	15	20	21
Ottawa	44	38	47	38	41	46
Toronto	42	45	53	40	42	50
Other Ontario	46	50	53	46	46	48
Winnipeg	16	15	17	20	16	16
Total Canada	36	39	42	35	37	40

○ Statistically significant increase at 95% vs. previous waves

OCCUPANCY (%) 2001-2010



AVERAGE DAILY RATES (\$) 2001-2010



Downtown Toronto Accommodation Rate Range by Star Rating

