

OUR NEW LISTING FOR SALE

REDEVELOPMENT SITE • With Holding Income •
3107 Bloor Street West, Toronto, Ontario



This 20,012 square foot (0.46 acre) corner site located on Bloor Street West, west of Royal York Road in the Etobicoke Plan. The site is improved with a tenanted 13,118 square foot commercial building and provides potential for a higher density residential redevelopment.

Un-priced Proposal Call Deadline: Wed. Dec. 14th, 2011

[Click here for more information](#) 



RECENT GTA HIGH RISE RESIDENTIAL LAND SALES

Source: Marshnet.com

Toronto

3018 Yonge Street – A 0.62 acre site located south of Lawrence Avenue and north of Glengrove Avenue West. Closed June 10, 2011 at \$5,100,000 or \$8,225,800 per acre.

200 Bloor Street West – A 0.10 acre site located west of Avenue Road and east of Spadina Avenue. Closed June 2, 2011 at \$6,180,000 or \$61,800,000 per acre.

306 Richmond Street – A 0.36 acre site located east of Spadina Avenue and west of University Avenue. Closed May 24, 2011 at \$20,800,000 or \$57,777,000 per acre.

324, 326, 328 & 332 Richmond Street West – A 0.37 acre site located east of Spadina Avenue. Closed April 14, 2011 at \$13,250,000 or \$35,810,800 per acre.

501 Yonge Street – A 0.86 acre site located north of College Street. Closed March 25, 2011 at \$38,500,000 or \$44,767,400 per acre.

North York

2135 Sheppard Ave. E., 299 Yorkland Blvd. – A 5.19 acre site located on the south west corner of Consumers Road. Closed Nov. 15, 2011 at \$20,000,000 or \$3,853,565 per acre.

1717 Avenue Road – A 1.27 acre site located north of Lawrence Avenue West. Closed July 13, 2011 at \$20,230,640 or \$15,929,637 per acre.

Etobicoke

2175 Lake Shore Boulevard West – A 1.06 acre site located east of Park Lawn Road. Closed September 1, 2011 at \$16,000,000 or \$15,094,340 per acre.

2183 Lake Shore Boulevard West – A 3.75 acre site located east of Park Lawn Road. Closed February 15, 2011 at \$45,000,000 or \$12,000,000 per acre.

600 The East Mall – A 5.65 acre site located east of highway 427. Closed February 1, 2011 at \$13,600,000 or \$2,407,080 per acre.



INDUSTRY COMMENTARY: GTA Lot Values Up 50% Since 2005

GTA residential lot values have climbed to record 5-year highs in the first half of 2011 after 2-years of very impressive growth according to the most recent MCAP Lot Value Report. Since May 2005 the overall increase of GTA lot values has been 51.3%, this includes the regions of Durham, Halton, Peel, and York (the City of Toronto is not included in MCAPs reports). However, more impressive is the growth since May 2009. Since May 2009 in only 2 years values are up 32.8% on average vs. May 2005. Halton and York Regions have seen the largest increases since 2005 at 65.8% and 63.2% respectively.



LIFE LESSONS at PETRUS COMMERCIAL REAL ESTATE CORP- Lesson #51

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<http://www.paris-26-gigapixels.com/index-en.html>

Hong Kong

<http://www.gigapan.org/gigapans/17458/>



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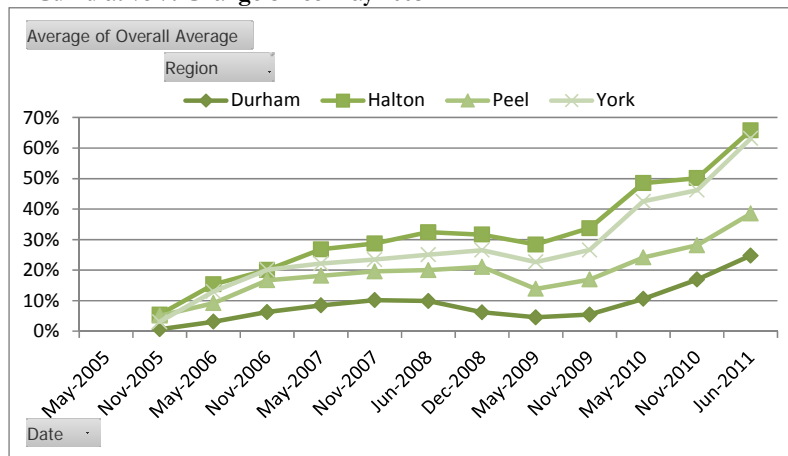
[Click here for more information](#) 



INDUSTRY COMMENTARY: GTA Lot Values Up 50% Since 2005

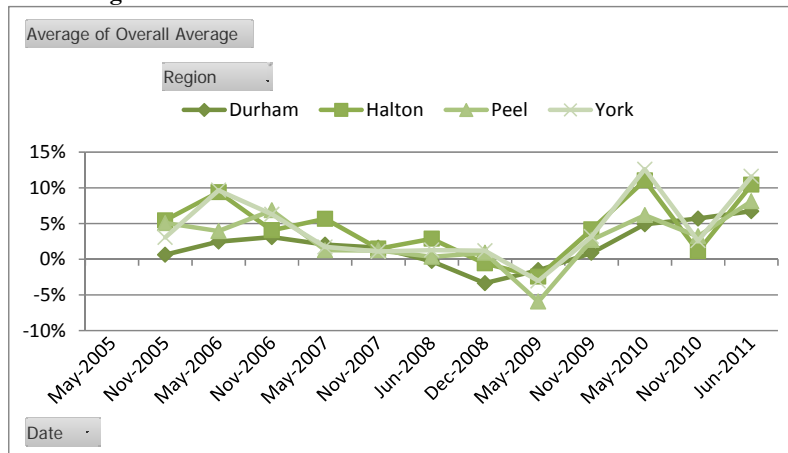
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Cumulative % Change Since May 2005

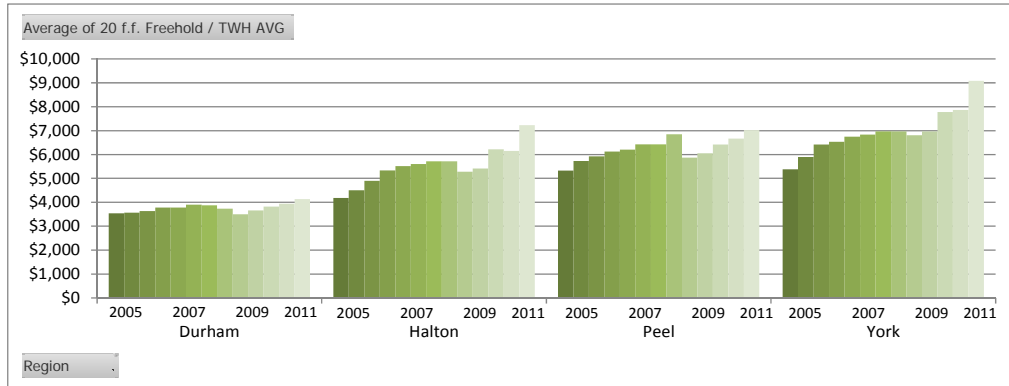


June 2011 was the strongest period over period growth rate with a GTA average of 9.9%. MCAP reports lot values bi-annually, usually in the spring and fall. The average growth rate period over period since May 2005 has been 3.6%.

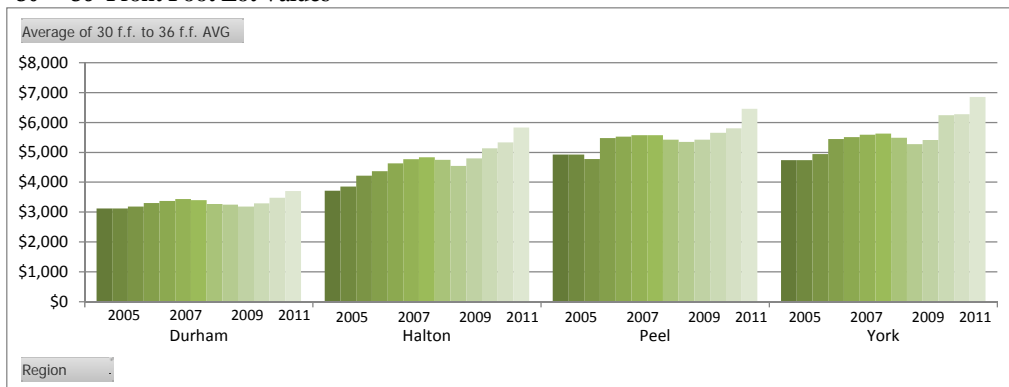
% Change from Previous Period



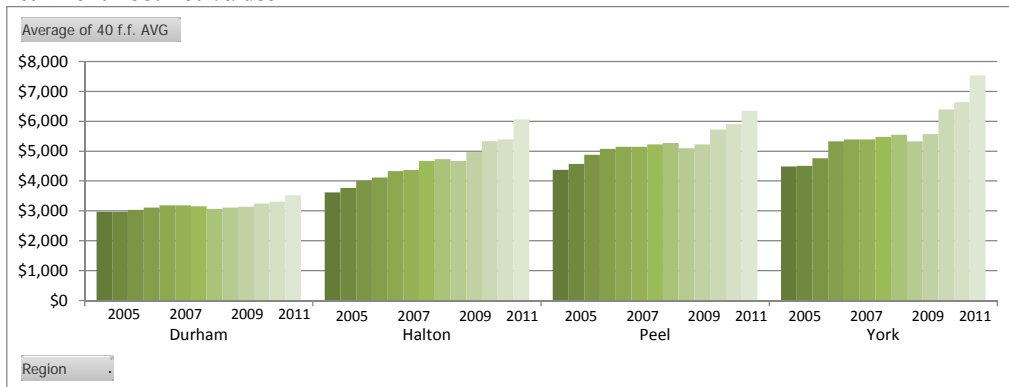
20' Front Foot Lot Values



30' - 36' Front Foot Lot Values



40' Front Foot Lot Values



50' Front Foot Lot Values

