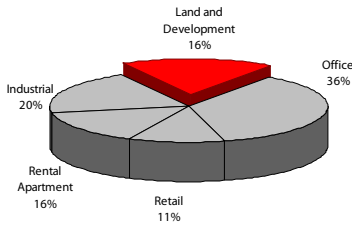




Pierre Gagné's Historic Scope of Business



The corporate branding exercise we recently completed has revealed that different clients have a different understanding of the scope of business covered by our firm. In all cases, we are clearly identified as GTA experts advising and assisting in the sale of mid-market assets. However, many of our clients associate our preferred asset class along the lines of their own scope of business. In fact, P.G. Gagné Commercial Real Estate Corp. covers all major asset classes: office, retail, industrial, residential and land.. www.gagnerealestate.ca

FOR SALE – INFILL RESIDENTIAL SITE



1066 Avenue Road, Toronto - St. James-Bond United Church

A site comprised of approximately 21,478 square feet with frontages of 203 feet on the south side of Willowbank Boulevard and 100 feet on the west side of Avenue Road located two blocks north of Eglinton Avenue West in Toronto. The site is improved with a three level church building of approximately 24,500 square feet. Secondary Plan refers to single family lots of 29.5 foot minimum frontage at one times coverage.

Offers are due on Wednesday October 26th, 2005 at 12:00 noon.

Find out more by visiting www.gagnerealestate.ca/st.james.php



FOR SALE – 34 Southport Street, Toronto

An approved 316,427 square foot buildable mixed residential condominium and retail site in South Etobicoke. The Property is being marketed on a standard negotiated bid process and the asking price is \$13,000,000 with builder's terms or \$41 per buildable square foot.

Find out more by visiting www.gagnerealestate.ca/southport.php.



PIERRE'S RECENT SALES - 1071 King Street West, Toronto

We have closed the sale of a 24,780 square foot site improved with a four level office building of 26,926 leaseable square feet located on the south side of King Street West just west of Strachan Boulevard leased to a City of Toronto agency. Closed September 28 2005 at \$3,650,000 or \$135 per building square foot and \$147 per land square foot and a cap rate of 6.6 %.



OTHER RECENT RESIDENTIAL LAND SALES

2276-2284 Gerrard Street East – a 0.928 acre site approved for 36 townhouses or GFA of 50,575 square feet located on the north side of Gerrard Street East, east of Main Street in East York. Closed August 9, 2005 at \$3,587,000 or \$99,639 per townhouse or \$71 per GFA

445 Queen Street East – a 0.254 acre site with 17 proposed townhouses or GFA of 26,080 square feet located just west of Sumach Street in Toronto. Closed June 8, 2005 at \$2,125,000 or \$125,000 per townhouse or \$81 per GFA.

23 Heath Street West – a 0.691 acre site approved for 8 townhouses or GFA of 27,075 square feet located on the south side of Heath Street west of Yonge Street. Closed September 30, 2004 at \$4,600,000 or \$575,000 per townhouse or \$170 per GFA.

38 Abell Street – a 2.472 acre site with 120 proposed townhouses located south of Queen Street West and east of Dufferin Street. Closed April 26, 2005 at \$6,350,000 or \$52,917 per townhouse or \$60 per GFA.

OTHER RECENT APARTMENT SITE SALES

51 Bathurst Street – a 1.55 acre site with a 42,000 square foot industrial building located on the east side of Bathurst Street south of King Street West. Closed July 15, 2005 at \$13,200,000 or \$8,516,129 per acre.

260 Richmond Street East – a 0.175 acre site with a vacant 15,900 square foot office building located on the north side of Richmond Street East, east of George Street. Closed July 28, 2005 at \$1,600,000 or \$101 per square foot.

1819 Yonge Street – a 0.46 acre site located on the east side of Yonge Street and on the north side of Merton Street. The sale included 20,421 square feet of commercial space of a condo apartment building. Closed July 22, 2005 at \$5,175,000 or \$253 per square foot or 8.4% cap rate.

40 Wellesley Street East – a 0.324 acre site with a 22,596 square foot office/medical building located on the north side of Wellesley Street East, east of Yonge Street. Closed August 22, 2005 at \$3,861,000 or \$171 per square foot.