

French Chateau Golf & Spa Resort
150% BUY-BACK GUARANTEE
Ownership options from **£35,000**



PRICES RISE BY £85,000 DECEMBER 1st

[Home](#) ▶ [News](#) ▶ [North America](#) ▶ Commercial real estate investment properties in Canada exceed volumes for 2009

:: [Brazil is popular choice for overseas real estate investors, consultancy research suggests.](#) :: [Ru](#)

Commercial real estate investment properties in Canada exceed volumes for 2009

THURSDAY, 25 NOVEMBER 2010



A strong appetite for retail properties and an active real estate investment trust sector has resulted in commercial real estate investment sales in Canada to do better than in 2009, the latest figures show.

Over US\$12 billion in commercial real estate assets had changed hands by the end of the third quarter of 2010, up 57% compared with the same nine month period in 2009.

Figures from Avison Young, whose quarterly Investment Market Monitor tracks office, industrial, retail, land, and multi residential property sales transactions greater than US\$1 million, also shows that Toronto is the most active market and Vancouver is the most expensive.

Canada commercial real estate

Retail property is the most sought after by investors in the commercial real estate market and the report predicts that overall investment volume will top US\$ 16 billion by the end of this year.

According to the study, retail was not only the most actively traded asset class in Canada in the first nine months of 2010, but it also posted the greatest improvement over the same period in 2009. US\$3.8 billion worth of retail properties changed hands, some 31% of the overall investment dollar volume.

Office volumes reached USD2.3 billion, up 35% with a 19% share of investment, land was US\$2.1 billion, up 7% and accounting for 18% of volume, industrial was US\$2 billion, up 31% and with a 17% share of volume while the multi-residential sector was US\$1.8 billion with a 15% market share.

'Compared to last year, the results to date are a welcome sign that the commercial real estate investment market is gaining traction in Canada,' said Bill Argeropoulos, vice president and director of research (Canada) for [Avison Young](#), the largest independent real estate services company in the country.

'This upswing is attributed to a number of factors, including stable and improving market fundamentals, historically low borrowing costs, high availability of debt, a narrowing bid-ask gap and the emergence of Reits as active buyers,' he explained.

The report also shows that, on a year on year basis, the national average cap rate for major property types has declined 50 basis points (bps) to 6.75% at the end of the third quarter of 2010, but is still approximately 80 bps above where it was when the market peaked in the summer and autumn of 2007.

Overall, cap rates range from an average low of 5.97% for multi-residential properties to a high of 7.47% for multi-tenant industrial buildings. While multi-residential properties are viewed as the most expensive asset among investors, Vancouver is the highest priced market in Canada with an overall average cap rate of 6.12%, which is poised to fall further.

'Given the increased bids for assets lately, coupled with historically low interest rates, ample liquidity and, more importantly, a steady flow of product to the market, we can expect further cap

Download Latest House Price Report



EUROZONE DEBT CRISIS REPORT

Download our FREE report on The Eurozone Crisis



NORTH AMERICA: TOP HEADLINE



Celebrity homes in US selling at bargain prices

{mosimage}

Celebrities in the US are selling some of their luxurious properties at bargain prices because they too are suffering from the country's real estate slump.

[Celebrity homes in US selling at bargain prices](#)

11:08 - 26.11.2010

Celebrities in the US are selling some of their luxurious properties at bargain prices because they too are suffering from the country's real estate slump.

rate compression,' said Robin White, Avison Young's executive vice president, Capital Markets Group.

Vancouver Coupons

1 ridiculously huge coupon a day. Like doing Vancouver at 90% off!

www.Groupon.com/Vancouver

Apartment Building * Sale

Western Canada Accredited Investors Limited Partnership - \$25,000 min

Apartment.Buildings.PrestProp.com

Ads by Google

FREE BROCHURES



Free brochures on SIPPs and retirement plans from Hargreaves Lansdown

- Real Estate
- Commercial
- Retail Lease
- Retail Rent
- Retail Space

This story relates to: [Property canada](#) [property awards](#) [property game](#) [property show](#) [\[SEE ALL\]](#)

BOOKMARK THIS PAGE ([What is this?](#))

More Recent News

- [Celebrity homes in US selling at bargain prices](#) 26/11/2010
- [US National Association of Realtors goes global with new services for international buyers](#) 25/11/2010

Earlier News

- [US property market looking positive as three indices show year on year gains](#) 23/11/2010
- [New homes starts and property loan applications fall in US](#) 19/11/2010
- [US property prices likely to keep falling until end of 2011, according to analysts](#) 18/11/2010
- [Real estate market in Canada becoming 'normal' as activity rises for third month in a row](#) 17/11/2010
- [US property market reaching Great Depression levels, chief economist warns](#) 12/11/2010

SPONSORED FEATURES

Preparing Your Future As A Financial Spread Bettor

Download our latest free guide on the **Eurozone Crisis**



SEARCH FOR PROPERTIES:

| | |
|---------------------------------------|------------------|
| For sale | To rent |
| Location | |
| e.g. 'Edinburgh', 'Fulham' or 'SW3' | |
| Min price | Max price |
| No min | No max |
| Type | Beds |
| Show all | No min |
| POWERED BY Zoopla.co.uk | |
| <input type="button" value="Search"/> | |

FEATURE STORY

INTERNATIONAL PENSIONS GUIDE FOR EXPATS INTERNATIONAL PENSIONS GUIDE FOR EXPATS AND THOSE MOVING ABROAD

For Immediate Release
Thursday October 21, 2010

As the UK battles to wipe out an unprecedented budget deficit it is clear that private pensions are to become even more important with everyone having to work longer.

[Read full feature >>>](#)

COMPANY NEWS

Following this week's decision by the Royal Borough of Kensington and Chelsea, (RBK&C)

The detailed design for the redevelopment of the first phase of Wornington Green, the Royal Borough's largest regeneration scheme for decades, now have full approval to commence. Designed by PRP Architects this scheme will preserve the rich architectural history of this area (over 14 acres) and reinstate historic links between the Portobello Road and Ladbrooke Grove. The new development will eventually offer up to 1,000 new homes to the area and a new London square will form a focal point for this new urban quarter.

[Full story >>>](#)

FORUM WATCH

Dollar posts losses against majors on

BRAND ADVICE

[Make your plastic pay](#)
[Accessing commodities markets via spread betting](#)

BOOKSHOP

[Visit the Property Wire bookshop](#)

NEWSLETTER

Subscribe to our weekly newsletter and stay updated on the property market trends.
[Subscribe now >>>](#)

GET RSS FEED
NORTH AMERICA NEWS

Hungary: Housing Market Reaches Bottom?

Download our 40 page Hungary Report

