Commercial Real Estate

Blaneys' commercial real estate team is a leader in Ontario's fast-paced and ever-expanding commercial real estate industry. We are sought out by industry leading companies as they navigate the real estate lifecycle, from acquisition to disposition of commercial property, with numerous and varied business opportunities along the path.

We are "Repeatedly Recommended" for development and property finance work by the Lexpert® Canadian Legal Directory, and have been ranked in the prestigious Chambers & Partners' Canada Directory since its inception in 2016, a ranking based on accolades and references received by clients, industry professionals, and competitors

We foster a team approach to close your deal - no matter how complex, and no matter where your needs arise along the property development continuum - with as little drama as possible.

Efficient, responsive, straightforward, down to earth - this is our promise to you, it's part of our DNA.

ACQUISITION OF COMMERCIAL PROPERTY

When purchasing property to assemble and develop, from which to operate your business or as an investment tool, we have been there, acting for prominent developers, retailers, property managers, REITs, pension fund managers and businesses great and small.

STRUCTURING OWNERSHIP

Now that you have bought or thinking about buying a commercial property, how are you going to structure it? Joint venture? Co-ownership? Limited Partnership? Condominium? Subdivision? Our practitioners can help you choose the right vehicle and prepare and negotiate the paperwork to put it in place.

DEVELOPMENT/OPERATION AGREEMENTS

Reciprocal agreements, contribution agreements, construction agreements, Section 37 agreements - It is often a daunting task to review and negotiate such agreements, let alone comprehend them, but a necessary evil to get your property, and your business, up and running. With decades of experience in property development, we can help weave your way through the boilerplate so you can focus on those key matters that are significant to you.

COMMERCIAL LENDING

Are you a lender with money to lend, or do you need to borrow money to acquire, develop or refinance a property? Blaneys has a significant lending practice, acting for some of the largest banks, insurance companies and other financial institutions, as well as institutional investors, public companies and private corporations of all sizes. Not only are we familiar with the paperwork of lenders, in many cases we have developed it.

COMMERCIAL LEASING - REAL ESTATE

Whether you are a landlord or a tenant, your leases will often be your most valuable assets, but they are often not given the attention they deserve. Office, retail, industrial, solar, our leasing team will assist in drafting and negotiating your leases to maximize their value and minimize disputes down the road.

To learn more about our commercial leasing practice, click here.

DISPOSITION OF COMMERCIAL PROPERTY

From initial discussions with your broker, to negotiating the sale agreement, to responding to and curing title issues to getting the funds into your hands, we've got you covered every step of the way.

The circle is complete. Stop and repeat.

RELATED PRACTICES

- Real Estate & Business