



1771
ST. CLAIR AVE W

Prime Retail for Lease

CBRE Limited, Real Estate Brokerage | 145 King Street West | Suite 1100 | Toronto, ON M5H 1J8 | 416 362 2244 | www.cbre.ca

CBRE

**ST. CLAIR
AVE WEST**



RETAIL FOR LEASE

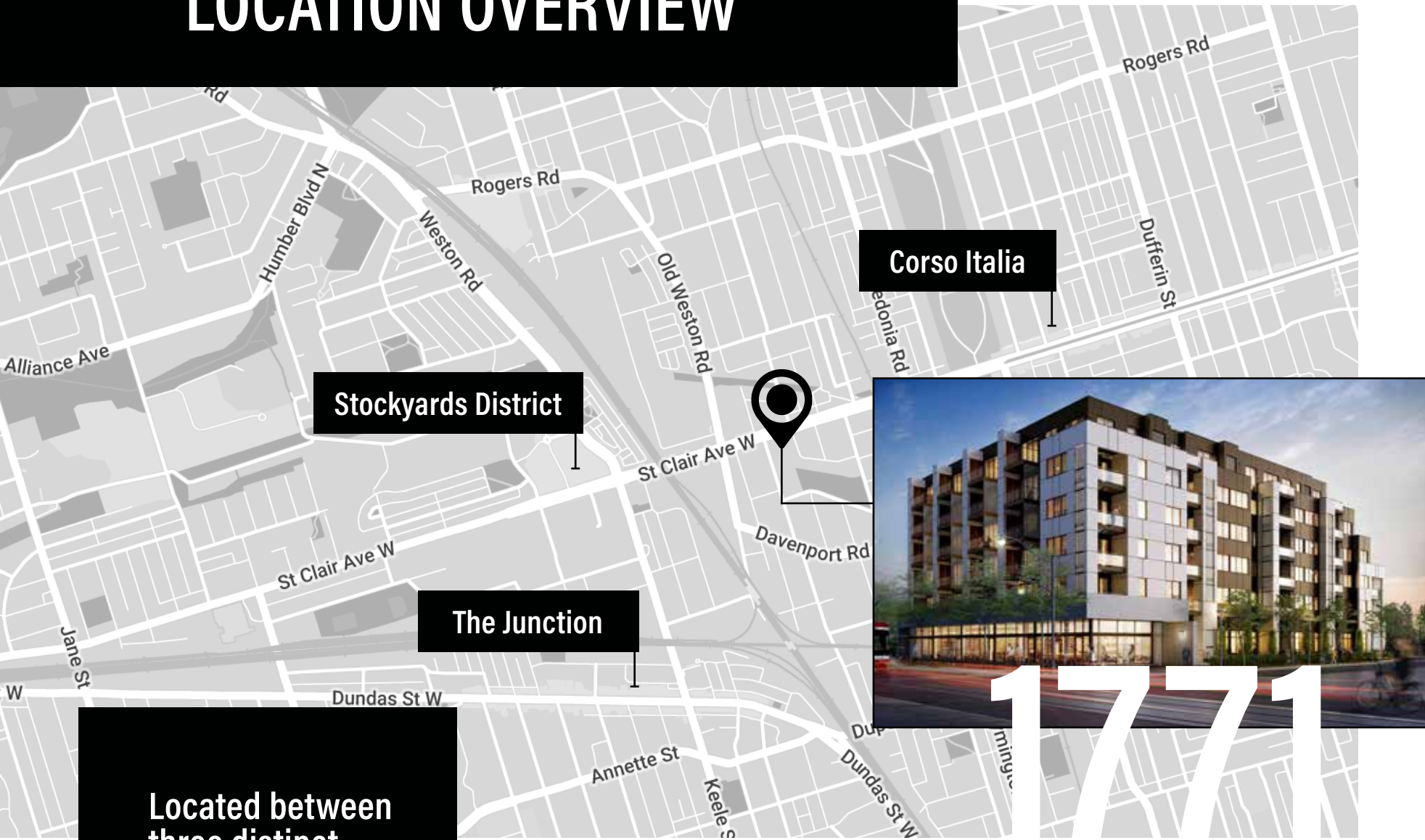
SIZE: 3,355 SQ. FT.

NET RENT: \$35.00 PER SQ. FT.

TMI: \$15.00 PER SQ. FT.

AVAILABLE: IMMEDIATELY

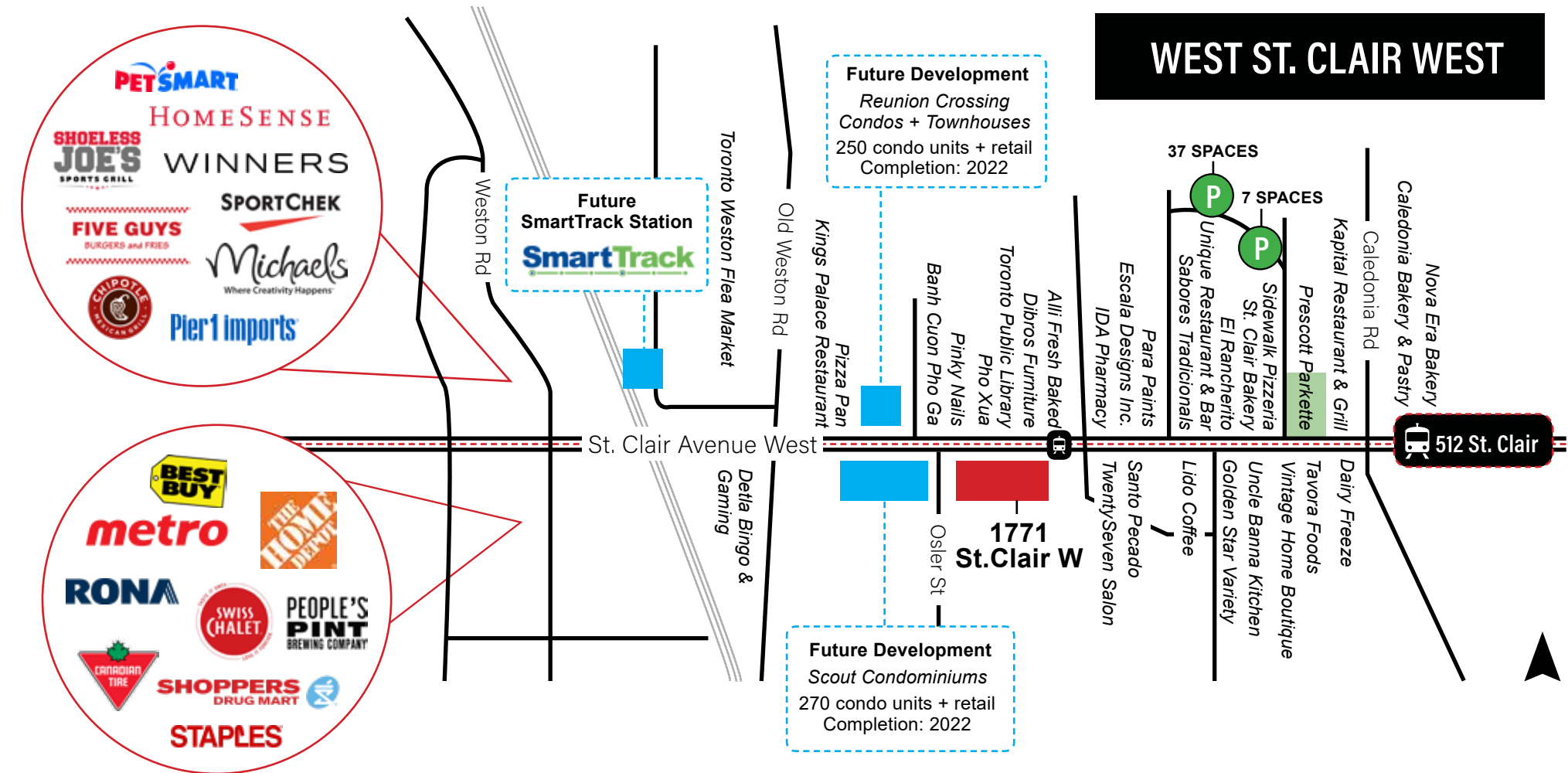
LOCATION OVERVIEW



Located between three distinct neighbourhoods

The Junction // Stockyards District // Corso Italia

WEST ST. CLAIR WEST



Located in a Rapidly Growing Node

1771 St. Clair Avenue West is located in the rapidly growing West St. Clair West node, home to many "mom & pop" shops, an abundance of restaurants and bars, breweries, cafes, and boutiques. In addition to 1771 St. Clair Avenue West, construction of two new mixed-use condominium developments will soon be underway bringing even more density to the growing area. Furthermore, a new SmartTrack station is proposed a minutes walk away from 1771 St. Clair that will connect the area and the 512 Streetcar route to the GO network.

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