



1771 ST. CLAIR AVENUE WEST

RETAIL FOR LEASE + SALE



1771

ST. CLAIR AVENUE WEST

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Size: Unit 1: 1,352 sq. ft.
 Unit 2: 897 sq. ft.
 Unit 3: 1,106 sq. ft.
 Total: 3,355 sq. ft.

Net Rent: Please call listing agents to discuss

Sale Price: \$2,060,000

- Units must be purchased together
- Located on the ground floor of the brand new Scoop Condominiums, a six-storey, 72 unit building by Graywood Developments
- Approximately 120 ft. of frontage onto St. Clair Avenue West
- 13'-7" ceiling heights
- Situated directly on the east-west St. Clair streetcar line with a stop at it's doorstep



LOCATED BETWEEN THREE DISTINCT NEIGHBOURHOODS

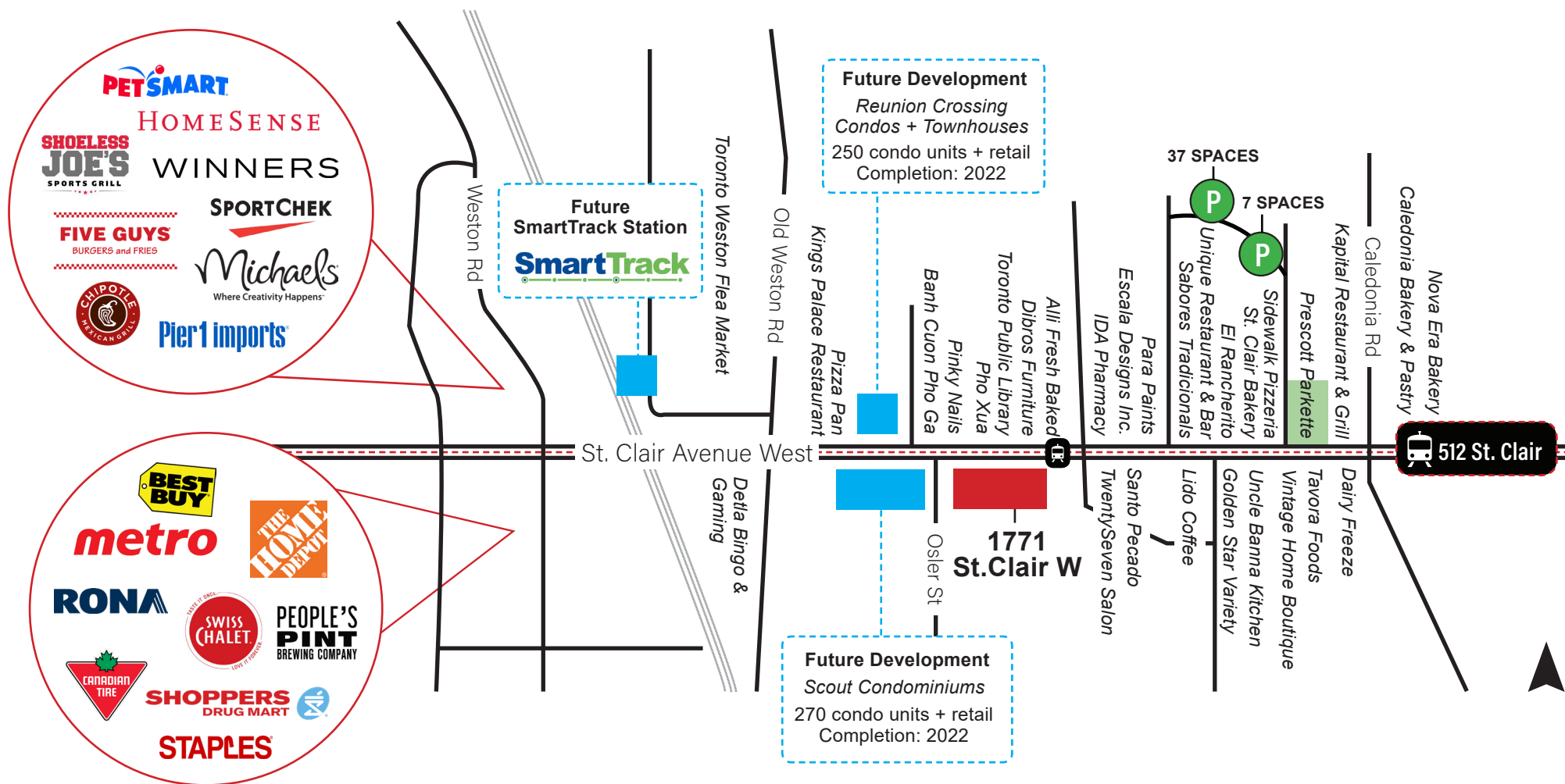
1771 St. Clair Avenue West is located between The Junction, Stockyards District and Corso Italia

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 Smart-Track 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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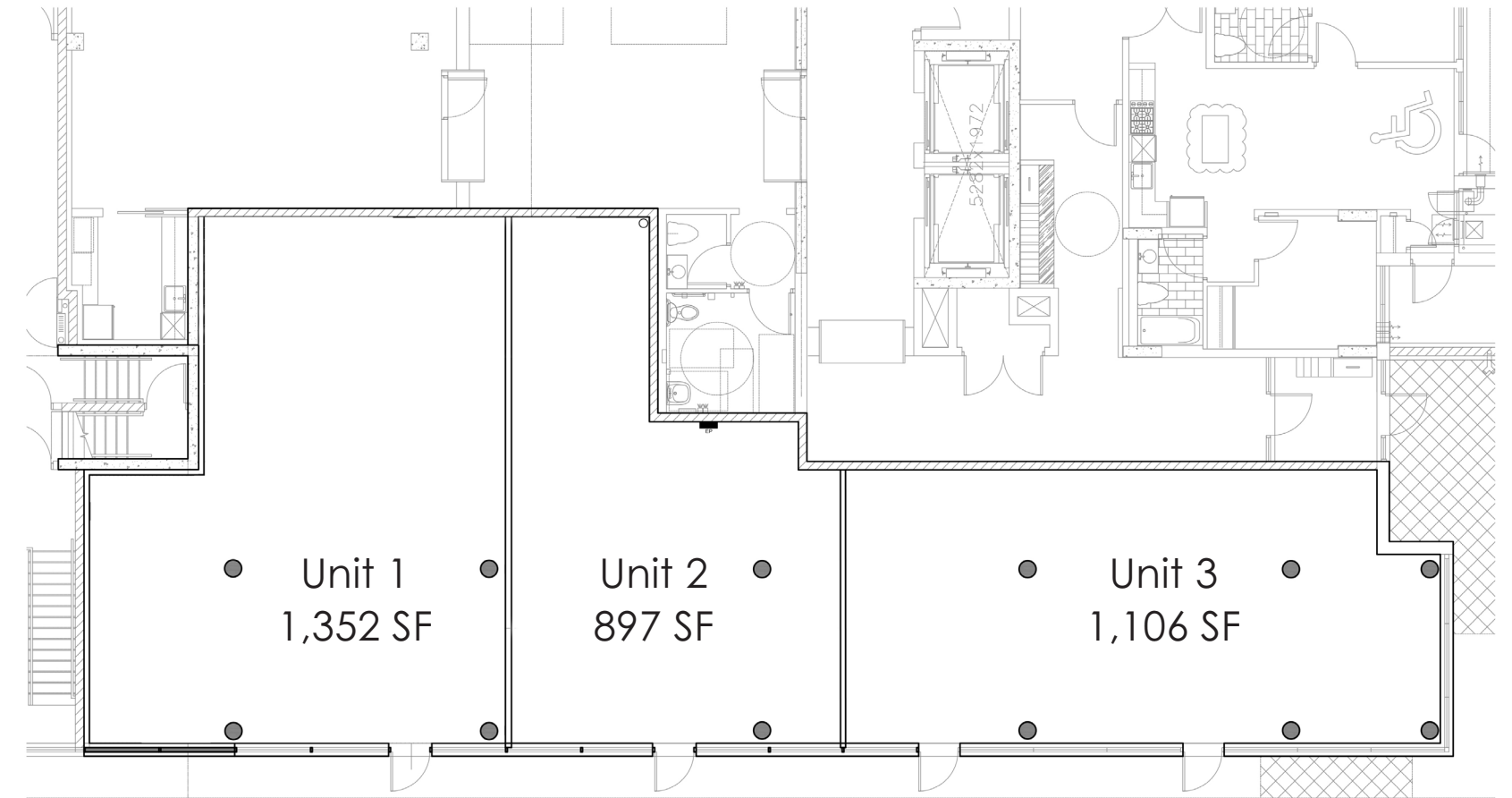
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CBRE

FLOOR PLAN



St. Clair Avenue West

Osler Street

CONTACT

Arlin Markowitz*
Senior Vice President
416 815 2374
arlin.markowitz@cbre.com

Alex Edmison*
Senior Vice President
416 874 7266
alex.edmison@cbre.com

Jackson Turner**
Associate Vice President
416 815 2394
jackson.turner@cbre.com

Teddy Taggart
Sales Representative
416 847 3254
teddy.taggart@cbre.com

*Sales Representative **Broker

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