



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

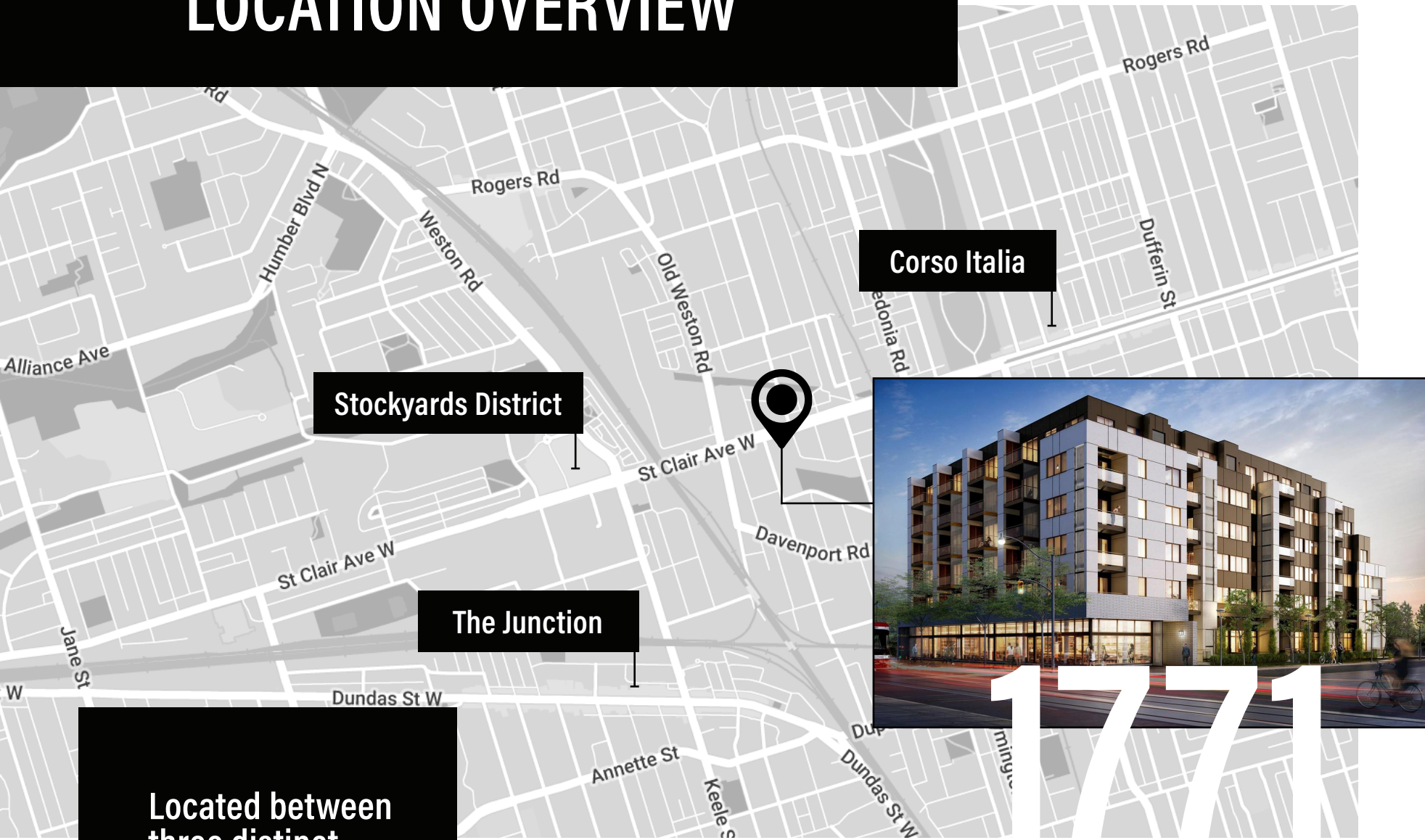
SIZE: 3,355 SQ. FT.

NET RENT: \$35.00 PER SQ. FT.

TMI: \$15.00 PER SQ. FT.

AVAILABLE: IMMEDIATELY

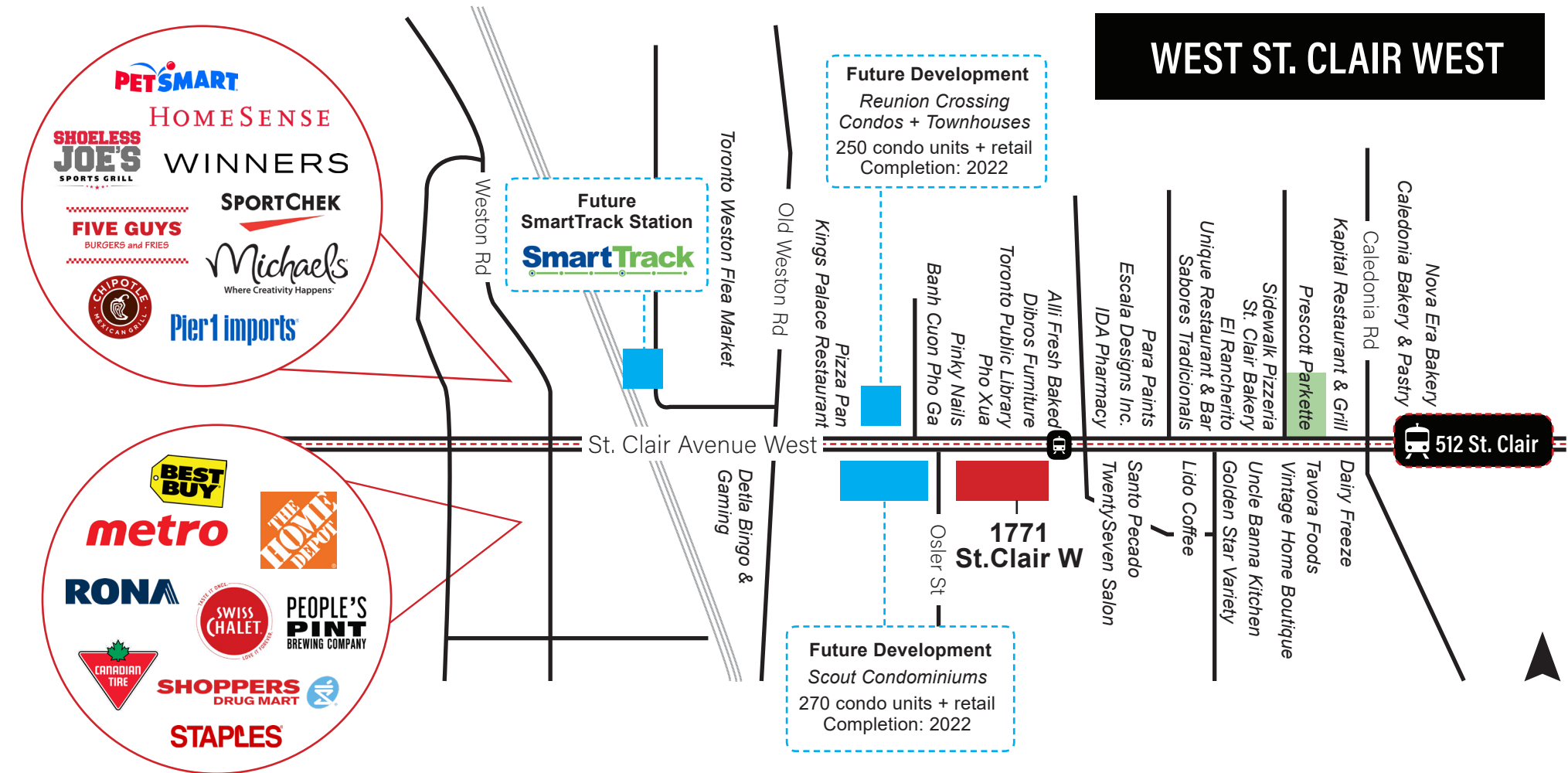
LOCATION OVERVIEW



Located between three distinct neighbourhoods

The Junction // Stockyards District // Corso Italia

WEST ST. CLAIR WEST

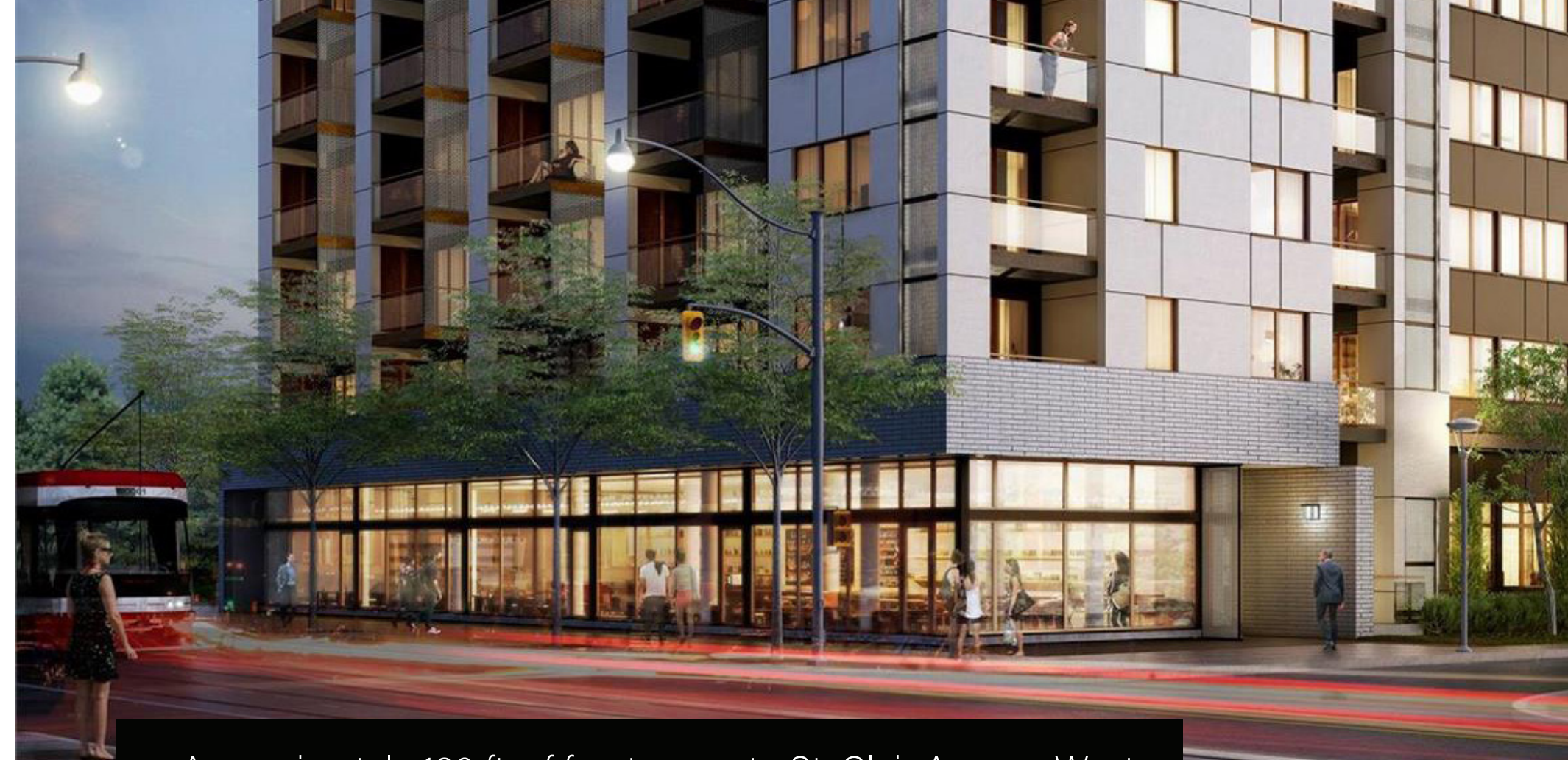
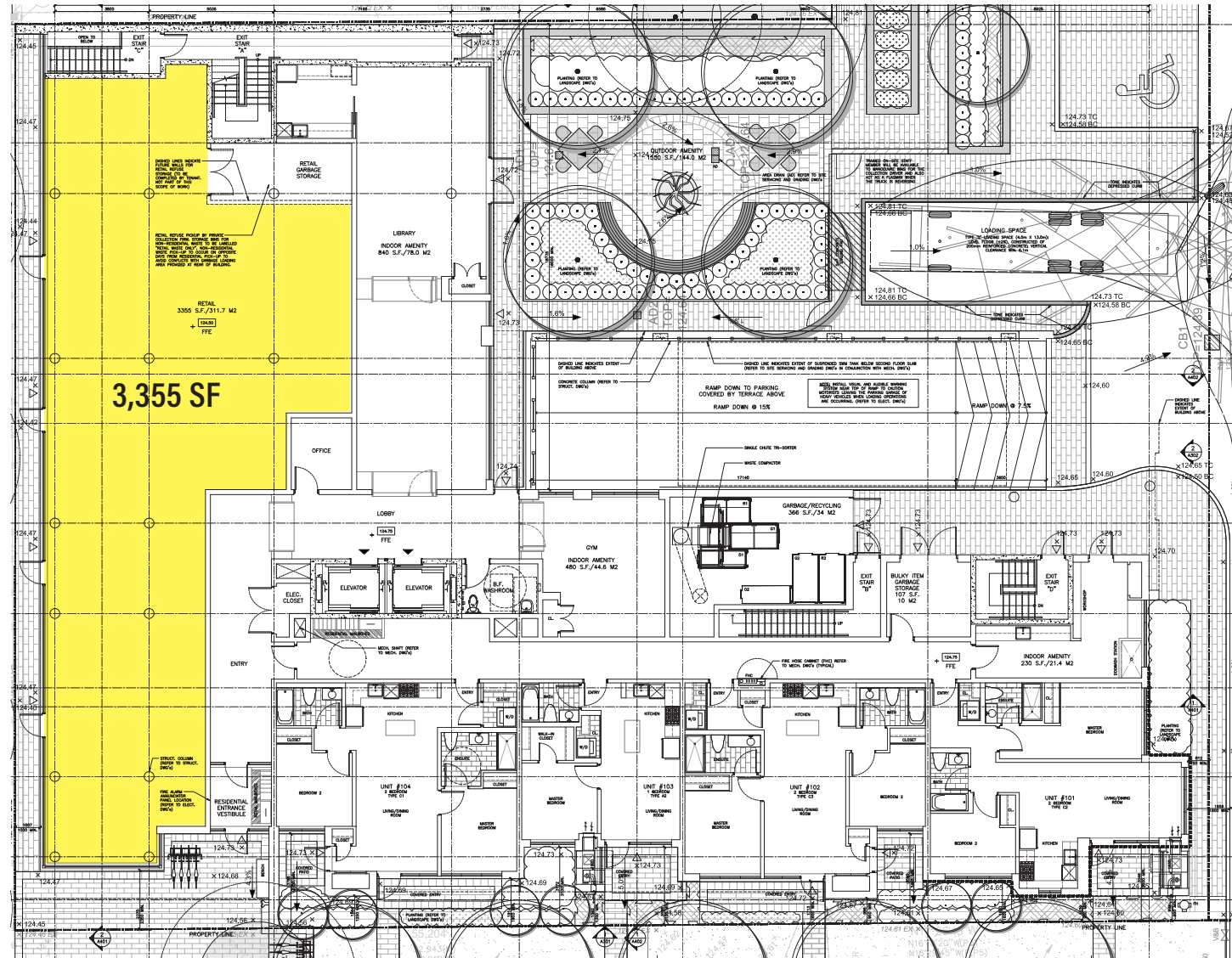


Located in a Rapidly Growing Node

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.

FLOOR PLAN

St. Clair Avenue West



Approximately 120 ft. of frontage onto St. Clair Avenue West

Located on the ground floor of the brand new Scoop Condominiums, a six-storey, 72 unit building by Graywood Developments

Situated directly on the east-west St. Clair streetcar line with a stop at it's doorstep

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

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

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

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

Selina Tao
Sales Representative
416 815 2396
selina.tao@cbre.com

*Sales Representative

**Broker

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.