

CBRE

For Sale
1775-1791
ST. CLAIR AVE W

RETAIL FOR SALE | SCOUT CONDOS



Property Details

Address: 1775-1791 St. Clair Avenue West, Toronto

Possession: Immediately

Parking: 3 parking stalls

Condo Fees.: \$0.55 per sq. ft. (est.)

Property Tax: \$10.00 per sq. ft. (est.)

Zoning: Mixed Commercial Residential (MCR)

	Size:	Price:	
1793 St. Clair:	1,412 sq. ft.	SOLD!	
1791 St. Clair:	1,627 sq. ft.	\$805,000.00	
1783 St. Clair:	1,050 sq. ft.	SOLD!	
1779 St. Clair:	1,829 sq. ft.	\$805,000.00	} Ability to connect units 4 & 5
1775 St. Clair:	1,694 sq. ft.	\$785,000.00	

- Condo retail units on the ground level of Graywood Developments' Scout Condos
- Incredible frontage of approximately 240 feet
- Four dedicated retail parking stalls and a dedicated retail elevator and garbage room
- Excellent location in the St. Clair West node, directly on the 512 Streetcar line



Permitted Uses

1775-1791 St. Clair Avenue West is zoned Mixed Commercial Residential (MCR T6.0, C2.0, R5.0)

The following users are permitted:

Retail & Service Shops

- Auctioneer's Premise
- Bake-Shop
- Bank/Financial Institution
- Brew-on-Premise Establishment
- Caterer's Shop
- Courier Service
- Dry Cleaner's Distribution Centre
- Dry-Cleaning Shop
- Duplicating Shop
- Laundry Shop
- Pawnbroker Shop
- Personal Grooming Establishment
- Pet Shop
- Private Art Gallery
- Restaurant
- Retail Store
- Service, Rental or Repair Shop
- Showroom
- Tailoring Shop
- Take-Out Restaurant

Warehouse & Storage

- Cold Storage Locker Plant

Workshops & Studios

- Artists' or Photographer's Studio
- Communications/Broadcasting Establishment
- Custom Workshop
- Data Processing Establishment
- Industrial Computer Service
- Laboratory, Class A
- Printing Plant
- Publisher
- Research and Development Institute
- Software Design and Development Establishment

Automobile Related Uses

- Automobile Service and Repair Shop
- Automobile Service Station
- Car Washing Establishment
- Commercial Parking Lot
- Motor Vehicle Repair Shop, Class A
- Parking Area

Miscellaneous Uses

- Animal Hospital
- Commercial Bakery
- Commercial School
- Hotel
- Massage Establishment
- Newspaper Plant
- Public Transit
- Trade School
- Undertaker's Establishment

Office

Residential Uses

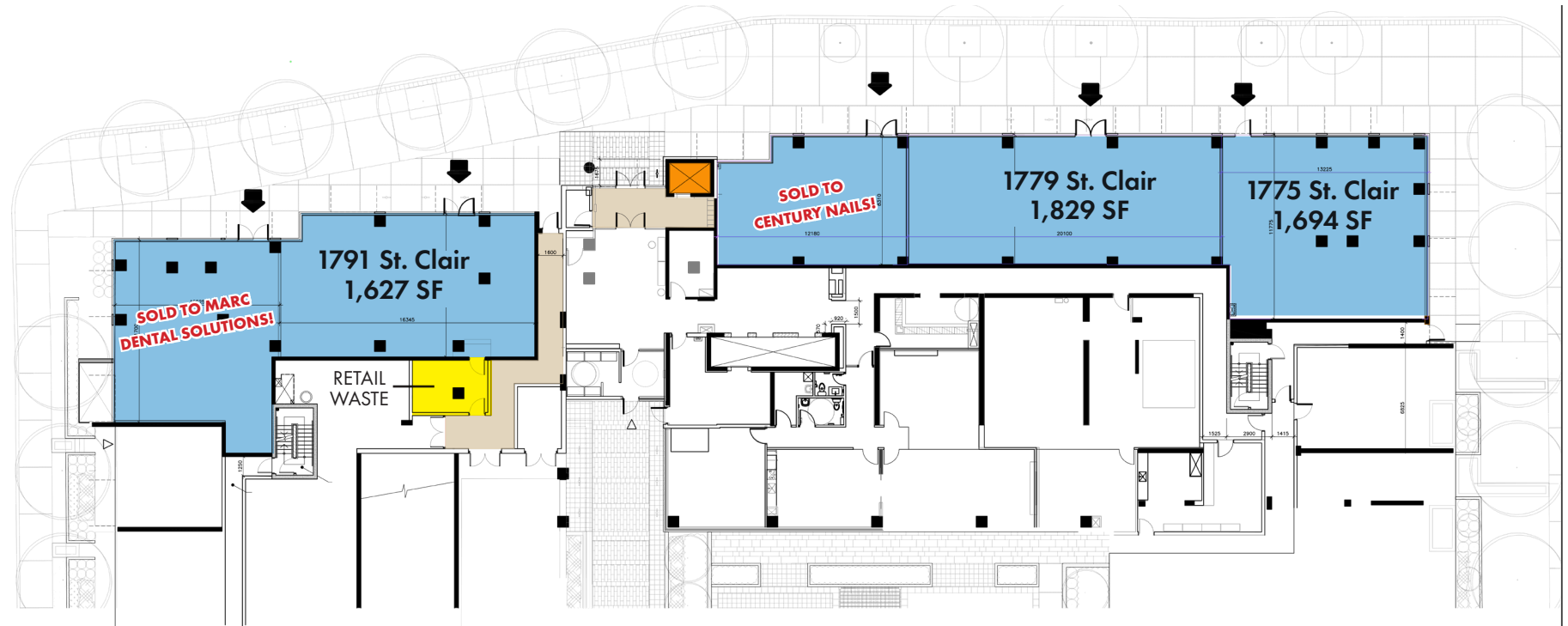
Parks, Recreation, Place of Amusement and Assembly

Community Services, Cultural and Arts Facilities

General Institutions

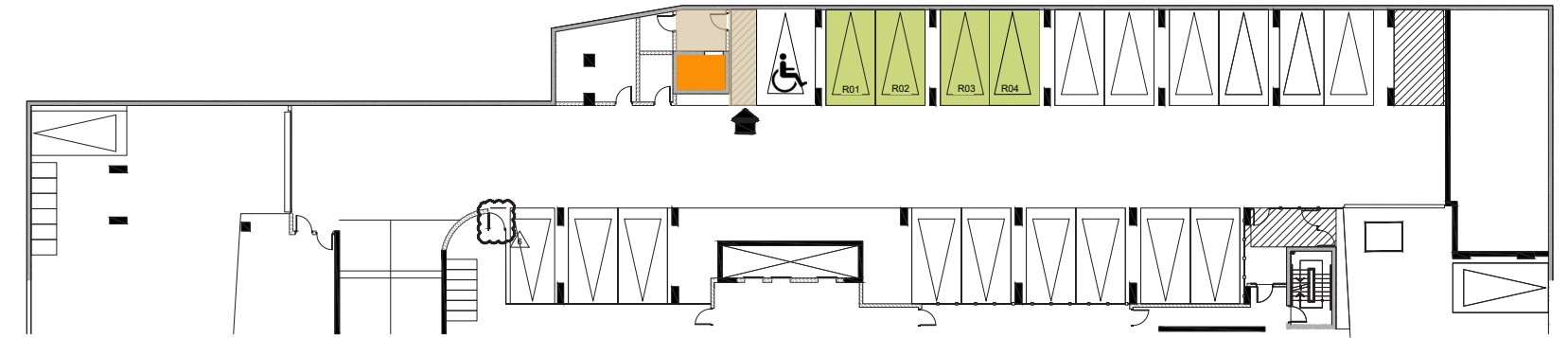


Retail Floor Plans



Address	Frontage
1793 St. Clair	38 ft.
1791 St. Clair	54 ft.
1783 St. Clair	40 ft.
1779 St. Clair	66 ft.
1775 St. Clair	43 ft.

Parking



- RETAIL PARKING SPACES
- RETAIL ELEVATOR
- CIRCULATION
- RETAIL ACCESS TO UPPER LEVEL

Retail Parking Spaces

Area: Approx 699.22 s.f / 64.96 m²
 Dimensions: Approx SINGLE SPACE 2.90 m x 5.60 m t



1775 St. Clair Ave W

1779 St. Clair Ave W

1775 St. Clair Ave W



1779 St. Clair Ave W

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Located Between Three Distinct Neighbourhoods

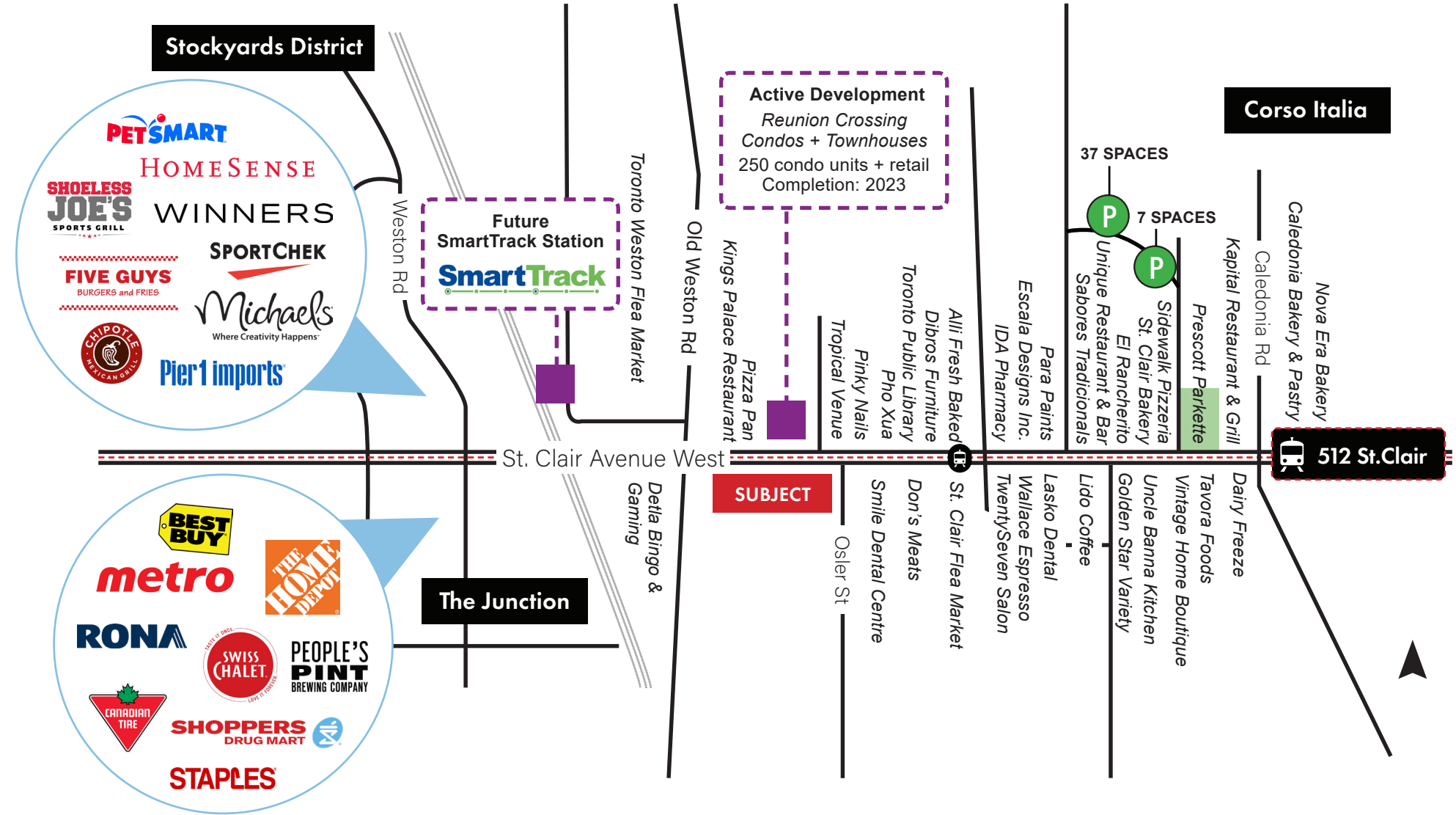
1775-1791 St. Clair Avenue West is located between The Junction, Stockyards District and Corso Italia

1775-1791 St. Clair Avenue West is located in the popular St. Clair West node just east of the intersection of St. Clair West and Old Weston Road. The area is home to many “mom & pop” shops, an abundance of restaurants and bars, breweries, cafes, and boutiques.

The area is rapidly growing, with a number of new mixed-used buildings constructed along St. Clair West in recent years and numerous more proposed. There are currently 18 active/proposed condos within a 1km radius of the property totalling more than 10,000 new condominium units. Development in the area will only be further fueled by a new SmartTrack station planned just a minutes walk away that will connect the area the GO network.



Neighbouring Retailers



DEMOGRAPHICS WITHIN 1KM RADIUS OF THE PROPERTY



\$94,920

AVG. HOUSHOLD INCOME



21,086

TOTAL POPULATION



5.8%

POPULATION CHANGE (2021-2026)



39

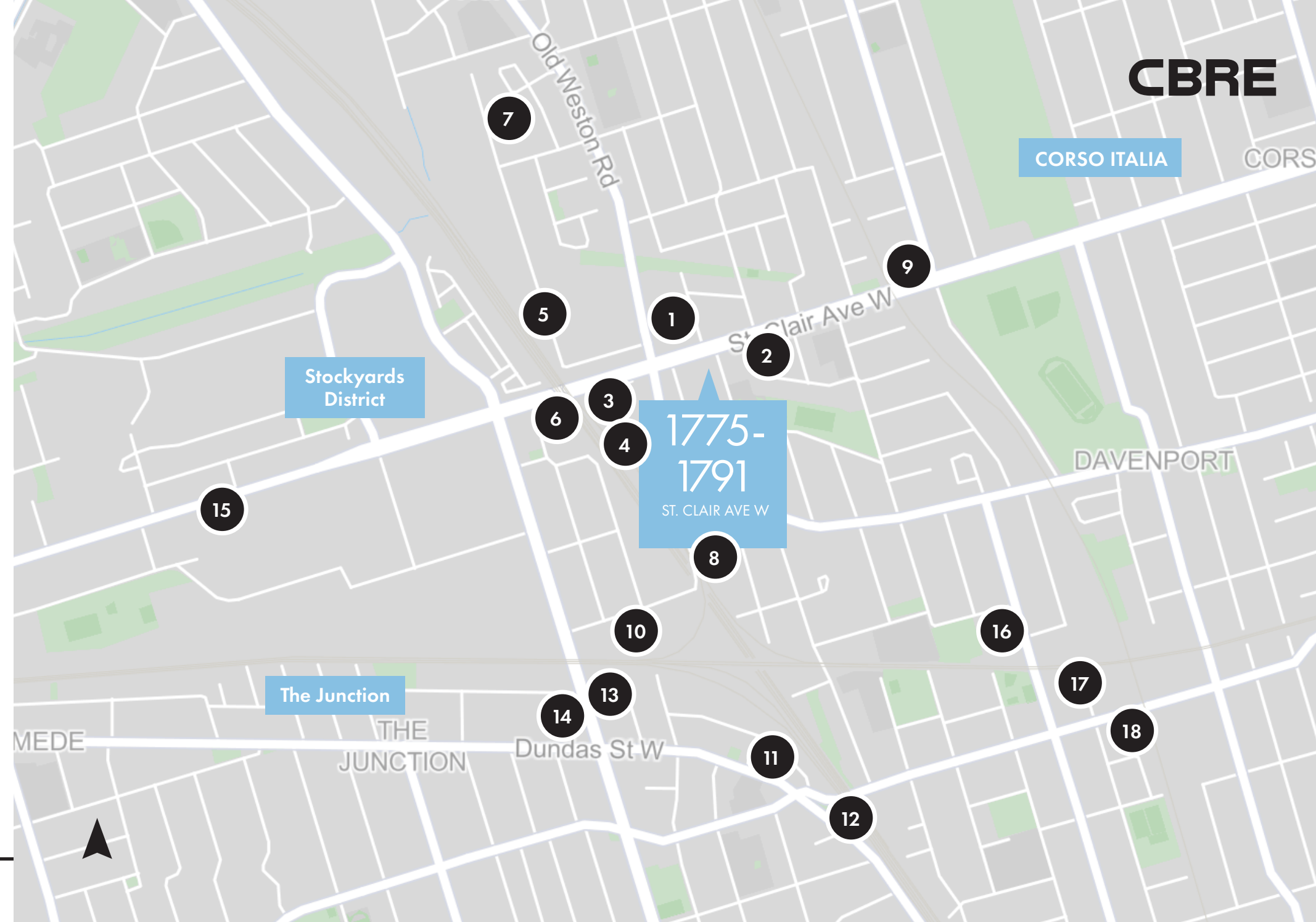
MEDIAN AGE

Area Developments

#	Name/Address	Number of Units	Status
1	Reunion Crossing	345 units	Completed
2	1745 St. Clair West	69 units	Pre-Construction
3	1799 St. Clair West	1,151 units	Pre-Construction
4	290 Weston Road	277 units	Pre-Construction
5	Old Weston Station	1,364 units	Pre-Construction
6	6 Loyd	555 units	Proposed
7	Starklands	1,818 units	Proposed
8	189 Old Weston	346 units	Pre-Construction
9	1500 St. Clair W	756 units	Pre-Construction
10	43 Junction	1,888 units	Proposed
11	Junction House	144 units	Completed
12	Junction Point	109 units	Completed
13	403 Keele	216 units	Under Construction
14	Junction SQ Condos	65 units	Completed
15	2231 St. Clair West	302 units	Pre-Construction
16	East Junction Condos	375 units	Completed
17	316 Campbell	310 units	Completed
18	299 Campbell	235 units	Completed



10,000+ New Residential Units





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