

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. | Under Contract! |
| 1791 St. Clair: | 1,627 sq. ft. | \$980,000.00 |
| 1783 St. Clair: | 1,050 sq. ft. | Under Contract! |
| 1779 St. Clair: | 1,829 sq. ft. | \$955,000.00 |
| 1775 St. Clair: | 1,694 sq. ft. | \$955,000.00 |

} Ability to connect units 4 & 5

- 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

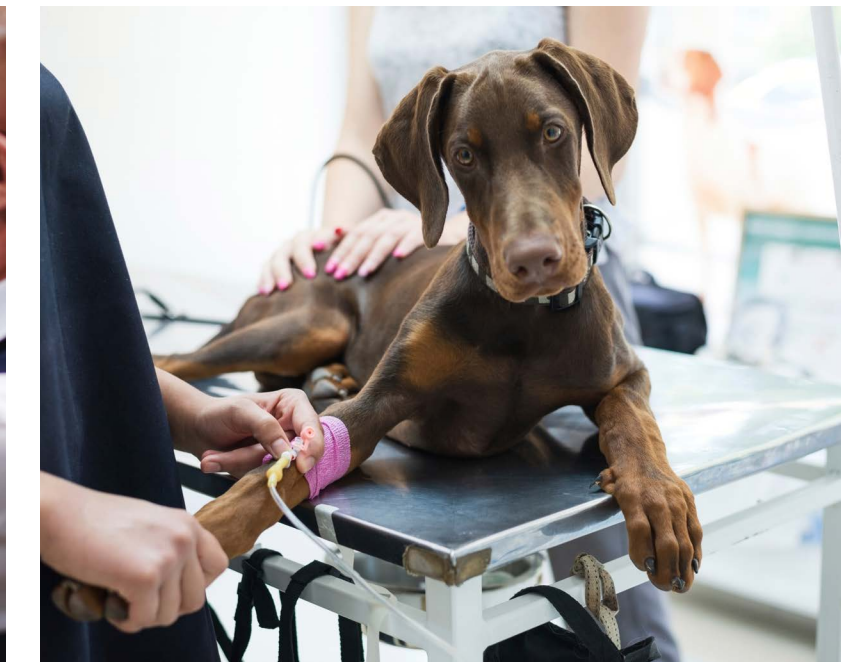
Office

Residential Uses

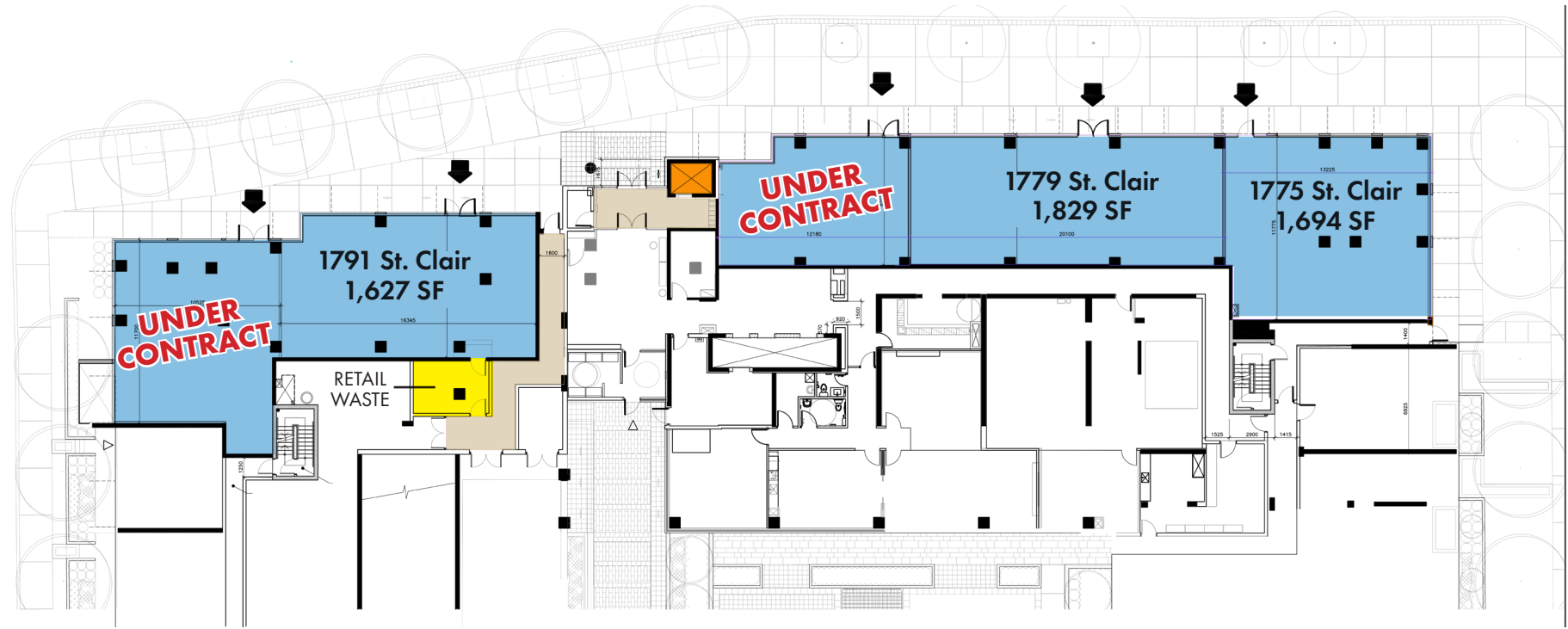
Parks, Recreation, Place of Amusement and Assembly

Community Services, Cultural and Arts Facilities

General Institutions

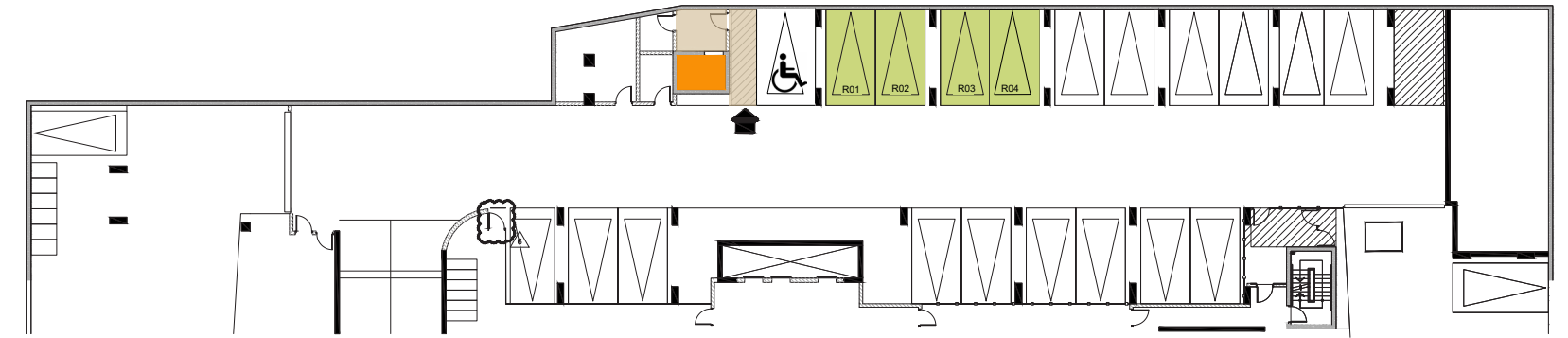


Retail Floor Plans



| 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

Interior Images February 2024



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.



DEMOGRAPHICS WITHIN 1KM RADIUS OF THE PROPERTY



\$94,920

AVG. HOUSHOLD INCOME



21,086

TOTAL POPULATION



5.8%

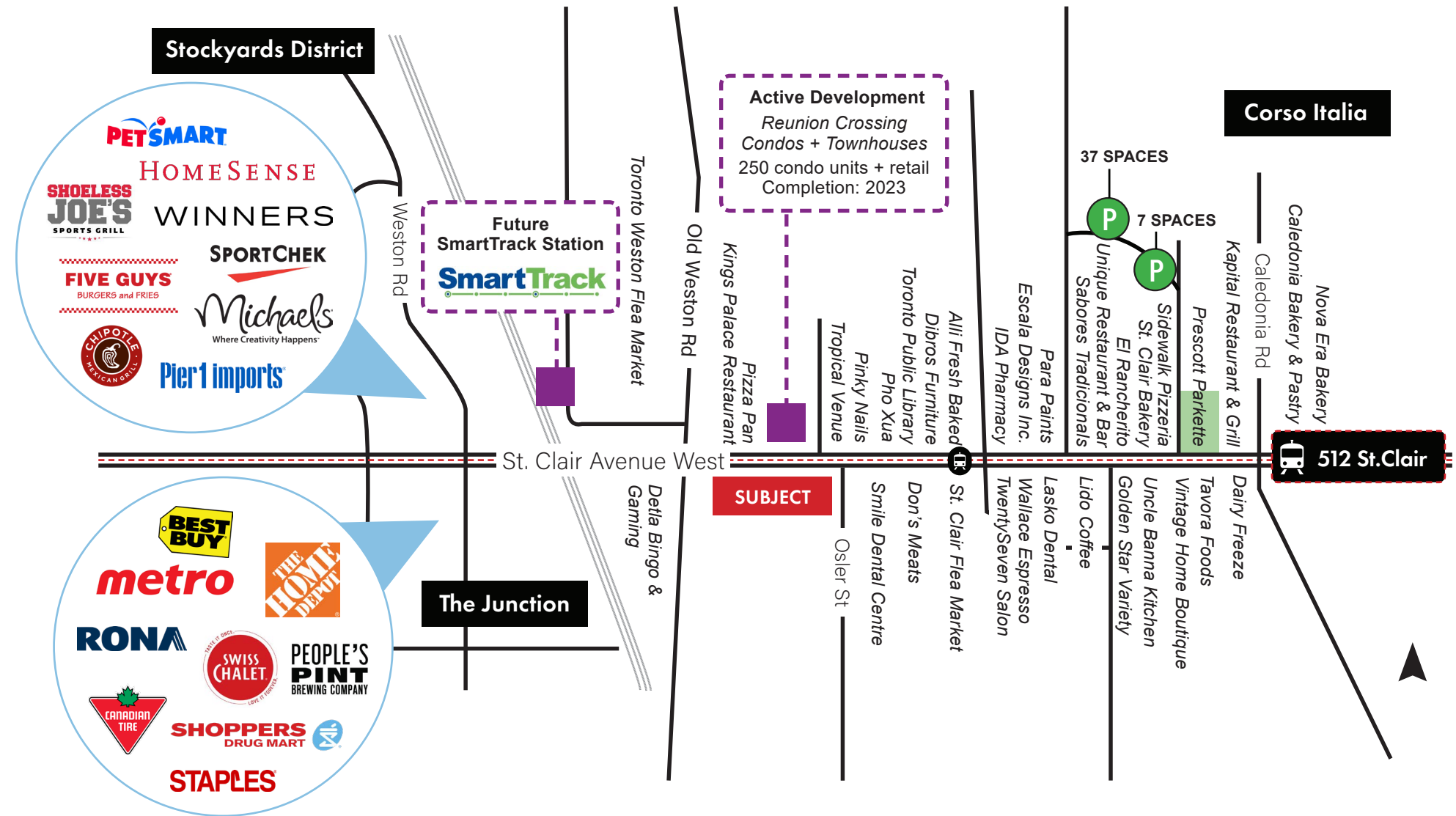
POPULATION CHANGE (2021-2026)



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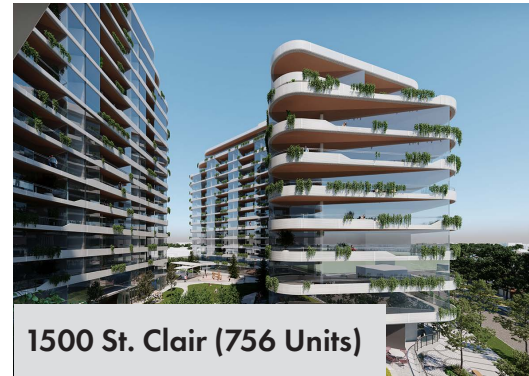
MEDIAN AGE

Neighbouring Retailers

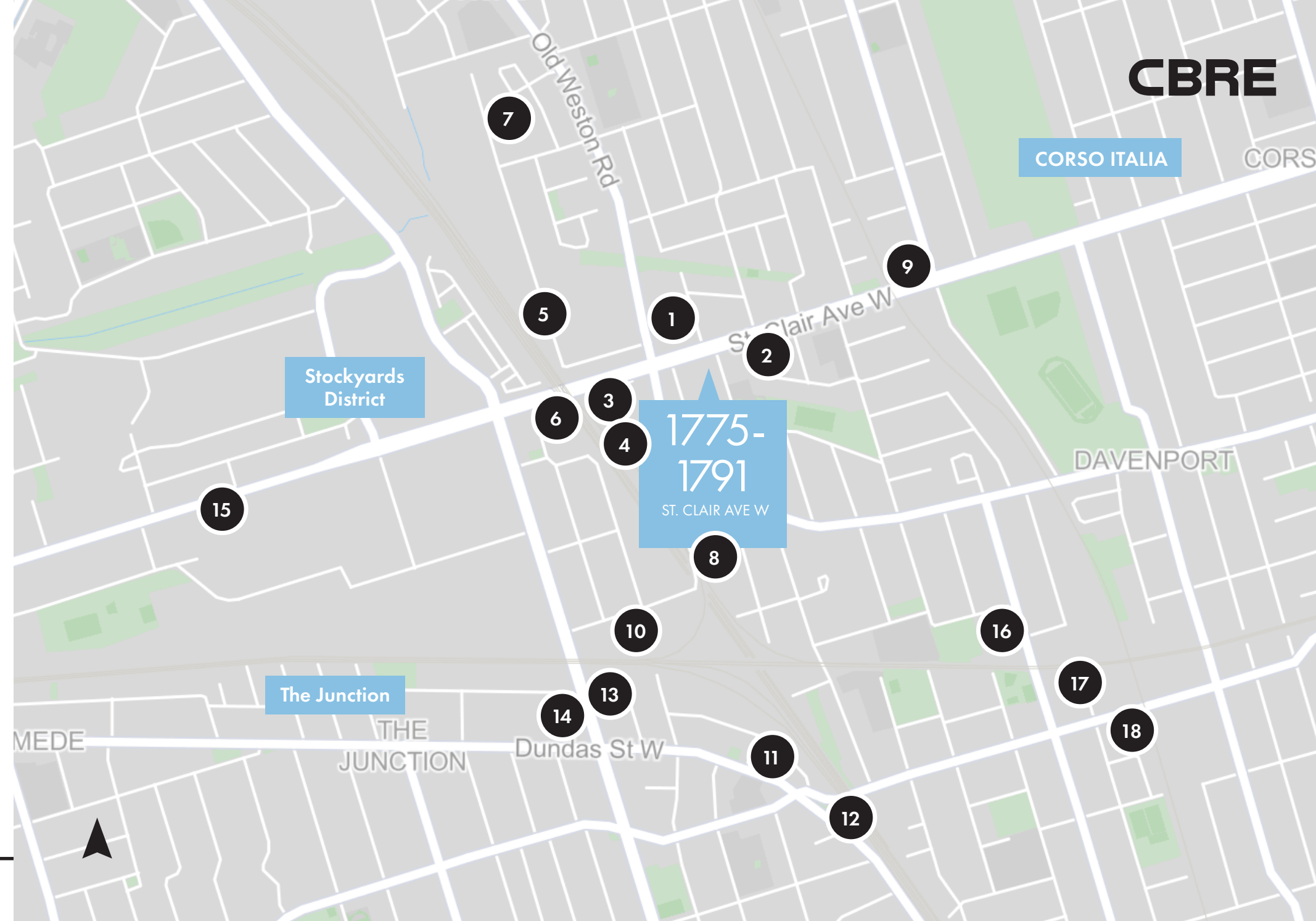


Area Developments

| # | Name/Address | Number of Units | Status |
|----|----------------------|-----------------|--------------------|
| 1 | Reunion Crossing | 345 units | Under Construction |
| 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 | Pre-Construction |
| 7 | Starklands | 1,818 units | Pre-Construction |
| 8 | 189 Old Weston | 346 units | Pre-Construction |
| 9 | 1500 St. Clair W | 756 units | Pre-Construction |
| 10 | 43 Junction | 1,888 units | Pre-Construction |
| 11 | Junction House | 144 units | Under Construction |
| 12 | Junction Point | 109 units | Pre-Construction |
| 13 | 403 Keele | 216 units | Pre-Construction |
| 14 | Junction SQ Condos | 65 units | Pre-Construction |
| 15 | 2231 St. Clair West | 302 units | Pre-Construction |
| 16 | East Junction Condos | 375 units | Pre-Construction |
| 17 | 316 Campbell | 310 units | Pre-Construction |
| 18 | 299 Campbell | 235 units | Under Construction |



10,000+ New Residential Units





CONTACT

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