



Prime Commercial Space for Sale

131 Vaughan Road, Toronto



CBRE



GROOVE
URBAN CONDOMINIUMS

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131 Vaughan Road, Toronto

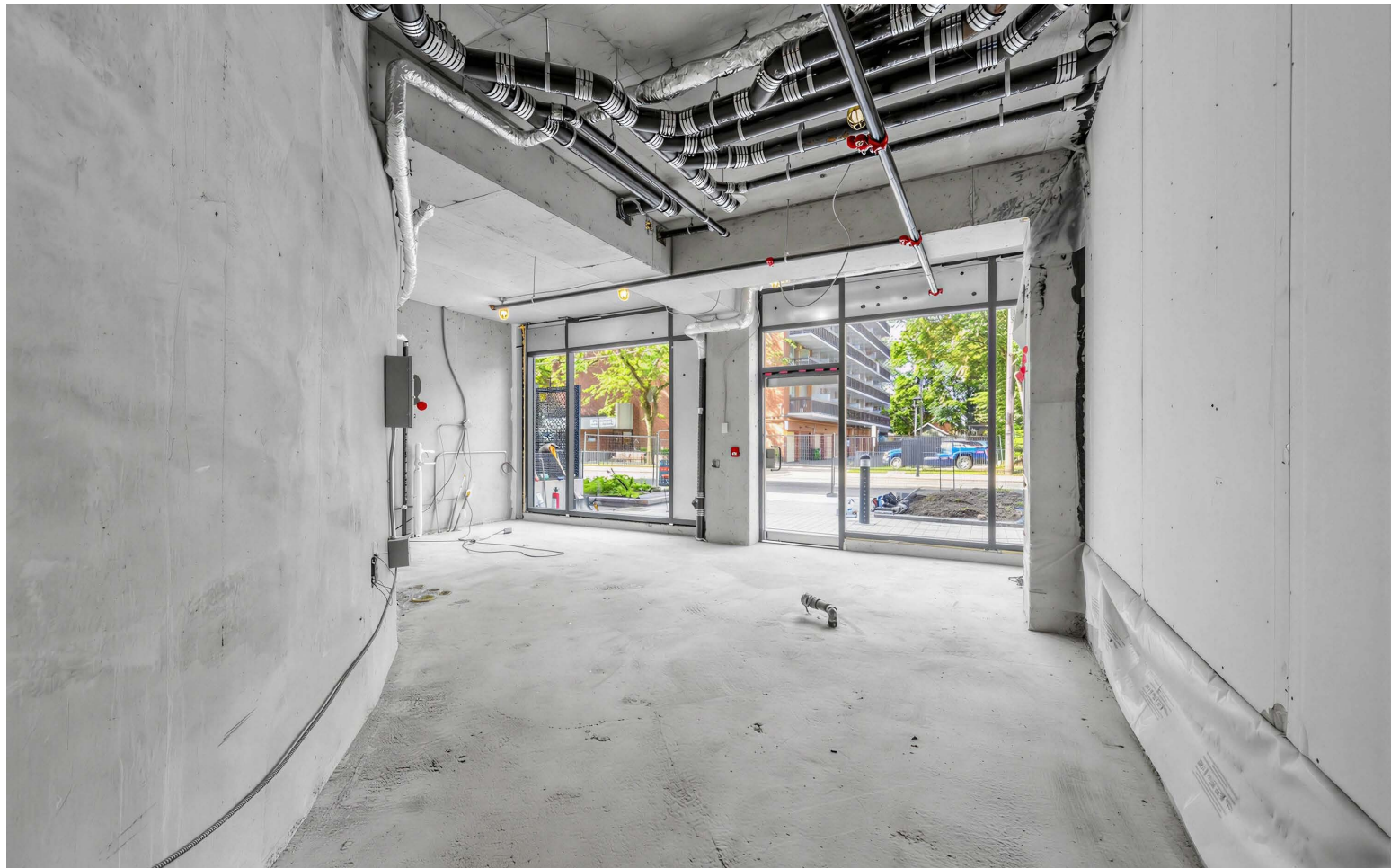
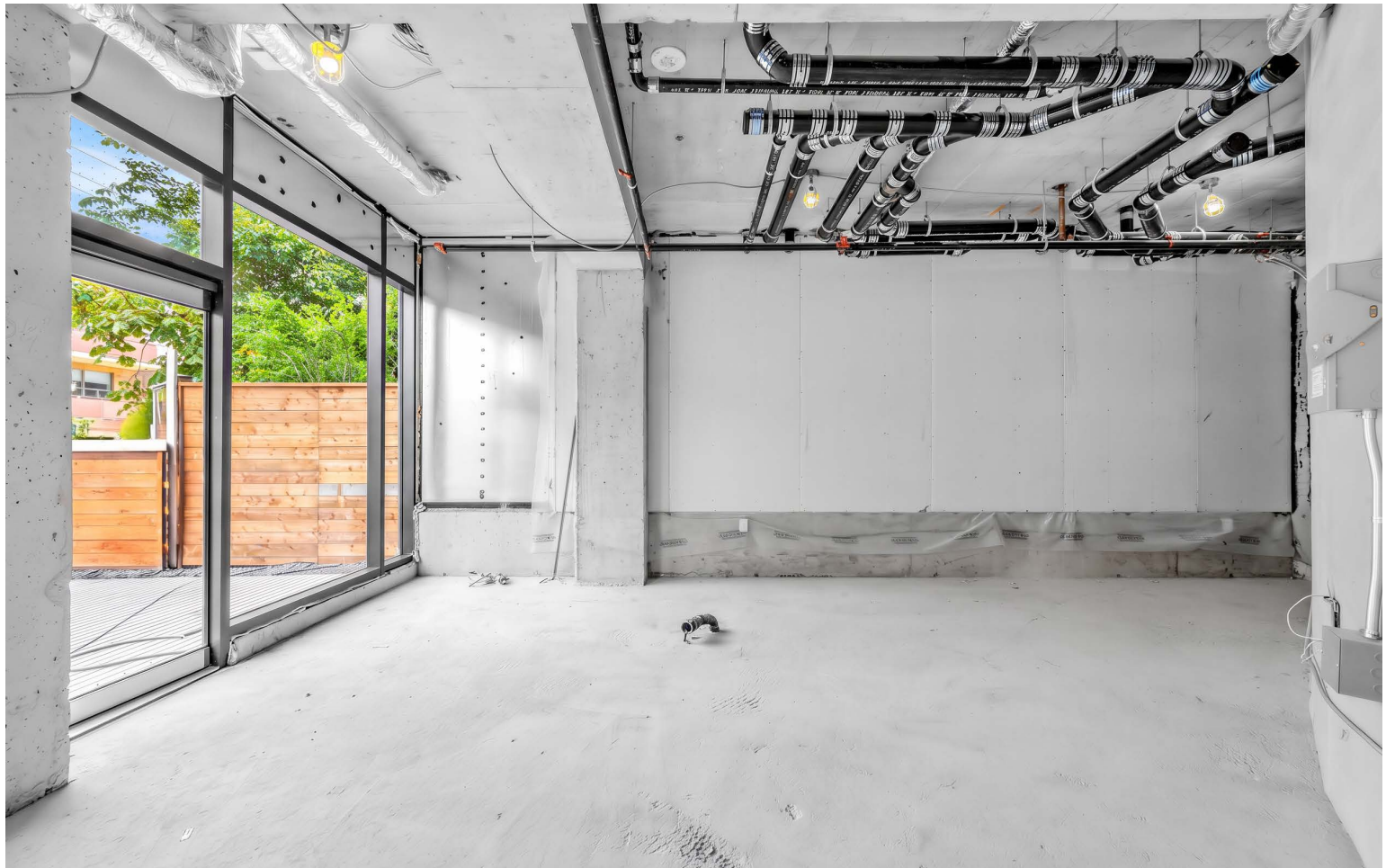
Size: 385 sq. ft.

Asking Price: \$350,000

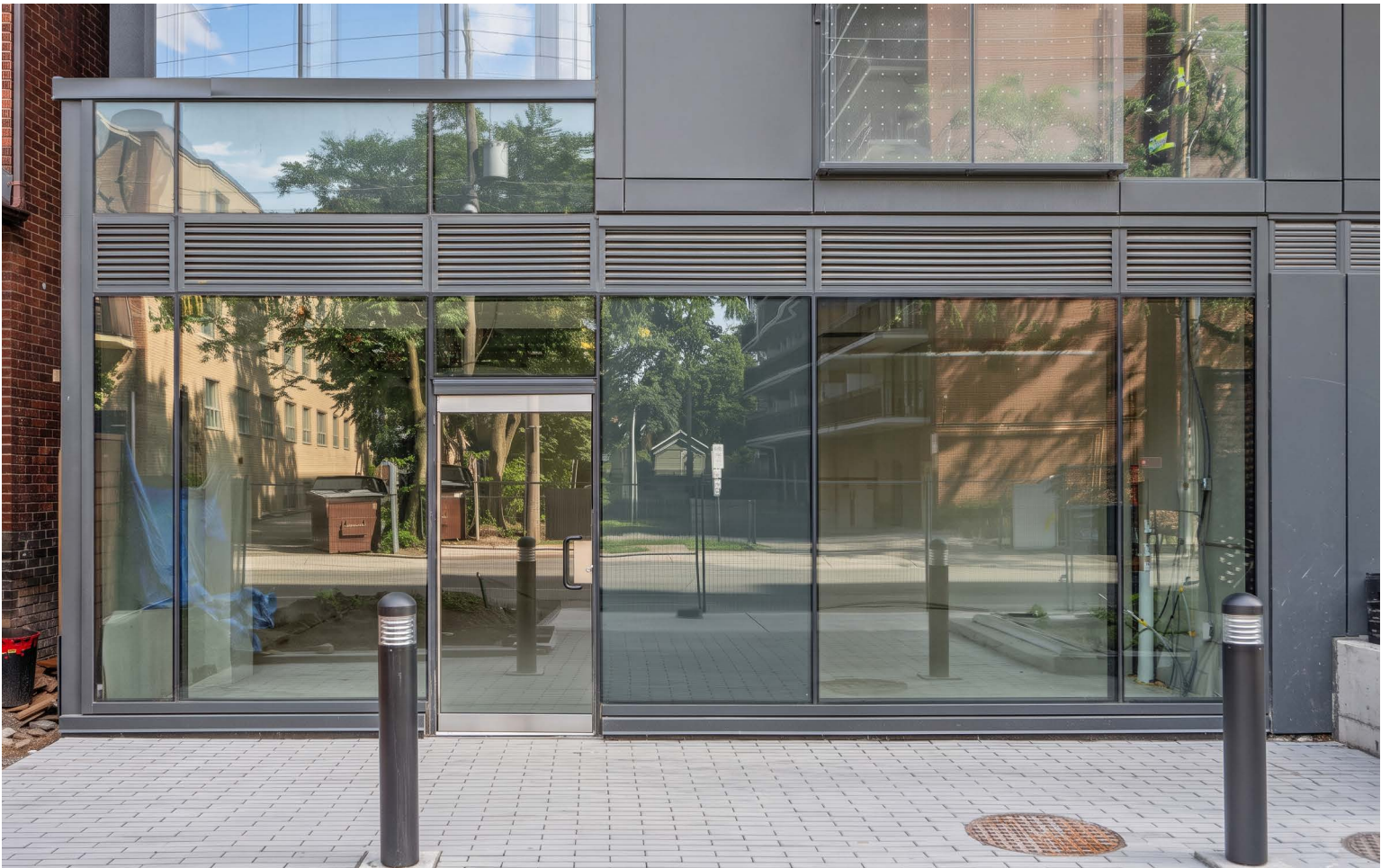
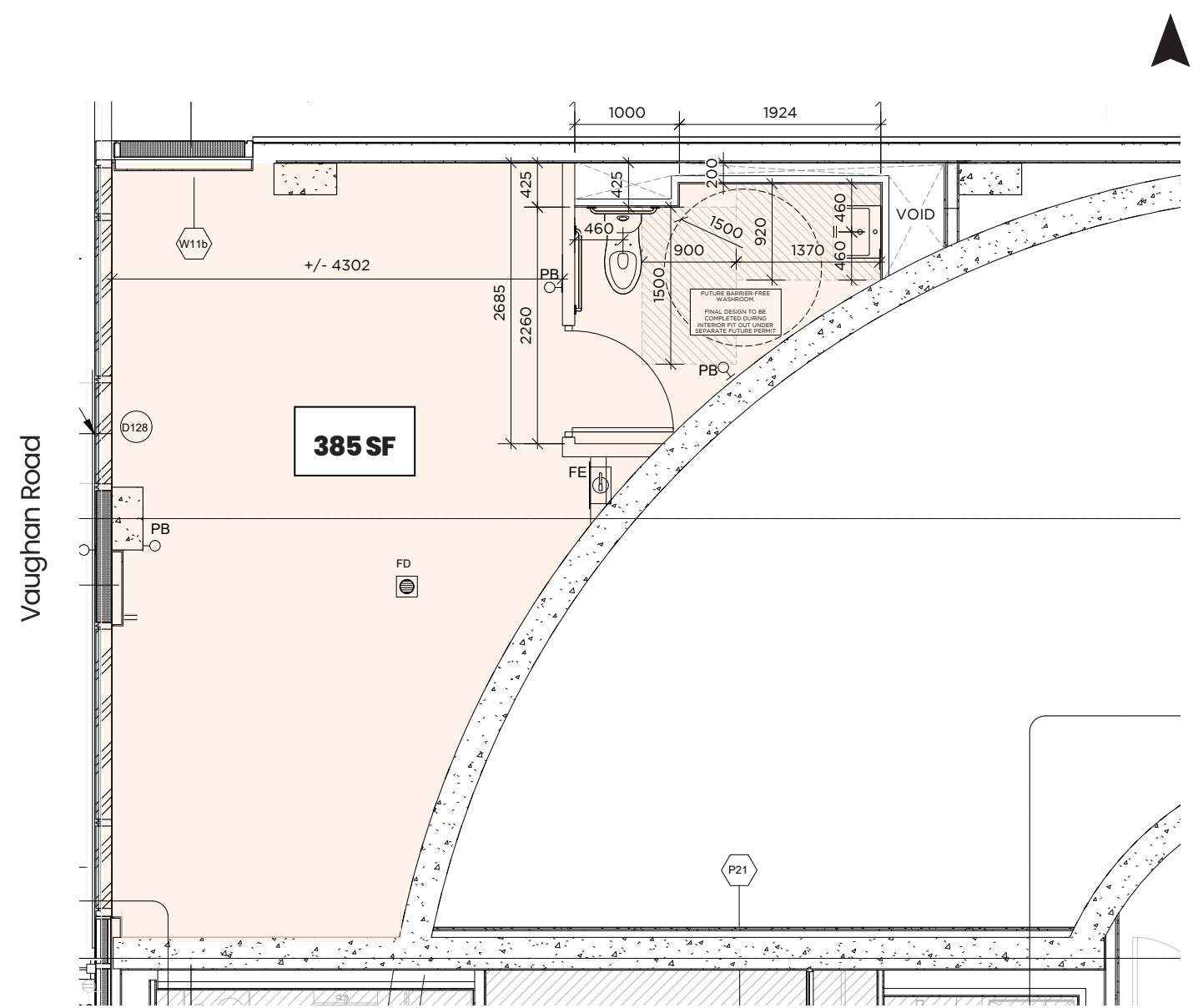
Title: Condo

Occupancy: Immediately

- Rare Opportunity to own small retail/commercial space
- Located on the ground level of a brand new, 152-unit condominium building at Bathurst and St. Clair West
- Steps to the 512 St. Clair streetcar line and less than 10-minute walk to St. Clair West subway station
- In close proximity to St. Micheal's College School, Loblaws, LCBO and the lively restaurants and bar scene along St. Clair West
- Ideal for a variety of medical, professional and retail uses



Floor Plan



Location Map



Located just north of the St. Clair Avenue West commercial corridor, 131 Vaughan Road offers an exceptional investment opportunity positioned at the meeting of several vibrant, high-density Midtown Toronto neighbourhoods. The property benefits from continuous traffic generated by the surrounding residential communities of Humewood-Cedarvale, Wychwood Park, and Forest Hill. This established area boasts strong demographics, providing a built-in customer base with strong purchasing power.

1 KM RANGE (2025) DEMOGRAPHIC SNAPSHOT



30,107
POPULATION



\$206,987
AVG. HOUSEHOLD
INCOME



40.8
MEDIAN AGE

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