

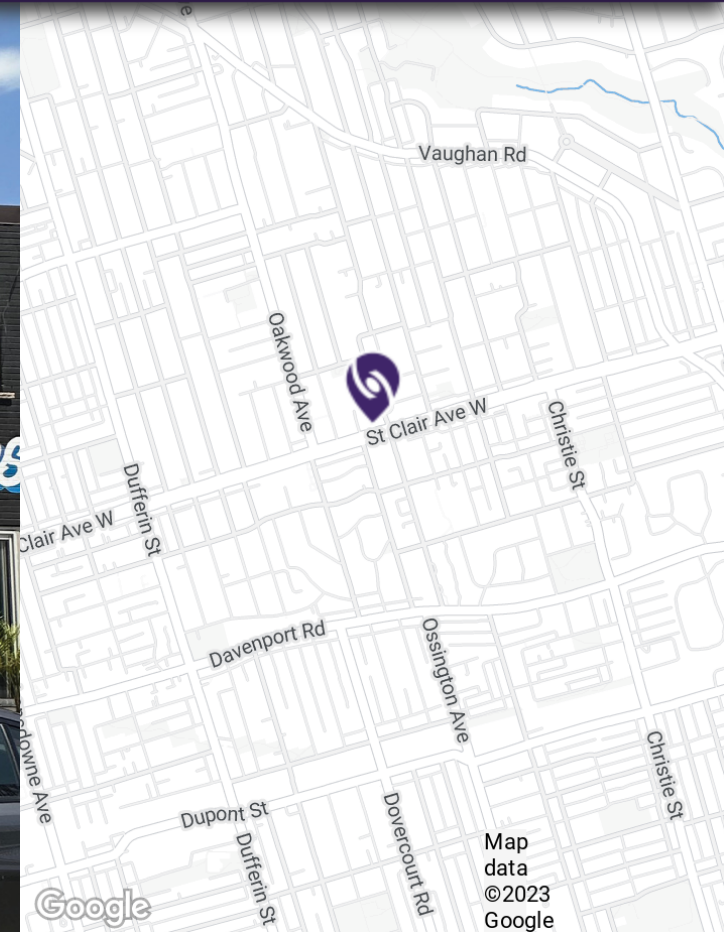
RETAIL PROPERTY

# FOR SALE

894 St. Clair Avenue West, Toronto, ON, M6C 1C5



Located in a rapidly developing section of St. Clair Avenue West.



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# PROPERTY DETAILS

## DETAILS

894 St. Clair Ave W

Size	2,986 SF
Sale Price	\$1,699,000
Legal Description	PART LOT 39, PLAN M-427, PARTS 5, 6, 7, 8, 9 AND 10 ON PLAN 66R31440; TOGETHER WITH A RIGHT OF WAY COMMON WITH ALL OTHERS ENTITLED THERETO OVER, ALONG AND UPON THAT PART OF LOT 39, PLAN M-427, DESIGNATED AS PARTS 2, 6, 7 AND 10, PLAN R-3745 AS IN B229190; TOGETHER WITH A FURTHER ROW IN COMMON WITH ALL OTHERS ENTITLED THERETO OVER, ALONG AND UPON THOSE PARTS OF LOTS 38 AND 39, PLAN M-427, DESIGNATED AS PARTS 4, 5, 6, 7 AND 8, PLAN R-3800 AS IN B229190 SUBJECT TO AN EASEMENT AS IN AT5510540 SUBJECT TO AN EASEMENT OVER PARTS 6 AND 9 ON PLAN 66R31440 AS IN LT225224 SUBJECT TO AN EASEMENT OVER PARTS 5, 6 AND 7 ON PLAN 66R31440 AS IN B229190 CITY OF TORONTO
PIN	104740030
ARN	190405366000320
Asset Class	Store + Apartment/Office
Lot Size	Approximately 19.76 x 126 ft.
2023 Final Realty Taxes	\$19,248.01

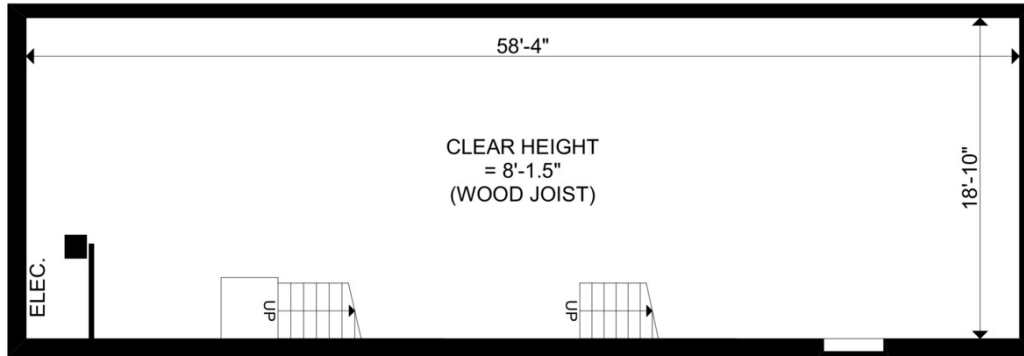
### Property Highlights

- Vacant ground-floor retail area, vacant second-floor office/apartment, vacant basement, includes a garage and 2 parking spaces.



# FLOOR PLANS

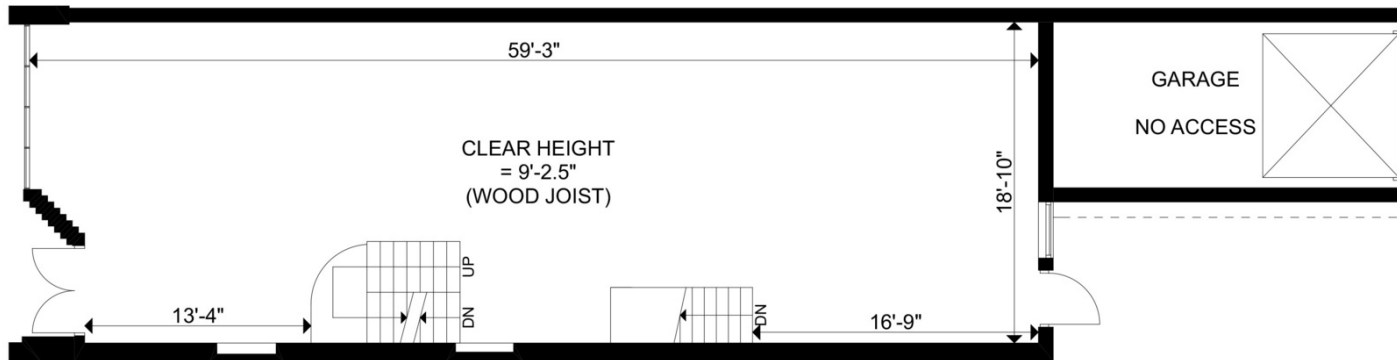
**Floor B1**



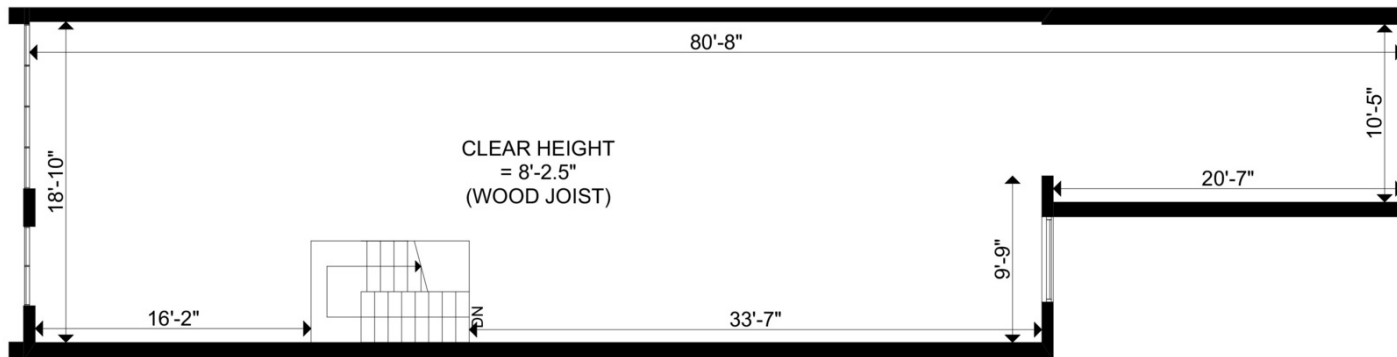
Exterior Gross Area\*

Basement Area:	1,252 sq ft
Floor 01 Area:	1,474 sq ft
Floor 02 Area:	1,512 sq ft
Total EGA:	4,238 sq ft

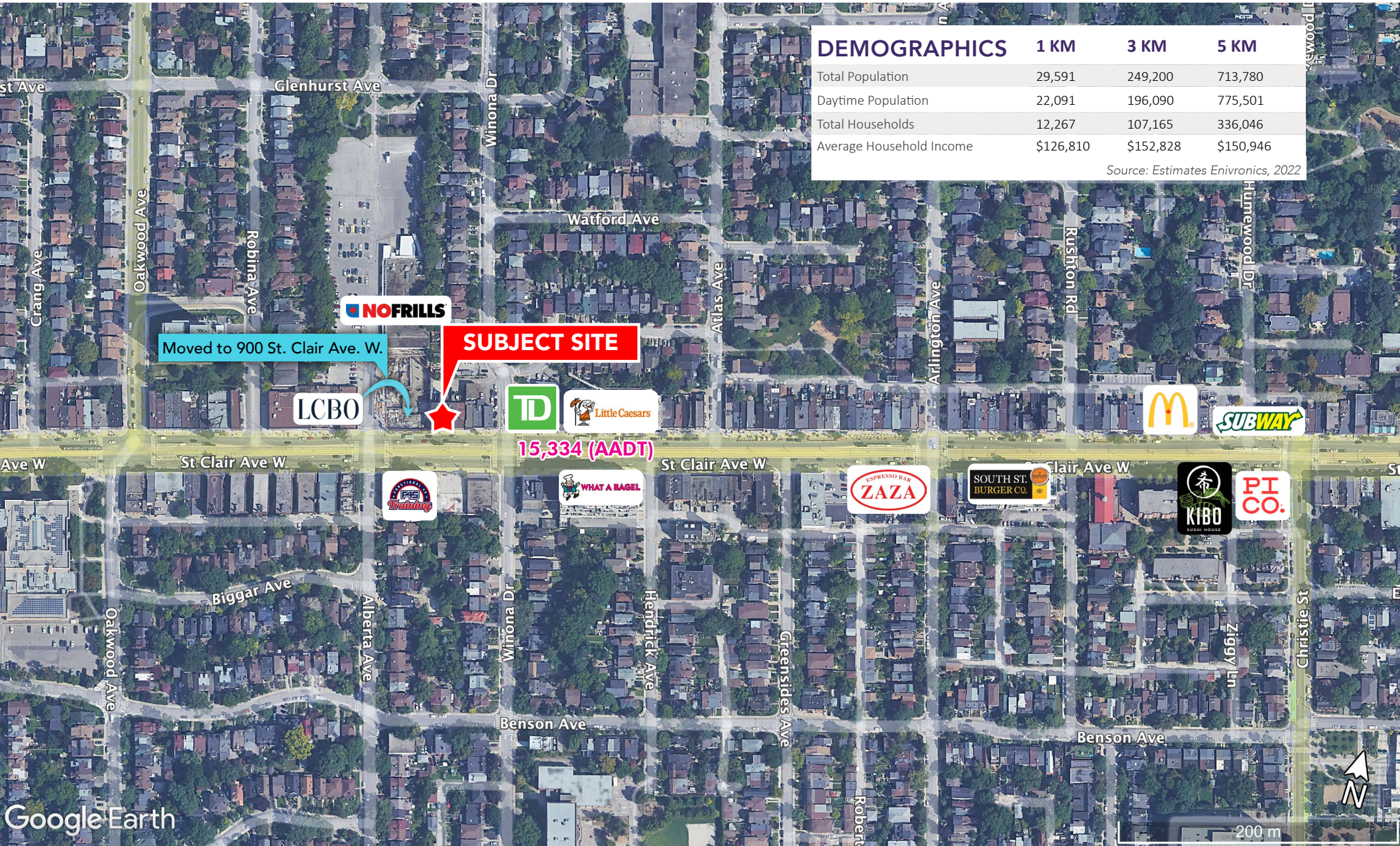
**Floor 01**



**Floor 02**



# RETAILER MAP



DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	29,591	249,200	713,780
Daytime Population	22,091	196,090	775,501
Total Households	12,267	107,165	336,046
Average Household Income	\$126,810	\$152,828	\$150,946

Source: Estimates Enivronics, 2022

15,334 (AADT)



# DEVELOPMENTS MAP

**+/- 605 Units Under Development** *Within Map Extent\**

Sources: City of Toronto & UrbanToronto

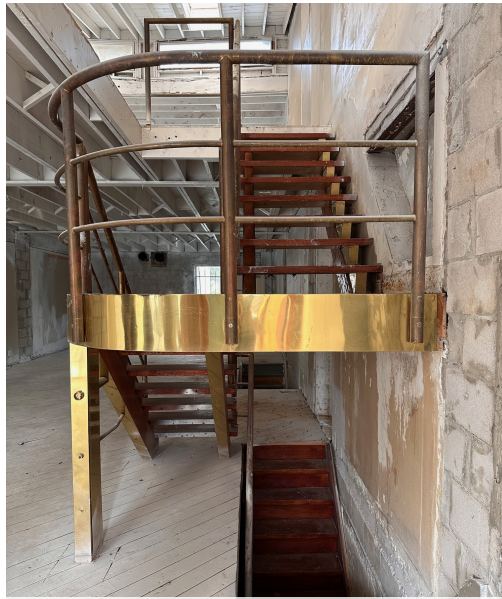
	PROJECT/ADDRESS	STATUS	STOREYS	UNITS
1	908 St Clair Ave W	Under Construction	12	173
2	900 St Clair Ave W	Under Construction	12	117
3	863 St Clair Ave W	Under Construction	10	76
4	836 St Clair Ave W	Complete	8	116
5	829 St Clair Ave W	Complete	9	123



# ADDITIONAL PHOTOS



Interior Ground Floor



Interior Staircase



Interior Second Floor



Interior Basement



Interior Ground Floor



Interior Staircase



Interior Second Floor



Exterior Rear

# CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

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