

789

St. Clair Avenue W

Potential Development Site for Sale



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****Potential Development Site with Holding Income****

Currently operating as a Green P parking lot, the property offers investors a 0.12 Acre lot directly fronting St. Clair Avenue West.

Located in the pulsating heart of Saint Clair Village, and nestled between Arlington Avenue and Greenside Avenue, the property presents an extraordinary investment prospect.

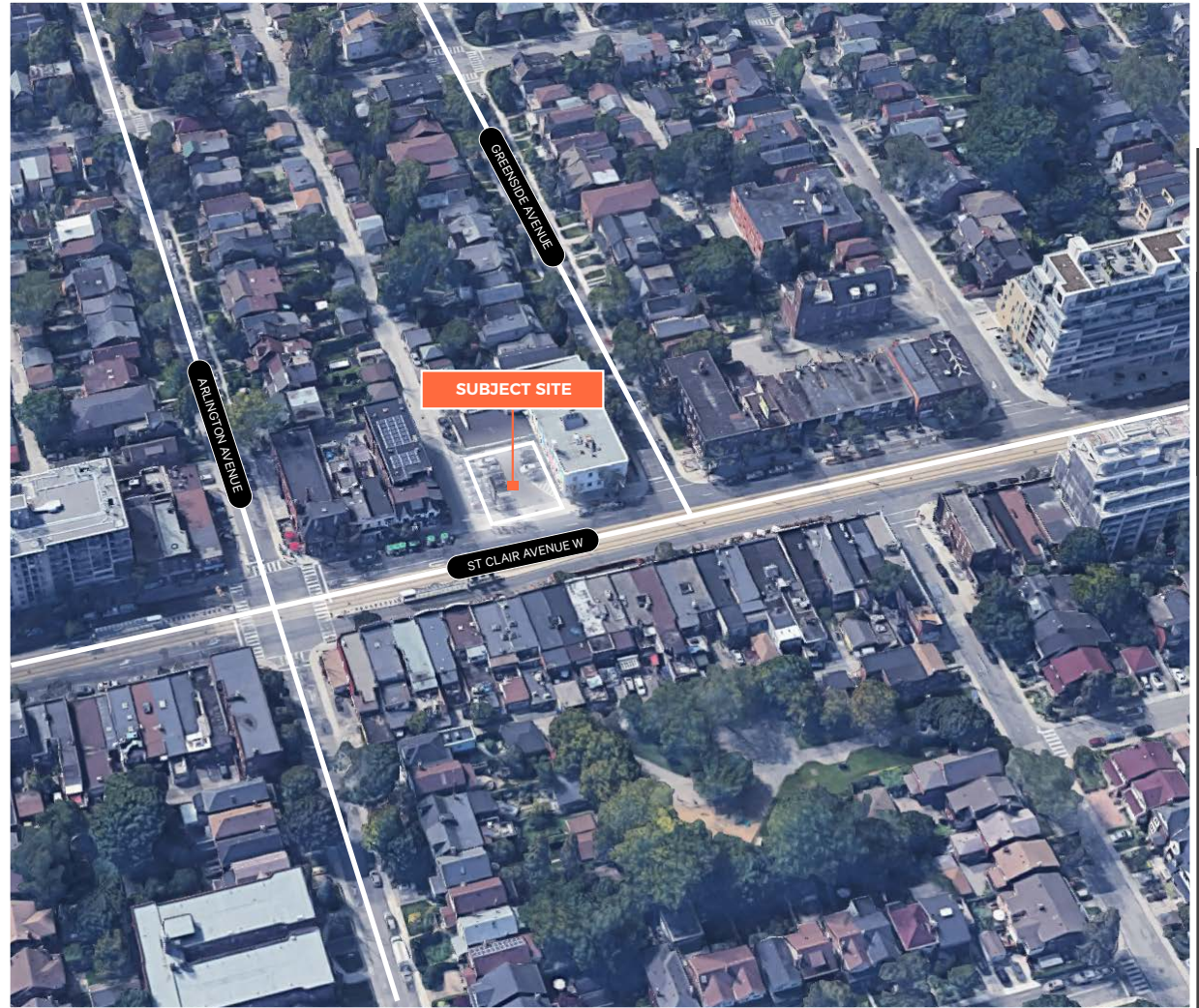
The site beams with immense potential for commercial or residential development, being a stone's throw away from the iconic Casa Loma!

Contact us today to get access on the data room and explore this exceptional investment prospect further.

Site Address	789 St. Clair Avenue W, Toronto
Land Area	0.12 Acres
Asking Price	Contact listing agent
Annual Taxes (2024)	\$43,551.18
Zoning	Mixed Use District (MCR)
Official Plans	Mixed Use Areas

For access to the data room please complete the Confidentiality Agreement

[CLICK TO COMPLETE
CONFIDENTIALITY AGREEMENT](#)



Investment Summary



Boutique Redevelopment Opportunity

The property is ideally located for unique redevelopment opportunities, suitable for a range of potential applications. It can facilitate a boutique blend of commercial or residential development, which would be enhanced by the surrounding area's intensification and facilities.



Prime Midtown Location

Nestled between Arlington Ave and Greenside Ave, this property is located only a few steps away from the St. Clair West TTC Subway Station, providing an easy and convenient commuting option to the Downtown Core and the City of Toronto. The location is also near popular restaurants and various retail amenities.



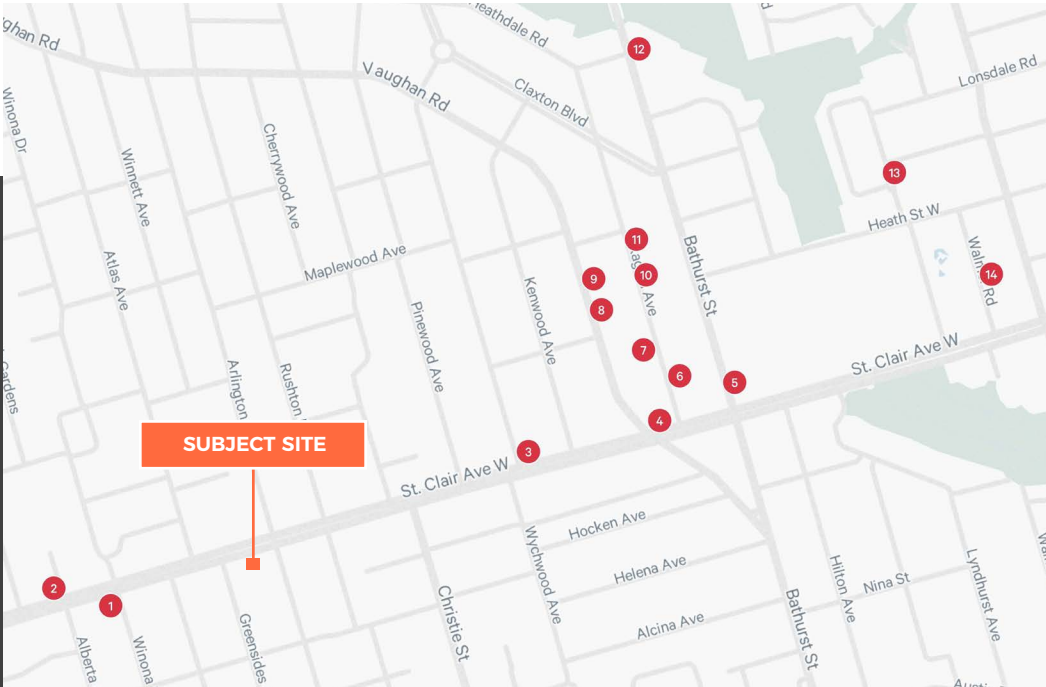
Strong Holding Income

The site has strong holding income from the Green P tenancy, which includes a Landlord termination right.



Area Developments

Several high-rise, multi-purpose structures are in the development process and approval stages in the vicinity of 789 St Clair Avenue. This indicates a significant transformation is underway in the Bathurst & St. Clair area.



	PROPERTY ADDRESS	PROJECT NAME	STATUS
1	861 St Clair Ave W	Monza	Under Construction
2	908 St Clair Ave W	908 St Clair West Condos	Under Construction
3	155 Wychwood Ave	The Wychwood	Pre-Construction
4	536-538 St Clair Ave W	Raglan / St Clair	Pre-Construction
5	1467 Bathurst St 1467 Bathurst St	Forêt Forest Hill - Tower 2 & 3 Forêt Forest Hill - The Iris	Under Construction Pre-Construction
6	5-15 Raglan Ave	Raglan / Albert Wiggan	Pre-Construction
7	40 Raglan Ave	Raglan / Albert Wiggan	Under Construction
8	133 Vaughan Rd	Groove Urban Condos	Under Construction
9	153 Vaughan Rd	Vaughan / Maplewood	Pre-Construction
10	77 Raglan Ave	Raglan House	Under Construction
11	101 Raglan Ave	Raglan / Maplewood	Under Construction
12	1601 Bathurst St	Bathurst / Heathdale	Pre-Construction
13	91 Montclair Ave	Raglan / Maplewood	Under Construction
14	429 Walmer Rd	Walmer / St Clair	Pre-Construction



MONZA

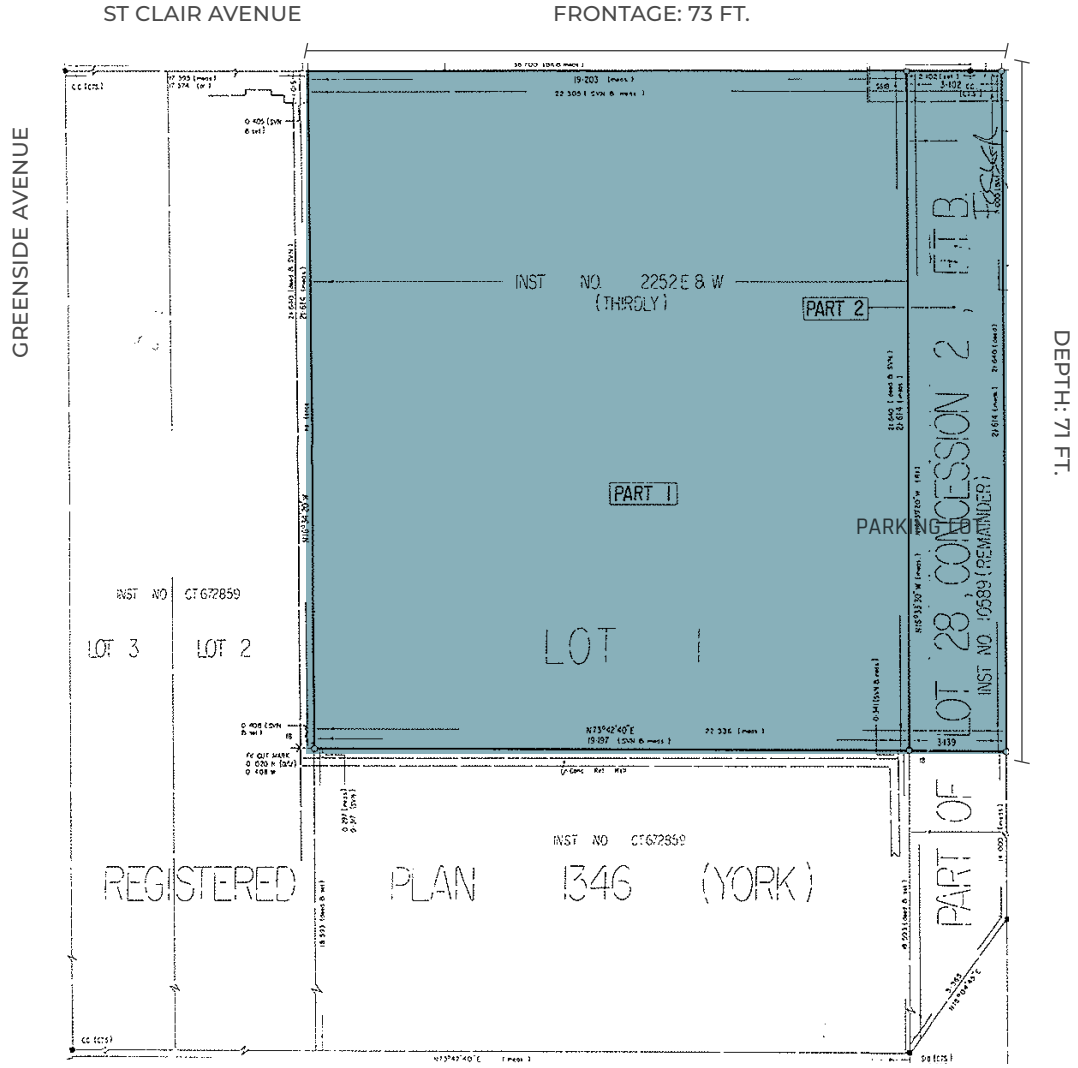


908 ST CLAIR WEST CONDOS

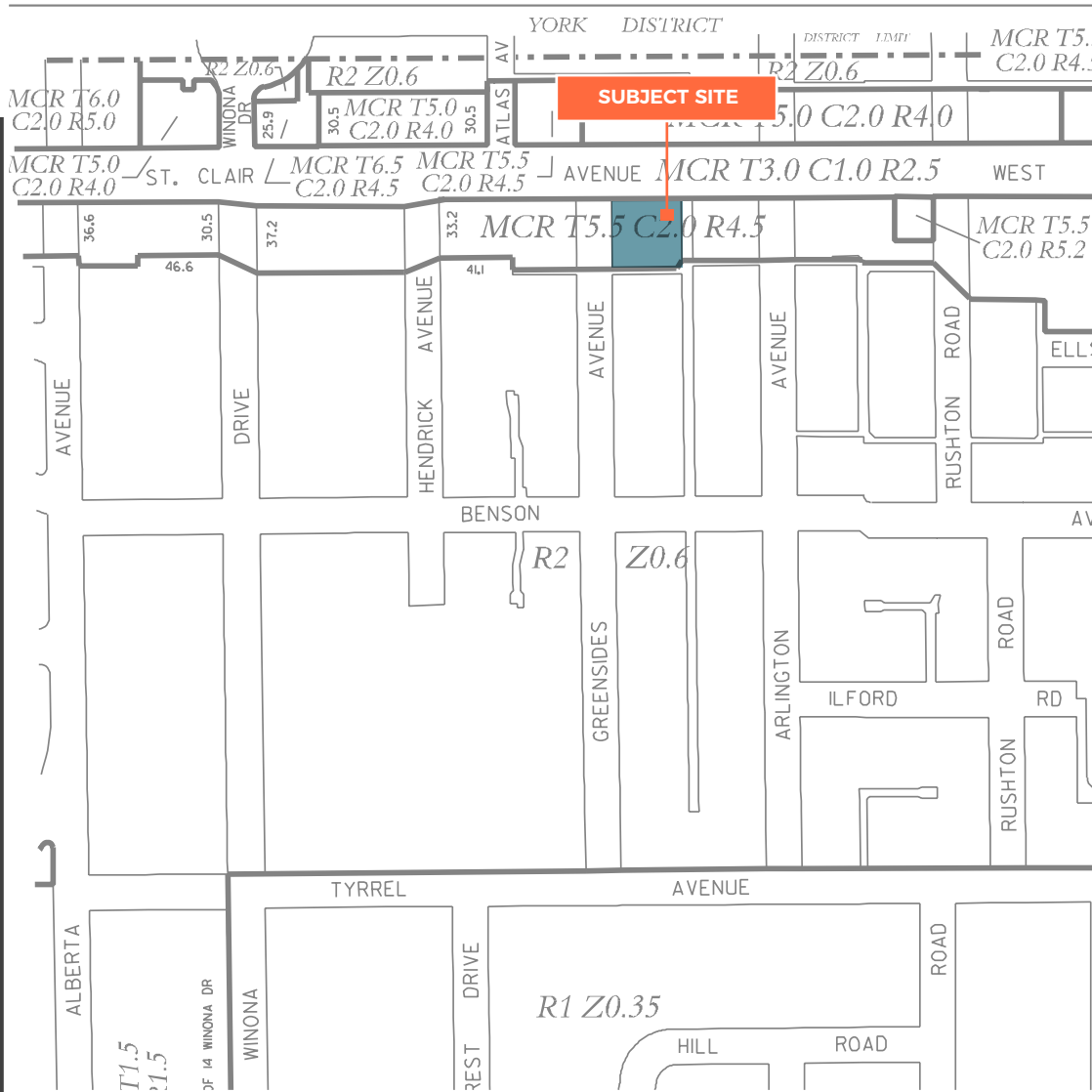


GROOVE URBAN CONDOS

Site Survey Plan



Zoning & Permitted Uses



CITY OF TORONTO | MIXED USE DISTRICT (MCR)

NON RESIDENTIAL PERMITTED USES INCLUDING BUT NOT LIMITED TO:

PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY

- Club
- Commercial baths
- Concert hall
- Park
- Place of amusement
- Place of assembly
- Arena, stadium, race track
- Public park
- Public playground

COMMUNITY SERVICES, CULTURAL AND ART FACILITIES

- Clinic
- Community centre
- Community health centre
- Day nursery
- Fire hall
- High school or secondary school
- Municipal community centre
- Performing arts studio
- Place of worship
- Police station
- Premises of charitable institution, non-profit institution or other community or social agency
- Public art gallery
- Public library
- Public museum
- Public or separate elementary school

GENERAL INSTITUTIONS

- College or university
- Clinic
- Post office
- Premises of charitable institution or non-profit institution
- Private academic
- Private hospital
- Psychiatric hospital
- Public hospital
- Seminary or religious mission
- Union hall
- Vocational hall

RETAIL AND SERVICE SHOPS

- Auctioneer's premises
- Bake shop
- Bank or financial institution
- Brew-on premises establishment
- Caterer's shop
- Courier service
- Dry-cleaner's distribution station
- Dry-cleaning shop
- Duplication shop
- Laundry shop
- Pawnbroker's shop
- Personal grooming establishment
- Pet shop
- Private art gallery
- Restaurant
- Retail Store
- Service, rental or repair shop
- Showroom
- Tailoring shop
- Take-out restaurant

RETAIL AND SERVICE SHOPS

- Artist's or photographer's studio
- Communication and broadcasting establishment
- Custom workshop
- Data processing establishment
- Industrial computer service
- Laboratory
- Printing plant
- Publisher
- Research and development institute
- Software design and development establishment

OFFICES

- Office

AUTOMOBILE RELATED USES

- Automobile service or repair shop
- Automobile service station
- Car washing establishment
- Commercial parking lot
- Motor vehicle repair shop
- Parking area
- Parking garage
- Parking stacker
- Parking station
- Private garage
- Sales or hire garage
- Taxicab stand or station

WAREHOUSING AND STORAGE

- Cold storage locker plant

MISCELLANEOUS USES





- Animal hospital
- Commercial bakery
- Commercial school
- Hotel
- Massage establishment
- Newspaper plant
- Public transit
- Trade school
- Undertaker's establishment

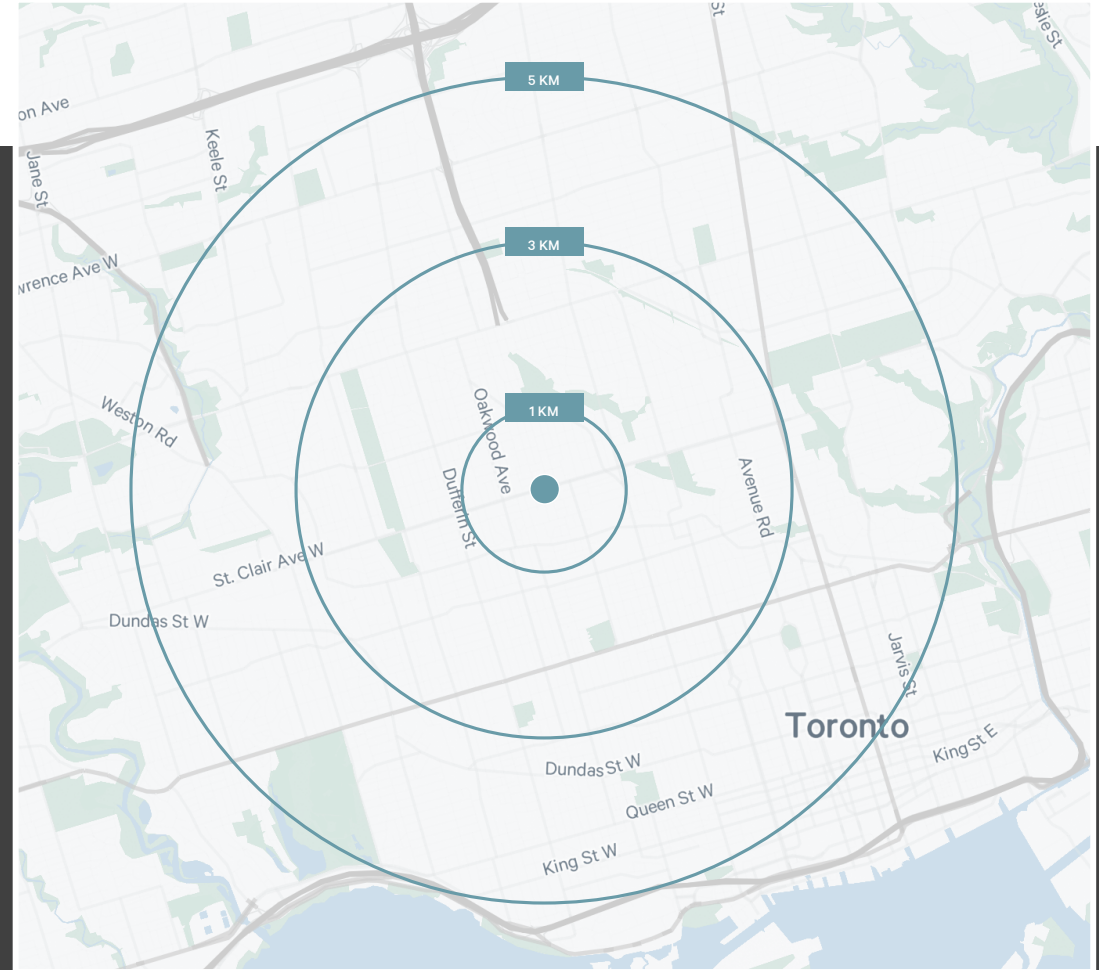
[CLICK TO VIEW MCR ZONING BY LAW & EXCEPTIONS](#)

[CLICK TO VIEW CITY OF TORONTO ZONING DEFINITIONS](#)

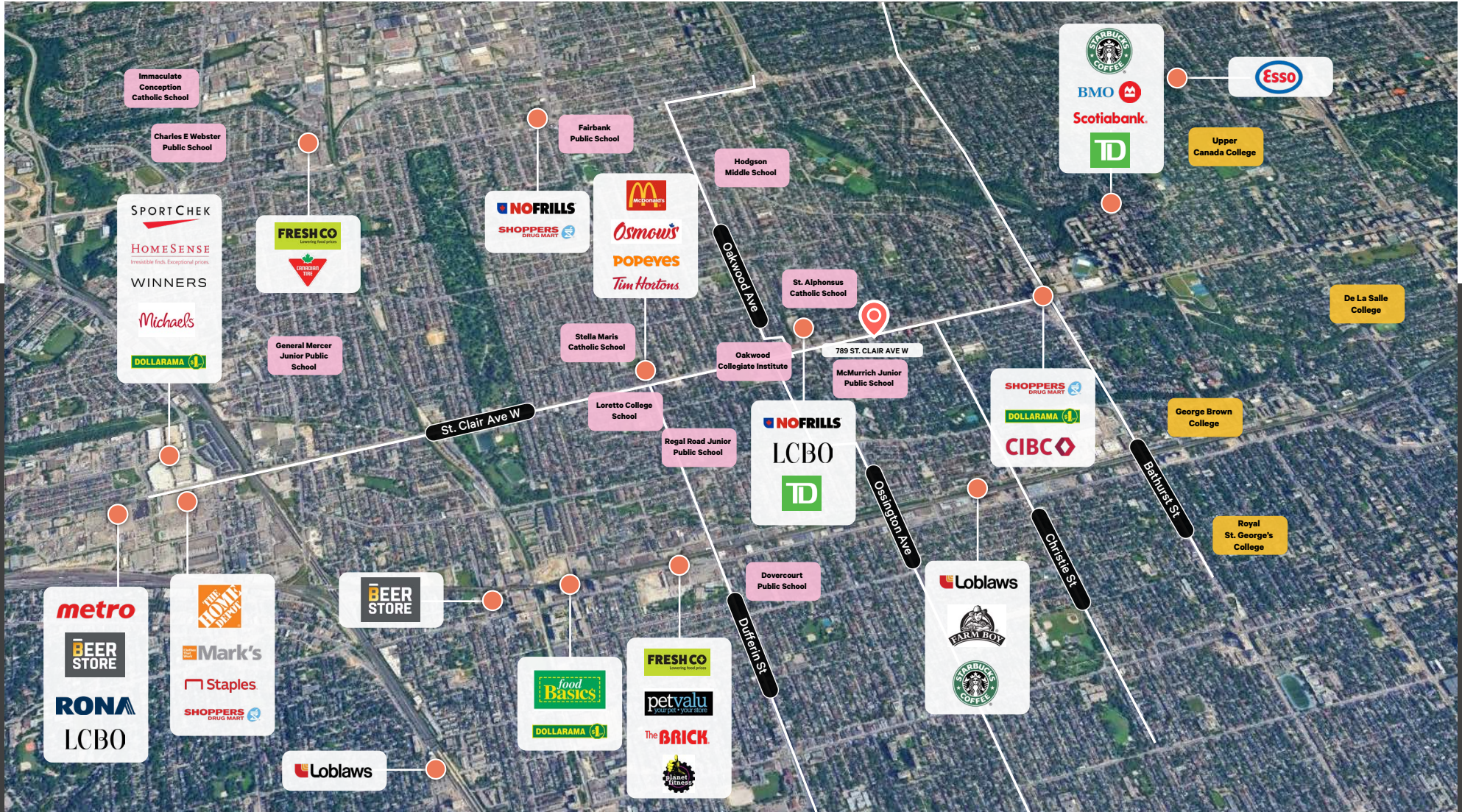
Demographic Statistics

Explore the possibilities of 789 St. Clair Avenue West, a valuable potential development site in a thriving and rapidly expanding neighborhood. The area, with its fast-growing population, guarantees a steady stream of customers. High household incomes in the area also indicate strong buying power, creating a profitable setting for commercial businesses.

	1 KM	3 KM	5 KM
 Total Population 2023	31,276	247,735	753,445
 Daytime Population 2023	20,172	200,671	859,686
 Population Growth 2023 - 2028	1.7%	5.0%	7.7%
 Household Income 2023	\$133,578	\$158,027	\$144,337



Area Amenities



Transit Overview

The property is situated in a transit-focused corridor. The intersection of Bathurst and St. Clair West is a popular location for commuters heading to the Downtown Core.



TTC TRANSIT ROUTE:

- TTC Route 126 - CHRISTIE
- TTC Route 161 - ROGERS ROAD
- TTC Route 29 - DUFFERIN
- TTC Route 512 - ST. CLAIR
- TTC Route 63 - OSSINGTON
- TTC Route 7 - BATHURST
- TTC Route 90 - VAUGHAN



RIDE TIMES:

- ST. CLAIR WEST SUBWAY STATION
5 minutes from the location
- DUPONT SUBWAY STATION
8 minutes from the location
- BATHURST SUBWAY STATION
9 minutes from the location
- OSSINGTON SUBWAY STATION
7 minutes from the location

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