



3537 St Clair Ave E

Toronto, Ontario M1K1L6 (Toronto County) - Scarborough-East Toronto Submarket



Retail

Property Summary

GLA	Built	4,200 SF
Tenancy Asking		1978
Rent	Parking	Multiple
Spaces		Withheld
Frontage		16 (3.81/1,000 SF)
Frontage		170' on Hubert Ave
		137' on St Clair Ave E



Property Details

Land Area	0.14 AC (6,098 SF)	Zoning	CR0.33(c0.33;r0*452)
Building FAR	0.69	Parcel	190102347001100




Amenities

- Corner Lot
- Pylon Sign
- Signage

For Sale Summary

Asking Price	\$5,500,000	Built	1978
Status	Active	On Market	1 Day
Sale Type	Investment	Last Update	10 July, 2025
Land	0.14 AC	Sale Conditions	Redevelopment Project

Transportation

Parking Details	16 Surface Spaces; Ratio of 3.81/1,000 SF		
Traffic Volume	273 on Birchmount Road (2022); 82,749 on Fermoy Road (2020); 167 on Burn Hill Road (2022); 227 on Kalmar Ave (2022); 334 on Balford Ave (2022); 375 on Marble Arch Crescent (2022); 288 on Byng Ave (2022); 187 on Crescent Town Road (2022); 625 on Underwriters Road (2022); 233 on Sunrise Ave (2022)		
Frontage	170' on Hubert Ave; 137' on St Clair Ave E		
Transit/Subway	Warden Station - Eastbound Platform  2		20 min walk
Commuter Rail	Scarborough Go Station Rail 		7 min walk
	Kennedy Go Station Rail 		4 min drive
Air port	Billy Bishop Toronto City		25 min drive
	Toronto Pearson International		45 min drive
Walk Score ®	Very Walkable (74)		
Transit Score ®	Good Transit (69)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
JJJ Jerk Restaurant	Unk	-	2	Apr 2015	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Showing 1 of 1 Tenants					

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	550,666 SF	↑ 17.6%
Submarket 1-3 Star	1.9%	↓ -0.1%	Months on Market	7.0	↑ 1.1 mo
Market Overall	1.6%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$26.61/SF	↓ -4.0%	12 Month Sales Volume	\$186.07M	\$164.02M
Submarket 1-3 Star	\$32.06/SF	↑ 0.3%	Market Sale Price Per Area	\$536/SF	\$521/SF
Market Overall	\$35.88/SF	↑ 0.9%			