



Missing Middle Infill
Development Site

2451
St. Clair Avenue W

RETAIL

Lennard:



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Property Overview



Property Address
2451 St. Clair Avenue W
York, ON



Total Frontage
25 FT

Total Depth
153.81 FT

Total Land Area
0.088 Acres



Zoning
CR2(c1;r1*1579)



Sale Price

Price Reduced!

\$1,490,000 \$1,200,000



CA Link
[Click Here to Download a copy of the CA](#)



Listing Agent
Gorby Ghotra
Sales Representative
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Property Overview

Site Statistics



Site Area
320 sq.m.



Total Gross Construction Area (GCA)
1,583 sq.m.



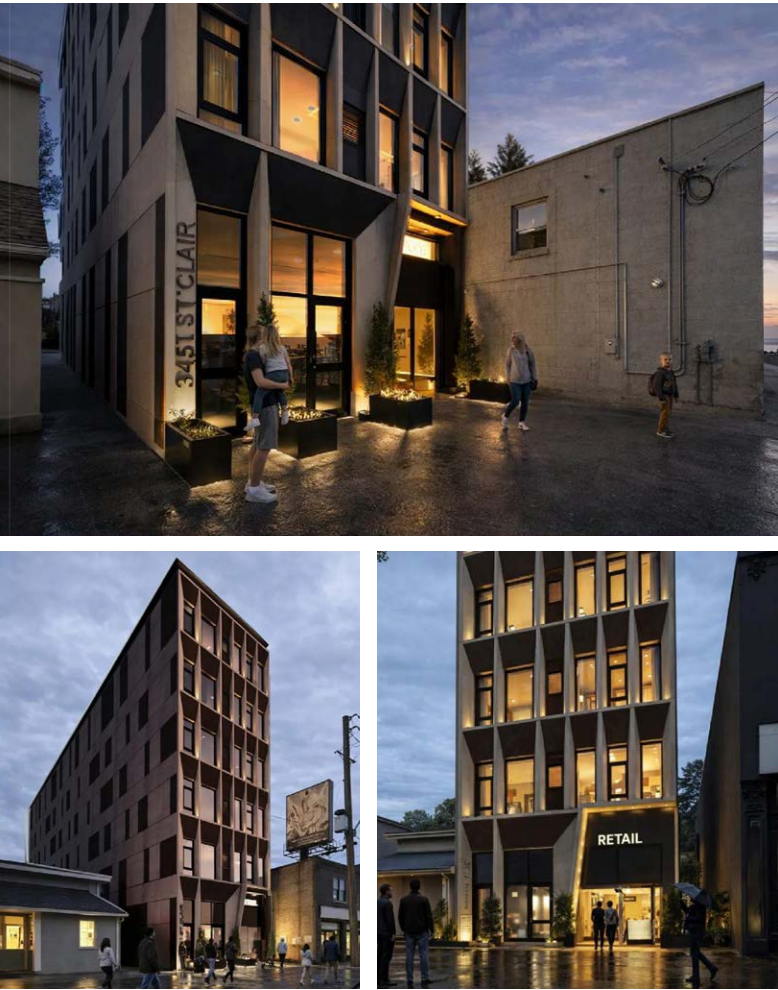
Total Gross Floor Area (GFA)
Non-residential
84 sq.m.
Residential
1,426 sq.m.



Approximate Unit Size
103 sq.m.



Density
4.6 FSI



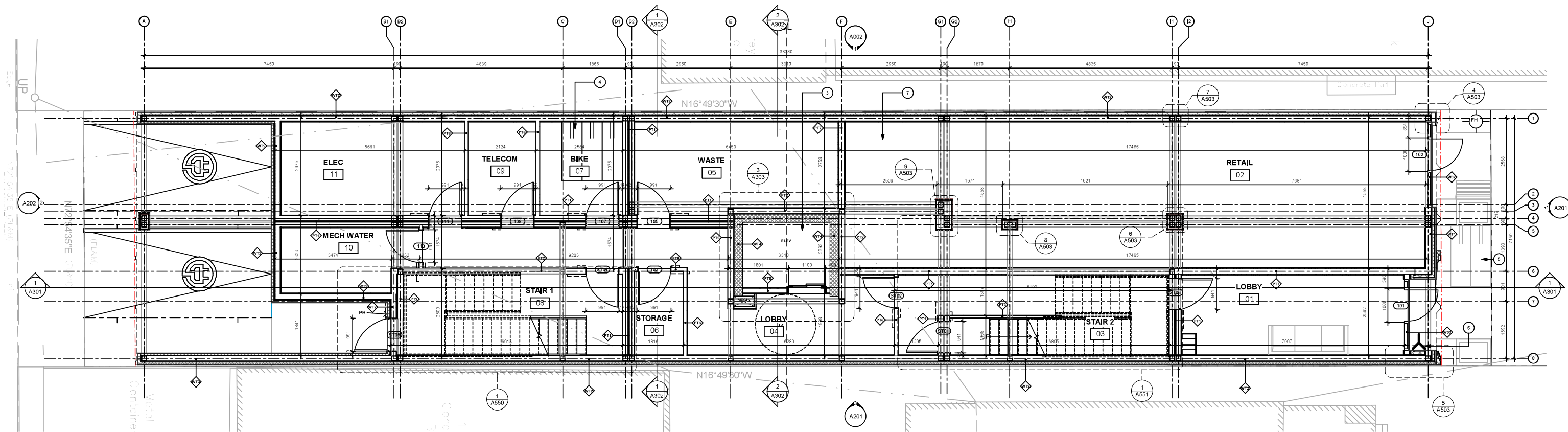
Due Diligence Docs:

Survey (Revised)	Feb 2026	Young & Young
ESA I & II	June 2025	Terrapex
Geotech	July 2024	Terrapex
Revised Architectural Plans	Feb 2026	Chamerlain Architect Services
Initial Architectural Plans	Oct 2024	Smart Density



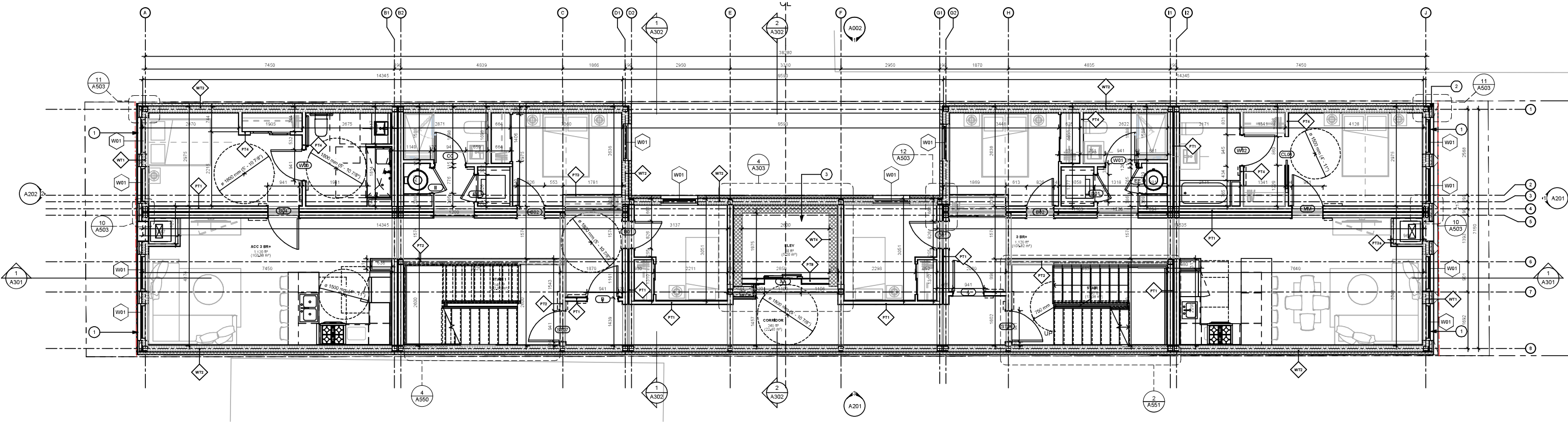
Overall Floor Plans

Ground Floor



Overall Floor Plans

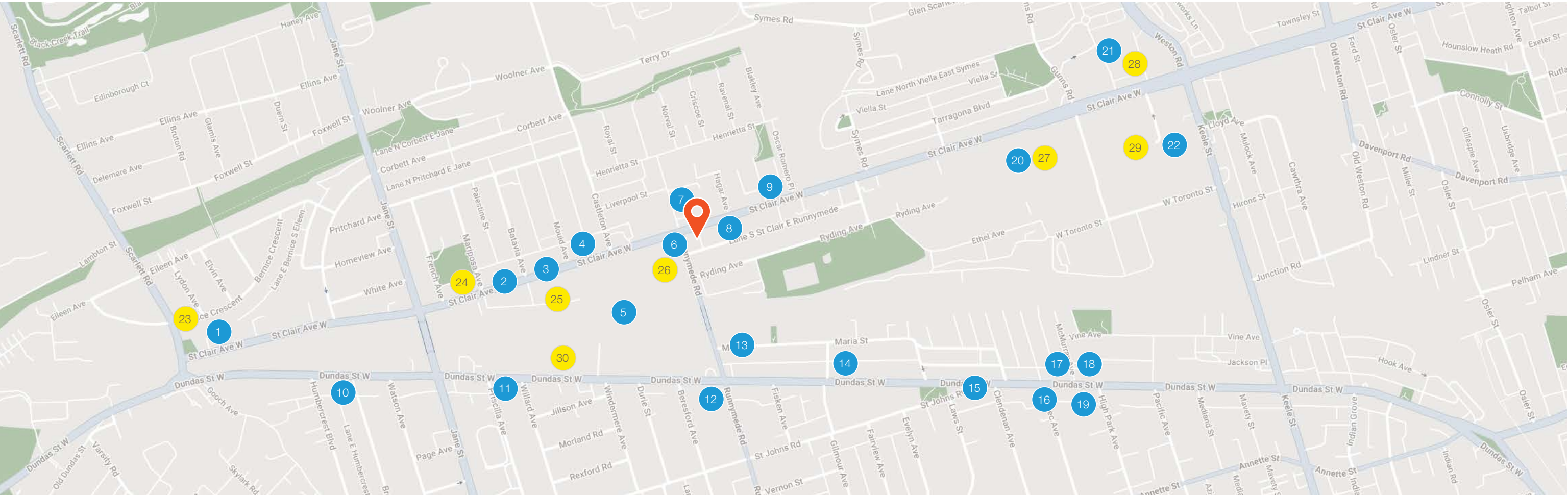
Levels 2-3



● ●

The architectural floor plan depicts a symmetrical two-story building. The central corridor, labeled 'CORRIDOR', runs horizontally through the middle. On the left side, there are several rooms including a large '3 BR+' (3 Bedrooms) area, a 'LIBRARY', and a 'CAFETERIA'. The right side mirrors this layout with another '3 BR+' area, a 'LIBRARY', and a 'CAFETERIA'. The plan is detailed with numerous dimensions, room numbers, and architectural symbols. The overall layout is symmetrical around the central corridor.

The Neighbourhood



Food & Restaurant

- 1 Messina Bakery
Martins Churrasqueira

2 Denny's
Pizza Hut
barBURRITO
Osmow's Shawarma
Starbucks

3 Subway
Tim Hortons
Banh Mi 365
Pho Now

4 Pho Golden Star

5 McDonald's

6 San Sivar
- 7 Lost Craft Brewery
High Park Brewery
Starving Artist
Vagueira Restaurant
Sicily Pizza
Tan Dinh Quan Restaurant
The Burger Monk
Miss Pho Express

8 The Palms Jerk and Grill
It's About Time Cafe
African BBQ House

9 The Stockyards Grind

10 Summerhill Market-Dundas

11 KFC
The Cat Pub & Eatery
Caldense Bakery
Tim Hortons
- 12 Tail of the Junction
Elsie's

13 Jumbo Burgers
Indilicious Fine Indian Cuisine

14 Malta Bake Shop

15 Tim Hortons
Keko Shawarma
Leela Indian Food Bar
Doc's Green Door Lounge

16 Burattino Brick Oven Pizza
Claudia's Coffee
Dundas Pizza
Venga Cucina

17 Dirty Food Eatery
Axis Cafe
Lebanon Express
Curry Twist
- 18 High Park Wings
Taco Mezcal Imperial
Gabby's
Noctua Bakery

19 Solero Bakery Cafe
Zula Burger & Pizza
Pizza Cantina
More Gelato & Cafe
Junction Grill

20 Halibut House
Tahini
Metro

21 Sunset Grill
Shoeless Joe's Sports Grill
Chatime
Pita Pit
Five Guys
Booster Juice

22 Swiss Chalet
McDonald's

Everyday Convenience & Shopping

- 23 Sun Convenience

24 Esso

25 TD Canada Trust
Dollarama

26 The UPS Store
WalMart Supercentre

27 LCBO
Canadian Tire
Service Ontario
The Beer Store
BMO
CIBC
Best Buy
- 28 Zipcar
RBC

29 The Home Depot
Mark's
Canada Post
Staples

30 LCBO
Petro V Plus
Esso
Enterprise

31 7-Eleven

Walk Score

88

Very Walkable

Transit Score

75

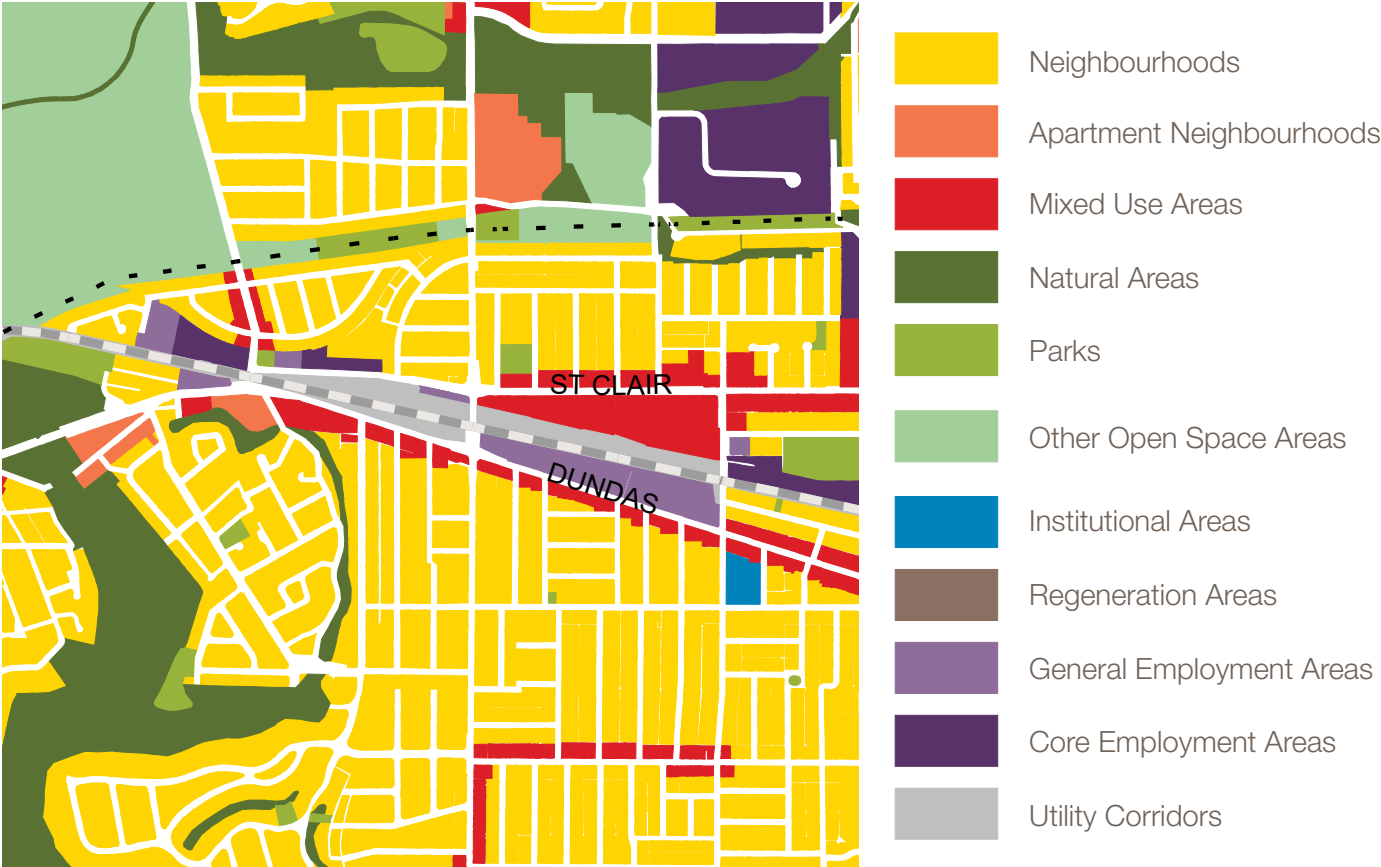
Excellent Transit

Bike Score

91

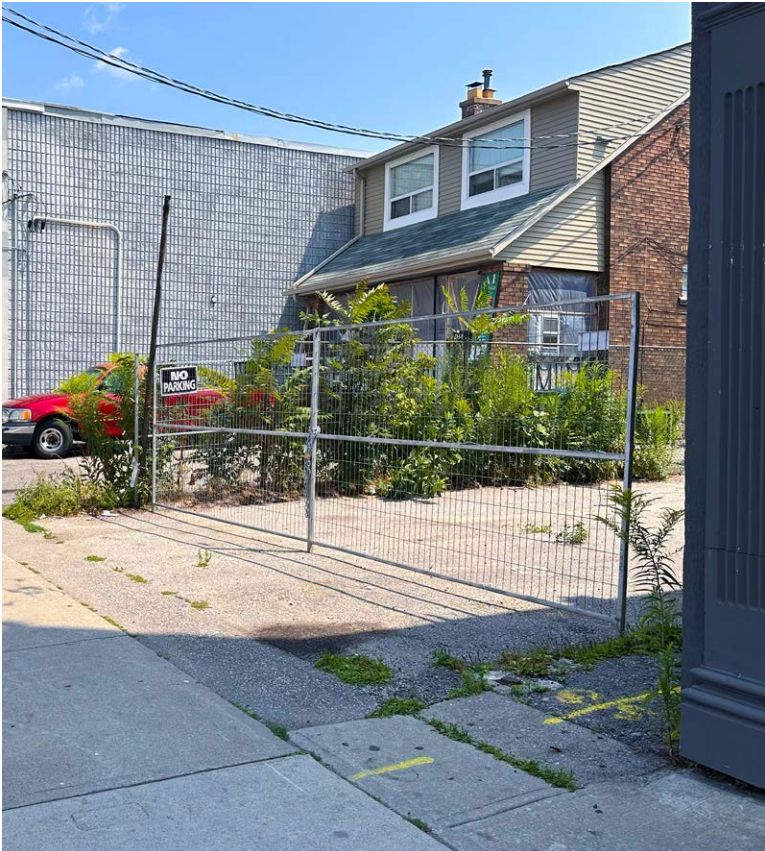
Biker's Paradise

Official Plan



Zoning

CR2(c1;r1*1579)



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