

FOR SALE | PRIME RETAIL SPACE

1159 ST. CLAIR AVENUE WEST

TORONTO | ON



METROPOLITAN
COMMERCIAL



MIXED-USE INVESTMENT OPPORTUNITY

Amazing opportunity to purchase a 3-Storey mixed-use building in Toronto's "Corso Italia" neighborhood steps from the intersection of St. Clair Avenue West and Dufferin Street. The subject property benefits from high pedestrian traffic and vehicle traffic along with the 512 St. Clair Streetcar at its front doors. There is an abundance of parking in the near vicinity of the property as there are two Green P lots nearby as well as street front parking.

Several developments are underway in the near vicinity of the property. Local tenants in the area include: 7-11, CIBC, Scotia Bank, Big Slice, Tim Horton's, McDonald's and Church's Chicken.



DETAILS

Location	St. Clair Ave West east of Dufferin Street in “Corso Italia” Click Here for Map
Building Details	3,650 Square Feet plus an additional 1,200 Square Foot finished basement
Lot Dimensions	20.08’ x 93.00’ Feet (Laneway at rear of the property)
Legal Description	Pt Lt 3 Pl 1296 Toronto As In CA 137083 PIN: 212870048

FEATURES

- Fully leased 3-Storey investment property with upside potential as current are rents below fair market value for the area.
- High pedestrian and vehicle traffic. Charming block on St Clair Ave West.
- St. Clair Ave West 512 Streetcar at front door step of property. Property is in close proximity to two Green P lots
- Ground floor is currently leased to a restaurant, the second and third floors are large apartments currently rented on a month-to-month basis.
- Local area tenants include: McDonald’s, CIBC, 7-11, BMO, Pizzaiolo, Popeye’s, Scotia Bank
- As of right zoning permits 5.5x site coverage.

ASKING PRICE

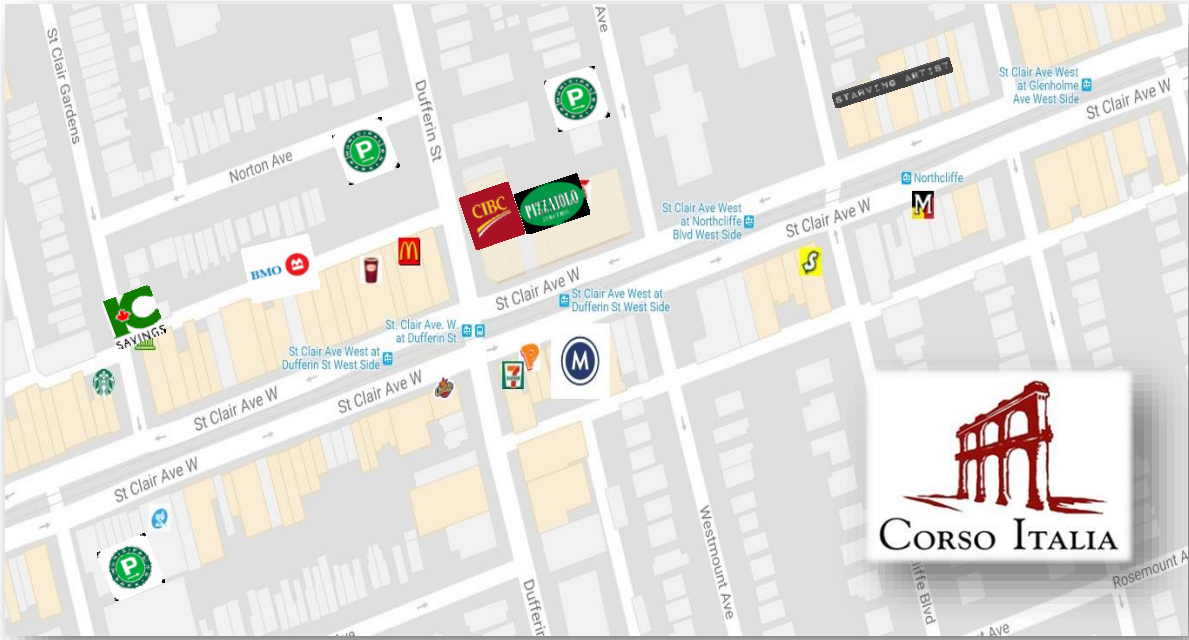
\$1,695,000



Floor/Tenant	Square Footage	Monthly Rent	Annual Gross Income	Gross Income \$SF	Lease Start	Lease End	Option
1 - Restaurant	1,270	\$2,655	\$31,860	\$25.09	1-Mar-14	30-Nov-19	5 Years
2 - Two Bdrm. Apartment	1,190	\$1,275	\$15,300				
3 - Two Bdrm. Apartment	1,190	\$1,275	\$15,300				
	3,650	\$5,205	\$62,460				
Income	Current	Projected					
Gross Potential Rental Income	\$62,460	\$92,460					
Expenses							
Property Taxes	\$13,297	\$13,297					
Property Insurance	\$5,000	\$5,000					
Utilities, Property Maintenance	\$6,500	\$6,500					
Total Expenses	\$24,797	\$24,797					
Net Operating Income	\$37,663	\$67,663					
Notes	<p>Restaurant is responsible for all utilities, portion of property taxes and building insurance</p> <p>Apartment Floor 2 Month to Month tenancy. Landlord pays water, hydro & natural gas charges currently approximately \$300/month</p> <p>Apartment 3 Month to Month tenancy. Tenant pays hydro & gas charges. Landlord pays water charges</p>						



PHOTOS

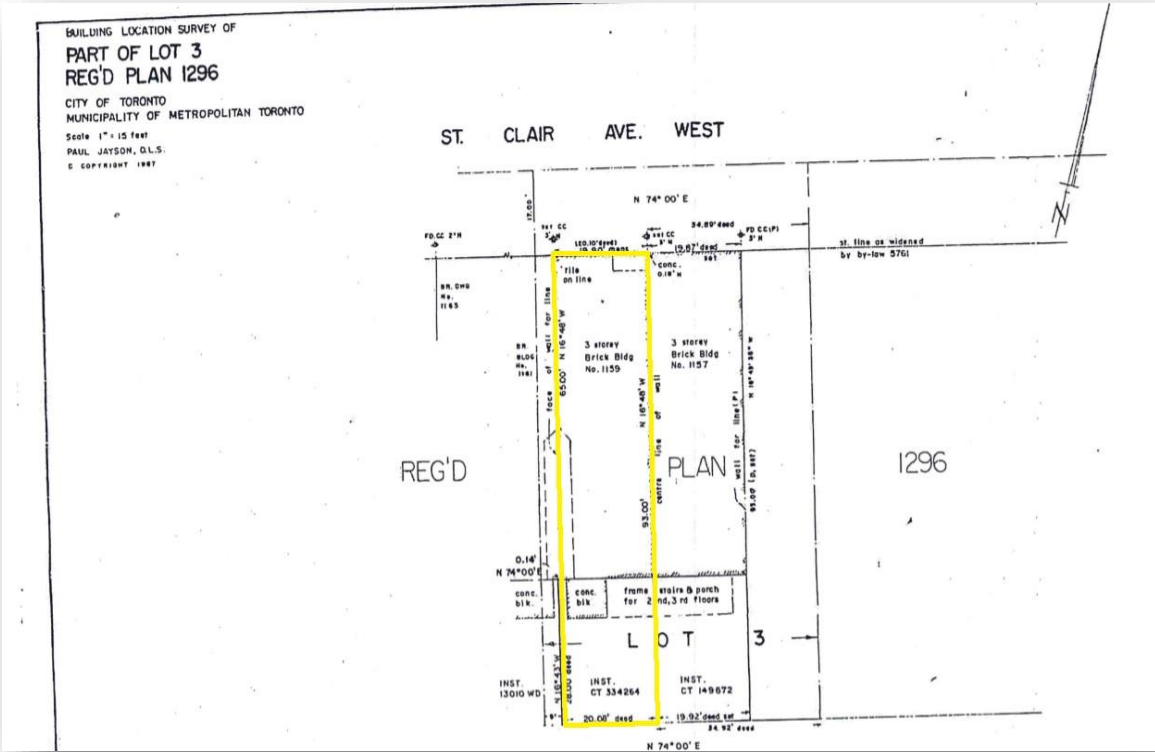


DEMOGRAPHICS (2016)

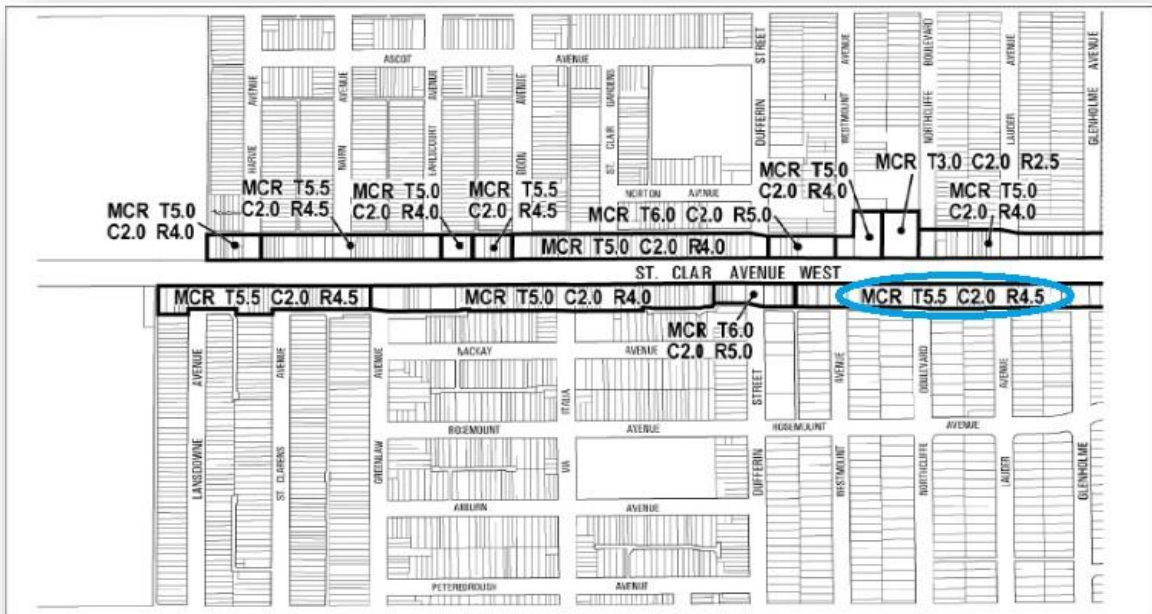
	1 km	3 km	5 km
Population	112,241	232,662	614,889
Households	44,157	96,346	275,107
Median Age	38.90	38.50	37.90
Average HH Income	\$82,509	\$93,333	\$106,492



PROPERTY SURVEY



ZONING: (MCR T5.5 C2.0 R4.5)



St. Clair Avenue West Avenue Area
from Old Weston Road to Bathurst Street

Zoning By-Law Amendment

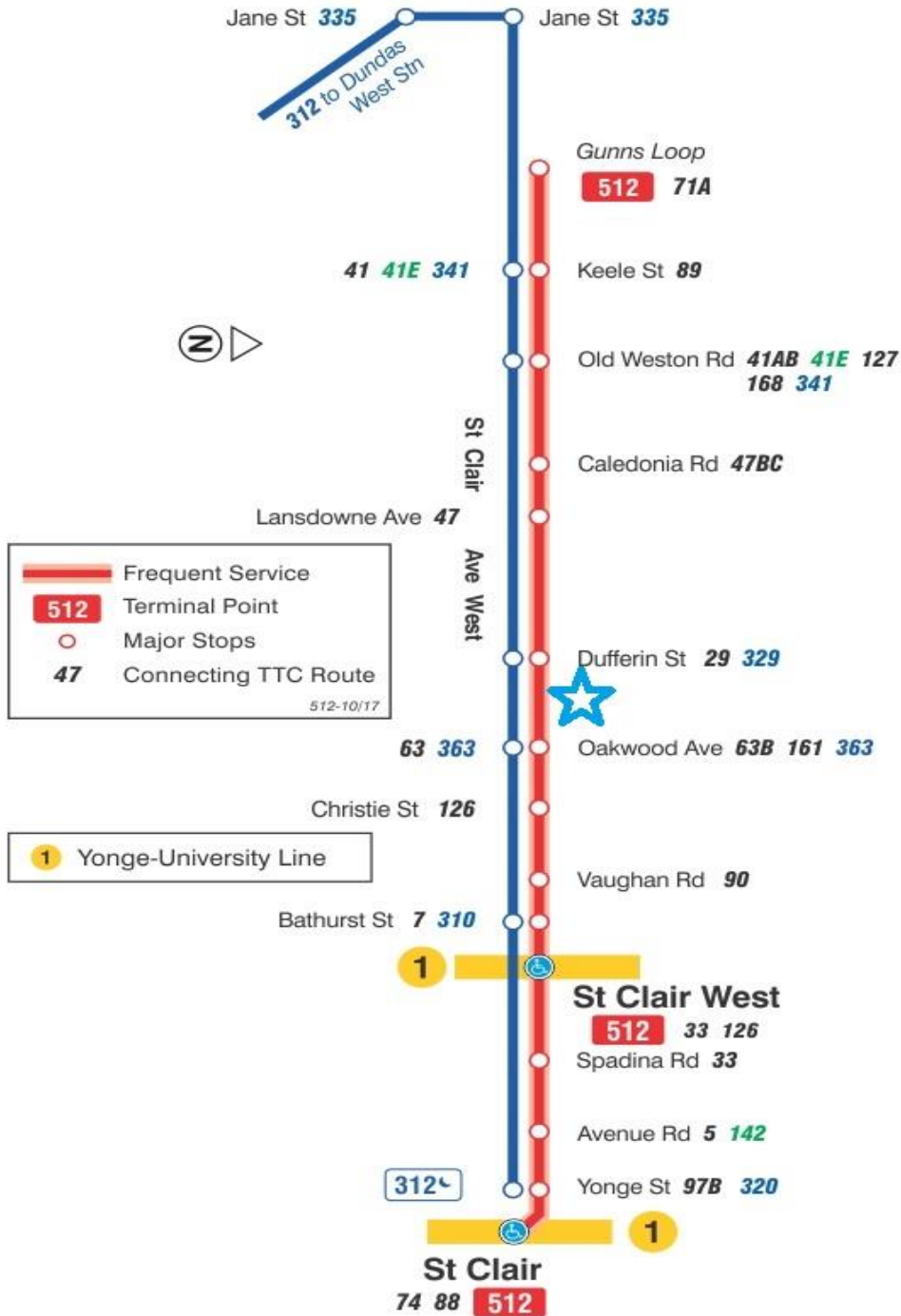
File # 05-189781 & 06-115914

PROPERTY SURVEY & ZONING MAP

1159 ST CLAIR AVE WEST | FOR SALE



11 Minutes to St. Clair West Subway Station via 512 Streetcar

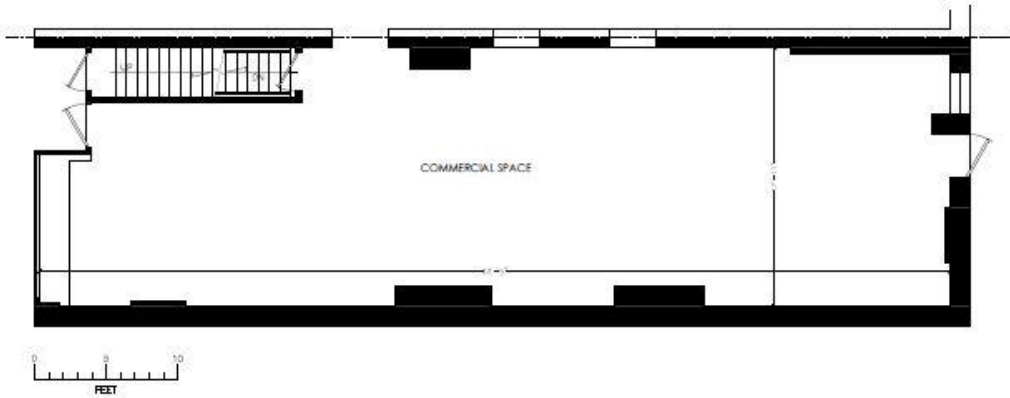


TRANSIT MAP



ANTHONY MARTINO, CPA, CA, SALES REPRESENTATIVE
METROPOLITAN COMMERCIAL REALTY INC. BROKERAGE

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MAIN FLOOR – 1,270 SF

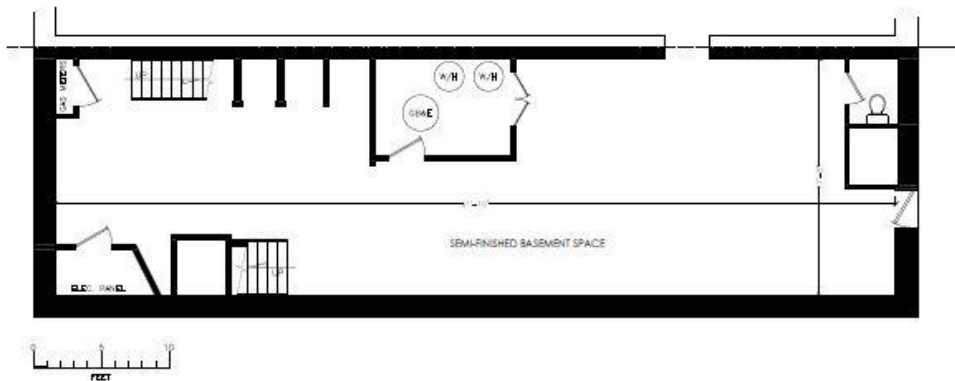
Please note: Measurements are for 100% accuracy. Best plan
is provided as a convenience and to be used as a guide only.

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BASEMENT LEVEL – 1,295 SF

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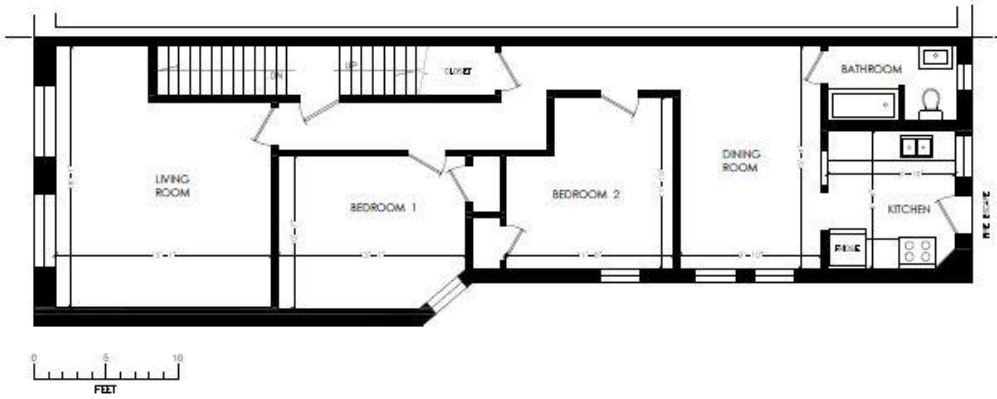
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FLOOR PLANS

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SECOND FLOOR – 1,190 SF

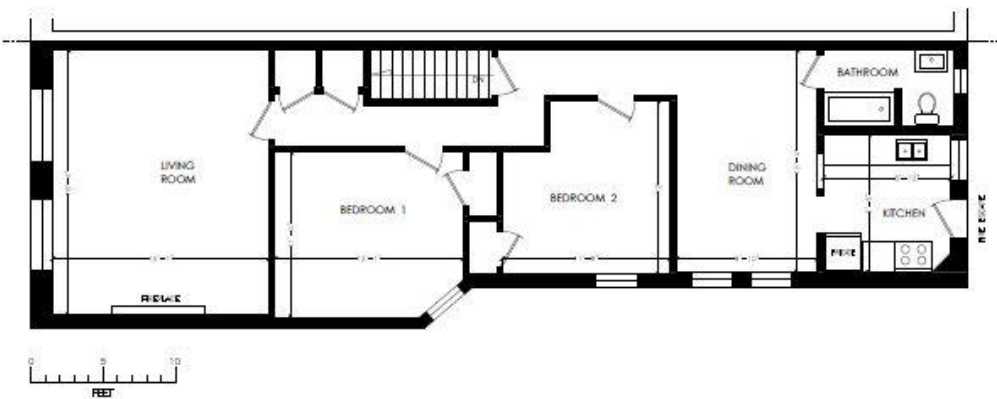
These floor measurements may not be 100% accurate. Best plans are provided as a convenience and to be used as a guide only.

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THIRD FLOOR – 1,190 SF

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METROPOLITAN COMMERCIAL

626 King St West, Suite 302
Toronto, ON
M5V 1M7

www.metcomrealty.com

CONTACT:

Anthony Martino*
Sales Representative
416.703.6621 x244
anthony.martino@metcomrealty.com