

FOR LEASE | MEDICAL SPACE

# 1263 ST. CLAIR AVENUE WEST

TORONTO, ON



METROPOLITAN  
COMMERCIAL



Lower Level  
Entrance

Clair Gardens Medical Centre & Pharmacy

1261  
DENTAL CLINIC  
Dr. G. Lantos  
& Associates  
416-657-8890

PHARMACY  
CLAIR GARDENS  
PHARMACY

L  
CHILD



## PROPERTY FEATURES

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Two unique units for lease within a medical centre in Toronto's "Corso Italia" neighborhood on St. Clair Avenue West in between Lansdowne Avenue and Dufferin Street. Bustling retail node and medical hub with the 512 St. Clair W streetcar stop within steps of the building. Abundance of parking in near vicinity including two Green P lots and street front parking.

### SUITE 103

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<b>Unit Details</b>	343 SF
<b>Rental Rate</b>	\$800/Month Gross + HST
<b>Term</b>	Flexible
<b>Possession</b>	Immediate
<b>Details</b>	<ul style="list-style-type: none"><li>• Sink within unit</li><li>• Two entrances</li><li>• Common area washroom</li><li>• Ideal for medical practitioner, massage therapist, electrolysis, medical aesthetician</li></ul>

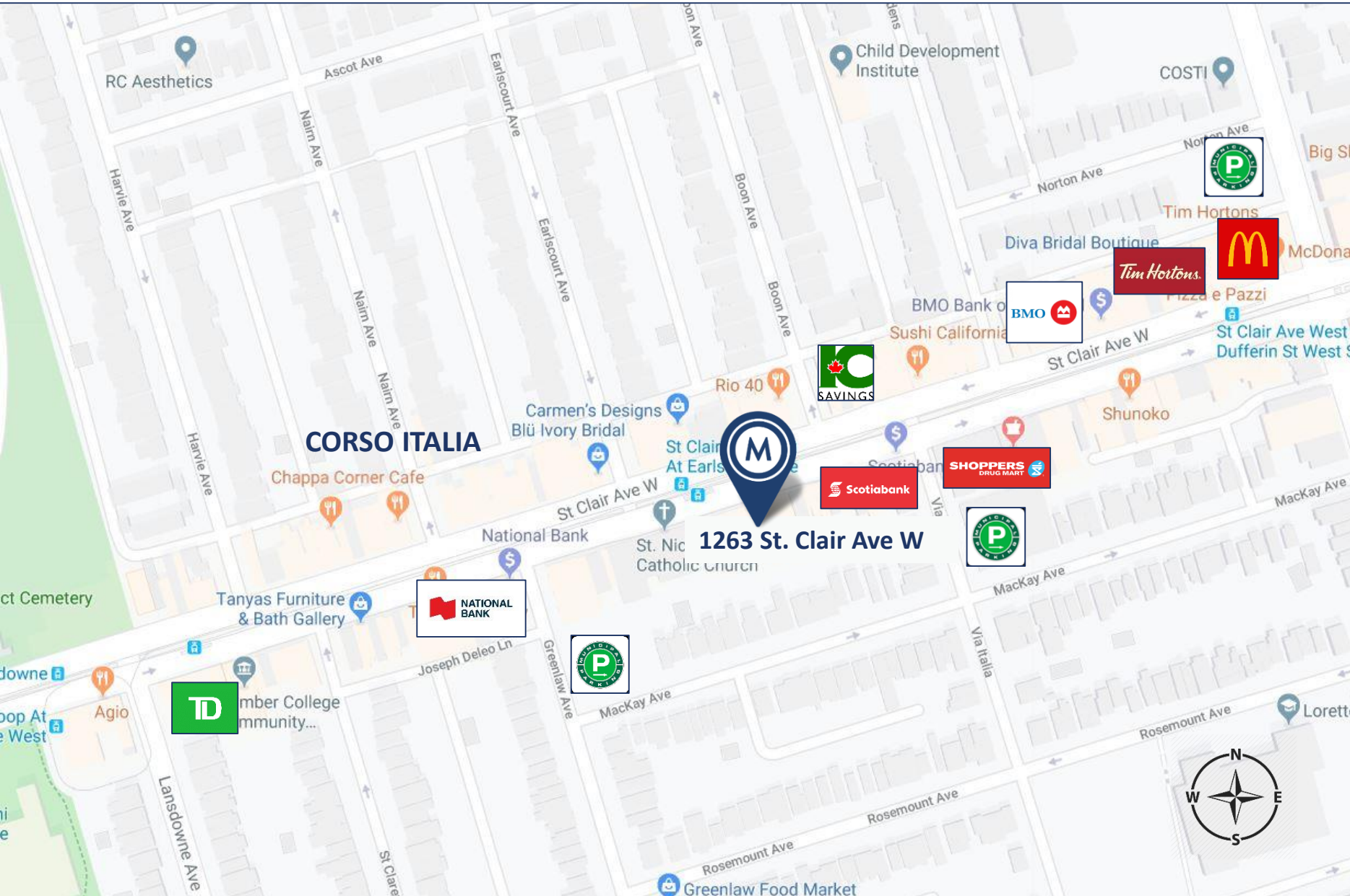
### LOWER LEVEL

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<b>Unit Details</b>	1,200 SF
<b>Rental Rate</b>	\$2,700/ Month Gross + HST
<b>Term</b>	Flexible
<b>Possession</b>	January 1 <sup>st</sup> , 2020
<b>Details</b>	<ul style="list-style-type: none"><li>• Turn key unit with four private medical offices</li><li>• Two treatment rooms</li><li>• Open concept - reception area</li><li>• Two 2 piece private washrooms within suite</li><li>• Elevator opens directly into suite</li><li>• Renovations include: engineered flooring throughout, pot lights, high ceilings,</li><li>• Ideal for medical professionals including physiotherapist, medical clinic, chiropractor, massage therapist, psychotherapy clinic, blood lab and professional office use.</li></ul>

**1263 ST. CLAIR AVENUE WEST | FOR LEASE**





AREA MAP

1263 ST. CLAIR AVENUE WEST | FOR LEASE





LOWER LEVEL PHOTOS



1263 ST. CLAIR AVENUE WEST | FOR LEASE



# METROPOLITAN COMMERCIAL

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

[www.metcomrealty.com](http://www.metcomrealty.com)

## CONTACT:

**ANTHONY MARTINO\***  
Sales Representative  
647-283-3193  
[anthony.martino@metcomrealty.com](mailto:anthony.martino@metcomrealty.com)

**ELISE NGO-WONG\***  
Sales Representative  
416-890-3231  
[elise@metcomrealty.com](mailto:elise@metcomrealty.com)