

FOR SALE | INVESTMENT OPPORTUNITY | TWO BUILDINGS
1303-1305 ST CLAIR AVENUE WEST

TORONTO | ON



FEATURES

Located in the heart of Corso Italia, 1303-1305 St Clair Ave West presents a unique opportunity to acquire a prime mixed-use retail property along a bustling retail node. With over 30 feet of frontage along St Clair Avenue West, the subject property offers prime visibility and exposure to the high pedestrian and vehicular traffic. The area further benefits from access to the TTC, Green P parking, and condo developments. Neighbouring businesses include banks, restaurants, cafes, bakeries, and boutique retail stores.

The building can be delivered vacant on closing, thereby making it possible for an owner-user to purchase the property for their own business operation or for an investor to acquire it as a value-add opportunity. The second floor can be used as residential or office and currently benefits from a large outdoor patio.

DETAILS

Location	St Clair Avenue West, just East of Lansdowne Avenue (Click Here For Map)
Building Area	5,500 SF (combined)
Lot Area	3,119 SF (combined)
Lot Dimensions	31.5' x 99' (combined)
Zoning	R (D0.6) (x730) CR
Taxes	\$22,000 (2020)

ASKING PRICE

\$3,395,000.00

Click Here For Virtual Tour





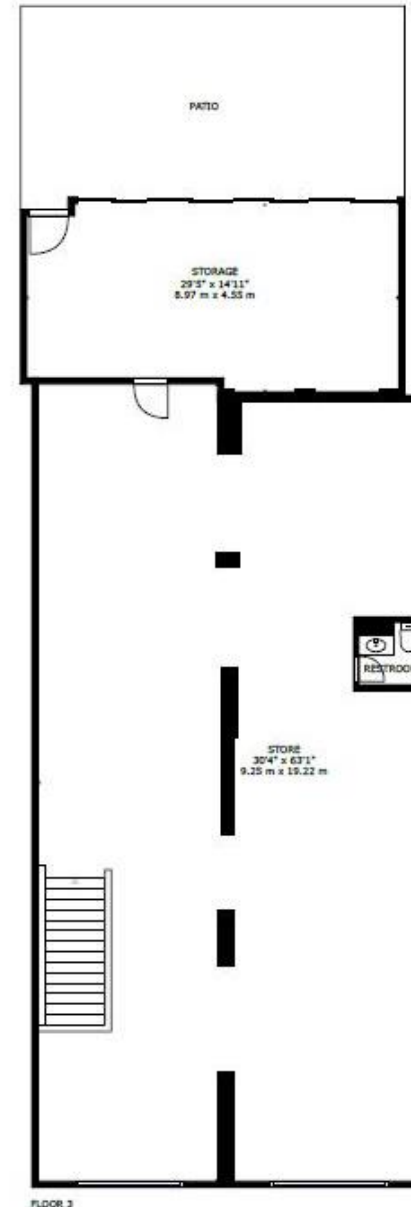
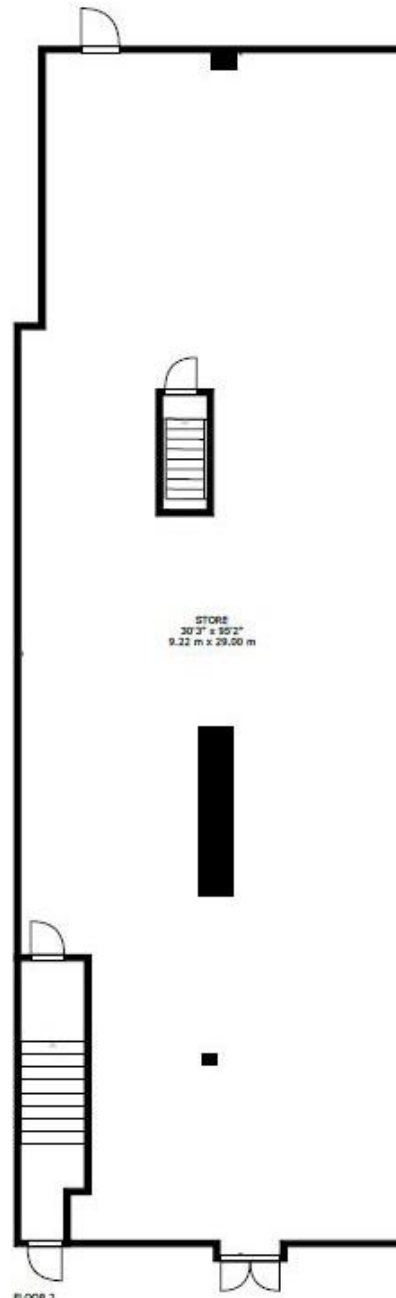
AREA MAP



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FLOOR PLANS



GROSS INTERNAL AREA
FLOOR 1: 2331 sq ft, 216.58 m², FLOOR 2: 3006 sq ft, 279.26 m²
FLOOR 3: 2328 sq ft, 216 m²
TOTAL: 7665 sq ft, 712.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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PHOTOS



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