

**FOR SALE**

**888 - 890 - 894**

**ST CLAIR AVE WEST**

Prime Investment Opportunity



**METROPOLITAN  
COMMERCIAL**



**894**

**890**

**888**

**WINONA DR**

**ST CLAIR AVE WEST**

# INVESTMENT HIGHLIGHTS



## Abundance of neighbourhood amenities

Top-ranked local & independent retailers within walking distance of the properties.



## End-user potential

The commercial units can be provided vacant on possession, thereby presenting an excellent turnkey opportunity for a purchaser to utilize the building(s) for their own business purposes.



## Highly coveted & rapidly growing area

Over 3,800 new condo units in various stages of development within a 1-km radius of the properties.



## Convenient access by car

15-minute drive to HWY 401 with dedicated on-site parking.



## Excellent transit connectivity

512 St. Clair TTC streetcar stop and public parking directly in front of the properties.

# 888 ST CLAIR AVE W

## LOCATION

St Clair Avenue West & Winona Drive [GOOGLE MAPS](#)

## BUILDING DETAILS

Ground Floor (Commercial): 1,218 SF  
Basement (Commercial): 1,125 SF

Second Floor (Residential): 1,134 SF

Automotive Repair & Garage: 937 SF

Above-Grade Building Area: 3,289 SF

## SITE AREA

2,497.22 (19.68ft Frontage x 110.17ft Depth)

## ZONING

See Former City of Toronto By-Law No. 438-86

## PROPERTY TAX

\$ 11,521.49 (2022)

## ASKING PRICE

Call Agent to Discuss

## FEATURES

888 St. Clair Ave West is currently improved with a two-storey mixed-use building comprised of a 1,218 square foot retail unit and 1,125 square foot basement that is currently vacant. The second floor is comprised of a 1,134 square foot two-bedroom residential apartment that is currently occupied and on a month-to-month basis. At the north end of the lot, there is a single-bay 937 square foot automotive repair shop on a month-to-month lease. The automotive shop can be accessed from Winona Drive along with two car parking at the rear of the property.

# 890 ST CLAIR AVE W

## LOCATION

St Clair Avenue West & Winona Drive [GOOGLE MAPS](#)

## BUILDING DETAILS

Ground Floor (Commercial): 1,432 SF

Basement (Commercial): 1,249 SF

Second Floor (Residential): 1,209 SF

Above-Grade Building Area: 2,641 SF



## SITE AREA

2,529.52 (20.05ft Frontage x 126.19ft Depth)

## ZONING

See Former City of Toronto By-Law No. 438-86

## PROPERTY TAX

\$ 13,687.24 (2022)

## ASKING PRICE

Call Agent to Discuss

## FEATURES

890 St. Clair Ave West is currently improved with a two-storey mixed-use building comprised of a 1,432 square foot retail unit and 1,249 square foot basement which can be vacant on possession. The second floor is comprised of a 1,209 square foot two-bedroom residential apartment that is currently tenanted.

The property has one on-site parking space at the rear of the property accessed from Winona Drive.

# 894 ST CLAIR AVE W

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## LOCATION

St Clair Avenue West & Winona Drive [GOOGLE MAPS](#)

## BUILDING DETAILS

Ground Floor: 1,474 SF  
Second Floor: 1,512 SF  
Basement: 1,252 SF

Above-Grade Building Area: 2,986 SF

## SITE AREA

2,486.46 (19.76ft Frontage x 110.00ft Depth)

## ZONING

See Former City of Toronto By-Law No. 438-86

## PROPERTY TAX

\$ 20,141.30 (2022)

## ASKING PRICE

Call Agent to Discuss

## FEATURES

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894 St. Clair Ave West is currently improved with a two-storey commercial building with 1,474 square feet on the ground floor and 1,512 square feet on the second floor, plus a finished basement. The property is currently vacant and ideally suited for an end-user or value-add investor.

The property has one on-site parking space at the rear of the property accessed from Winona Drive.

# RENT ROLL - 888 ST CLAIR AVE WEST

| Unit         | Tenant            | Size (SF)    | Net Rent (\$/SF) | TMI (\$/SF) | Total Annual Rent   | Lease Start Date | Lease Maturity Date | Renewal Options | Termination Right |
|--------------|-------------------|--------------|------------------|-------------|---------------------|------------------|---------------------|-----------------|-------------------|
| 1            | Vacant            | 1,218        |                  |             |                     |                  |                     |                 |                   |
| 2            | Grand Prix Garage | 937          | \$ 18.70         | \$ 3.52     | \$ 20,819.52        |                  | Month-To-Month      |                 | (1)               |
| 3            | Residential       | 1,134        |                  |             | \$ 12,900.00        |                  | Month-To-Month      |                 | (2)               |
| <b>TOTAL</b> |                   | <b>3,289</b> |                  |             | <b>\$ 33,719.52</b> |                  |                     |                 |                   |

## EXPENSES

|              |           |                  |
|--------------|-----------|------------------|
| Realty Taxes | \$        | 11,521.49        |
| Insurance    | \$        | 11,527.60        |
| Utilities    | \$        | Paid by tenants  |
| <b>TOTAL</b> | <b>\$</b> | <b>23,049.09</b> |

## INCOME STATEMENT

|                             |           |                  |
|-----------------------------|-----------|------------------|
| Rental Income               | \$        | 33,719.52        |
| Expenses                    | \$        | 23,049.09        |
| <b>NET OPERATING INCOME</b> | <b>\$</b> | <b>10,670.43</b> |

### NOTES

- (1) Landlord's Termination Right: 6 months notice
- (2) Landlord's Termination Right: 120 days notice

# RENT ROLL - 890 ST CLAIR AVE WEST

| Unit | Tenant       | Size (SF)    | Net Rent (\$/SF) | TMI (\$/SF) | Total Annual Rent   | Lease Start Date | Lease Maturity Date | Renewal Options | Termination Right |
|------|--------------|--------------|------------------|-------------|---------------------|------------------|---------------------|-----------------|-------------------|
| 1    | Vacant       | 1,432        |                  |             |                     |                  |                     |                 |                   |
| 2    | Residential  | 1,209        |                  |             | \$ 14,916.00        |                  |                     |                 |                   |
|      | <b>TOTAL</b> | <b>2,641</b> |                  |             | <b>\$ 14,916.00</b> |                  |                     |                 |                   |

## EXPENSES

|              |           |                 |
|--------------|-----------|-----------------|
| Realty Taxes | \$        | 13,687.24       |
| Insurance    | \$        | 2,757.28        |
| Utilities    | \$        | Paid by tenants |
| <b>TOTAL</b> | <b>\$</b> | <b>TBD</b>      |

## INCOME STATEMENT

|                             |           |            |
|-----------------------------|-----------|------------|
| Rental Income               | \$        | 14,916.00  |
| Expenses                    | \$        | TBD        |
| <b>NET OPERATING INCOME</b> | <b>\$</b> | <b>TBD</b> |

# TRANSIT CONNECTIVITY





# FUTURE DEVELOPMENTS





**836 St Clair Ave W**  
**8 Storeys**  
**116 Units**



**900 St Clair Ave W**  
**12 Storeys**  
**117 Units**

**888 - 890 - 894**  
**ST CLAIR AVE WEST**

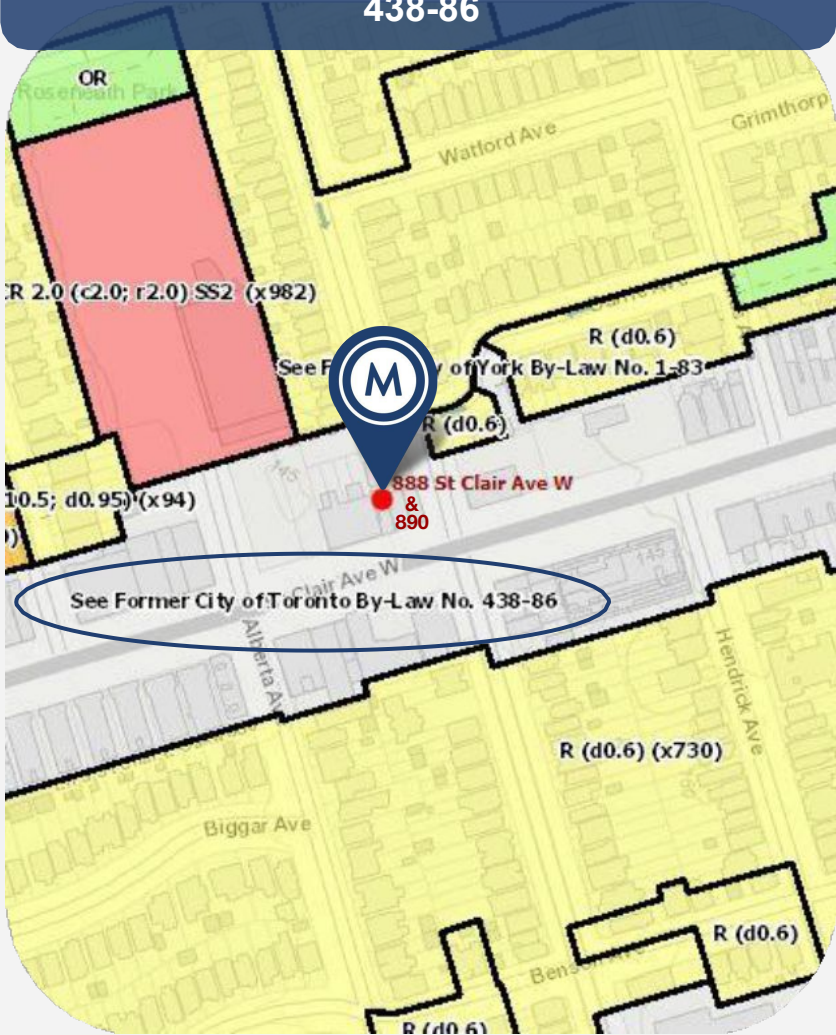


**863 St Clair Ave W**  
**10 Storeys**  
**76 Units**



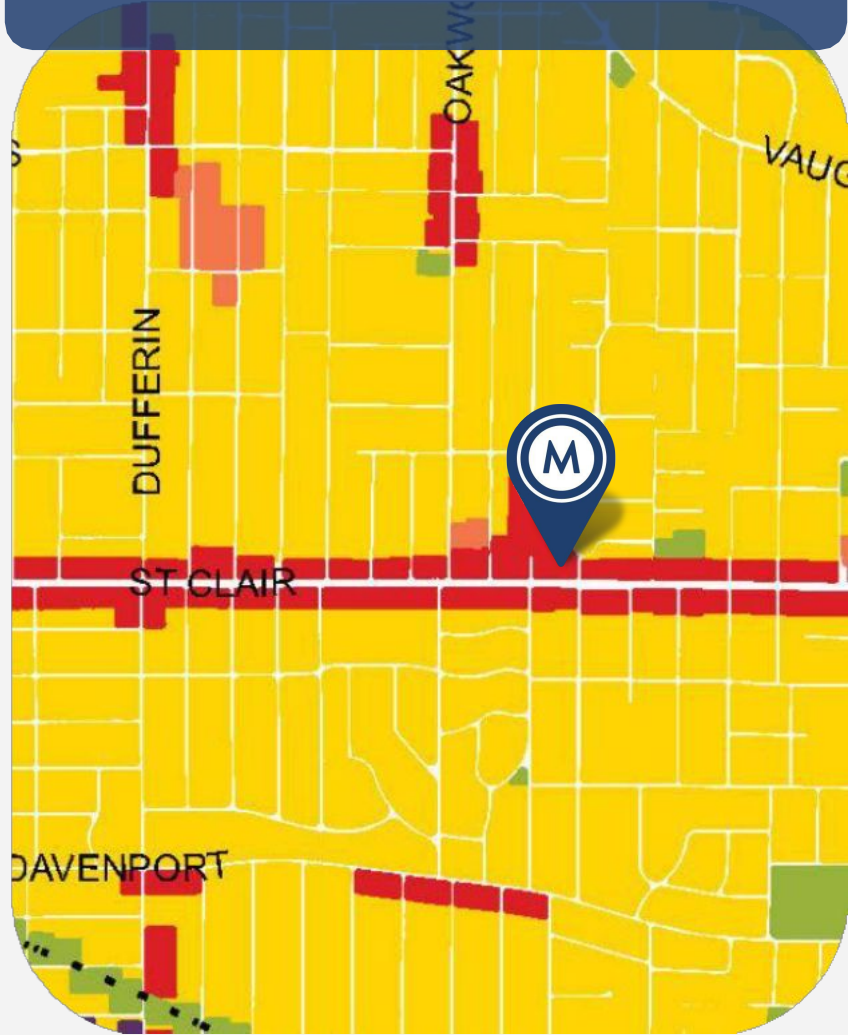
# LAND USE POLICIES

ZONING BY-LAW  
See Former City of Toronto By-Law No. 438-86



888 - 890 - 894 ST CLAIR AVE W | FOR SALE

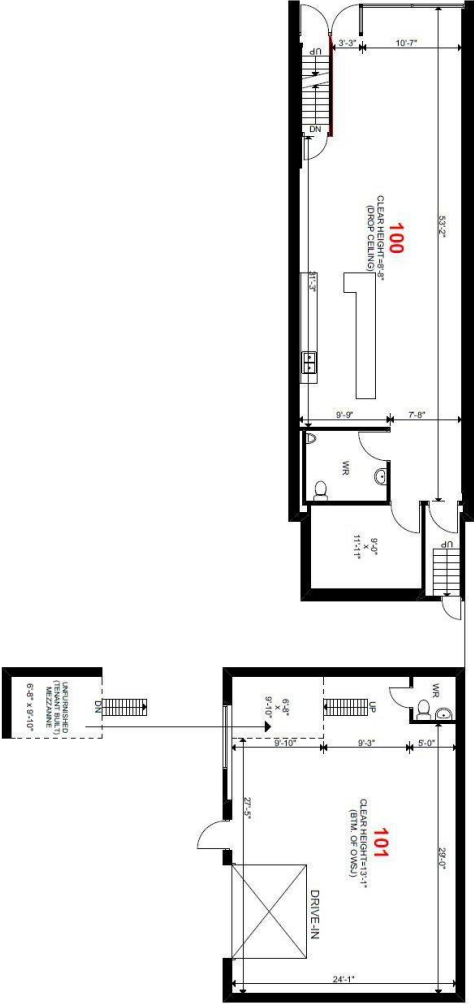
OFFICIAL PLAN  
Mixed-Use Areas



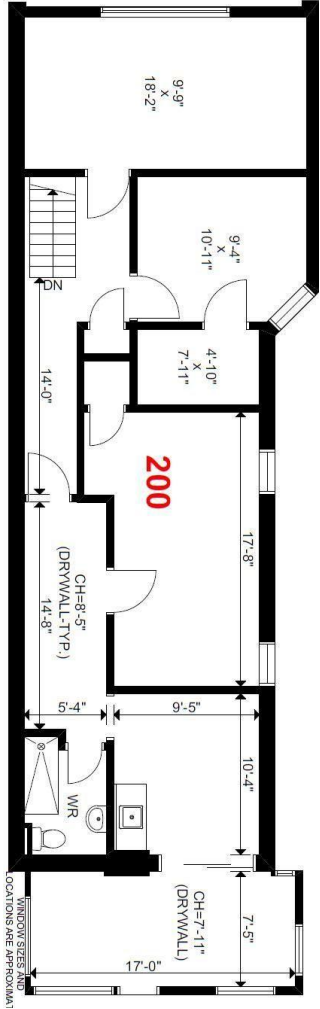
METROPOLITAN COMMERCIAL REALTY INC.

# FLOOR PLANS - 888 ST CLAIR AVE WEST

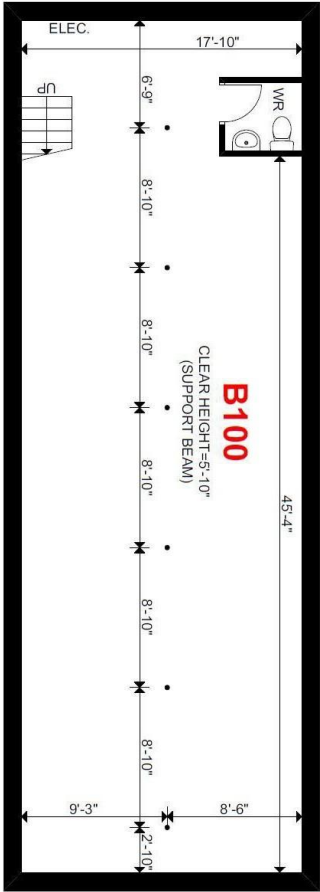
**GROUND FLOOR**  
1,218 + 937 SF



**SECOND FLOOR**  
1,134 SF

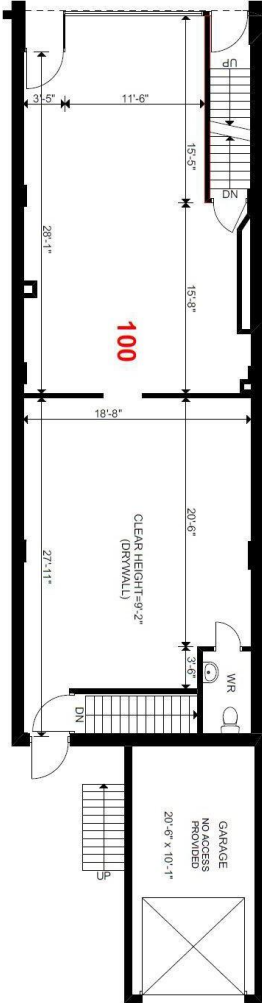


**LOWER LEVEL**  
1,125 SF

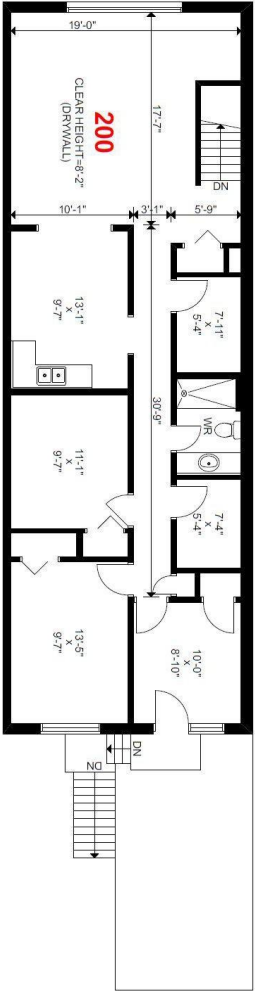


# FLOOR PLANS - 890 ST CLAIR AVE WEST

**GROUND FLOOR**  
1,432 SF



**SECOND FLOOR**  
1,209 SF

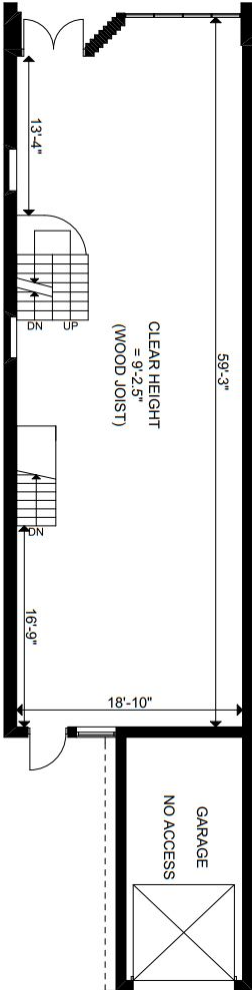


**LOWER LEVEL**  
1,249 SF

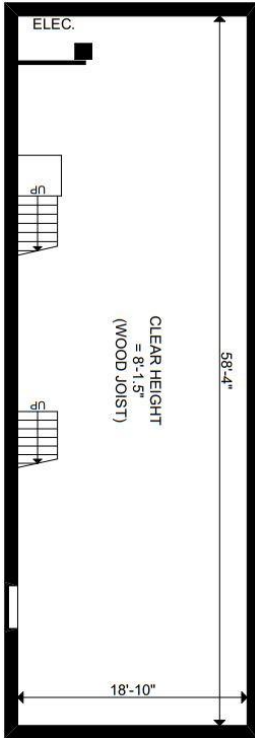


# FLOOR PLANS - 894 ST CLAIR AVE WEST

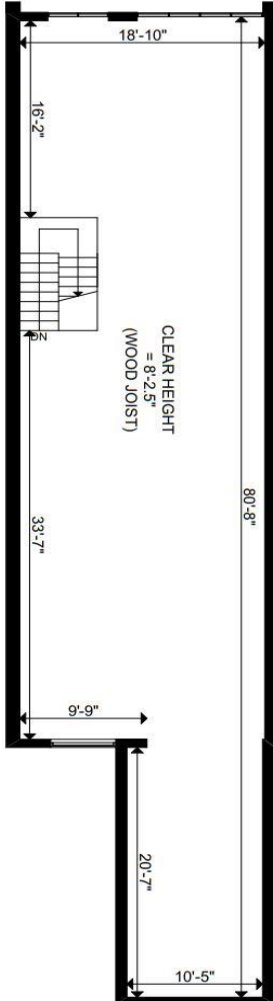
**GROUND FLOOR**  
1,474 SF



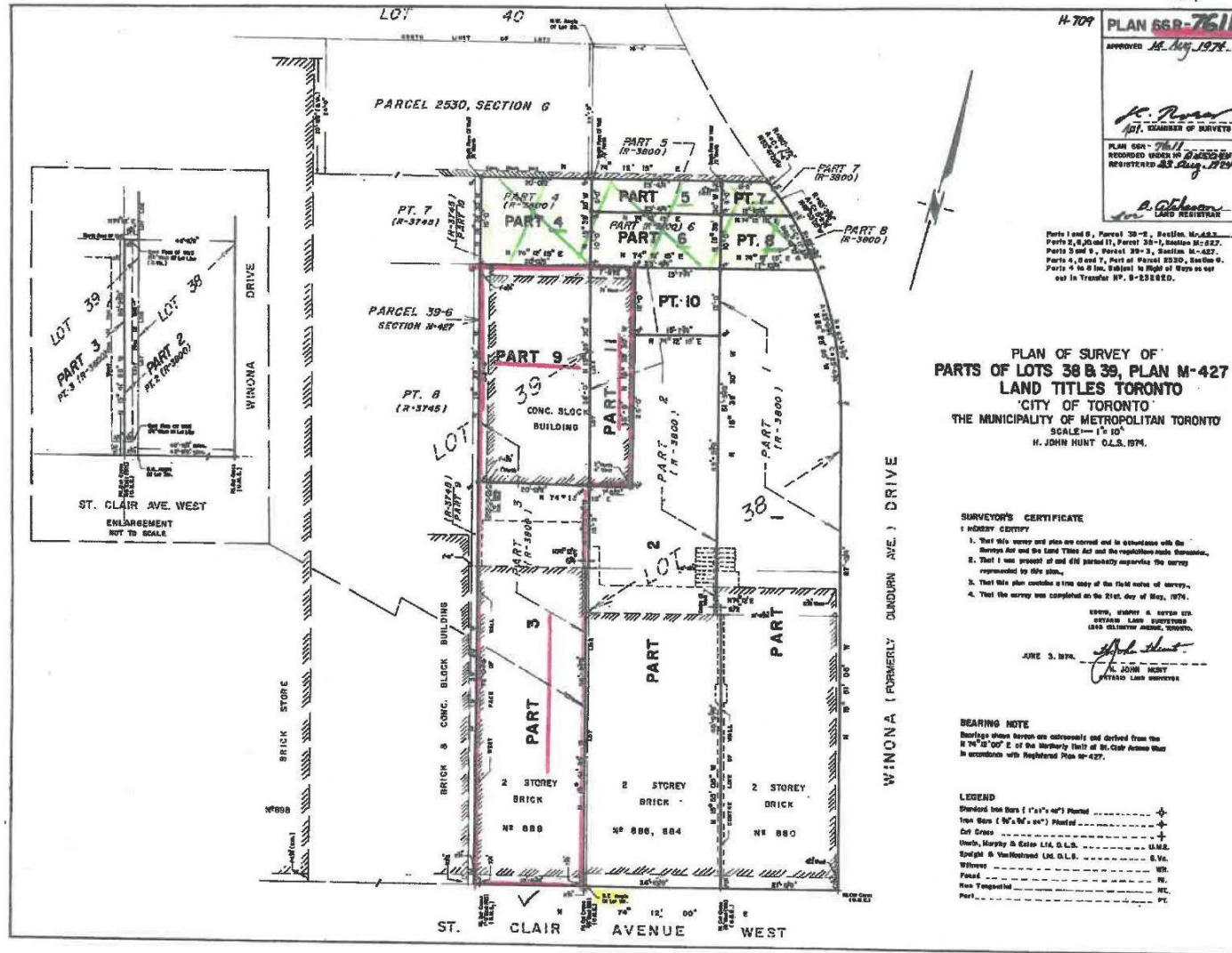
**SECOND FLOOR**  
1,512 SF



**LOWER LEVEL**  
1,252 SF



# SURVEY



# OFFERING PROCESS

## PROPERTY TOURS OFFER SUBMISSION

Please contact listing agents directly.

Offers will be reviewed as they are received.

## ACCEPTANCE PERIOD

All offers must be open for acceptance by the Vendor for a minimum of 3 business days.

## REGISTERED OWNER

**888 St. Clair Avenue West** - 888 SCW PROPERTIES INC.

**890 St. Clair Avenue West** - 890-894 SCW PROPERTIES INC.

**894 St. Clair Avenue West** - 890-894 SCW PROPERTIES INC.

## LEGAL DESCRIPTION

**888 St. Clair Avenue West** - PCL 38-5 SEC M427; PT LT 38 PL M427 TORONTO; PT LT 39 PL M427 TORONTO PARTS 3, 9 AND 11, 66R7611; T/W A ROW FOR ALL THOSE NOW AND HEREAFTER ENTITLED THERETO OVER, ALONG AND UPON THOSE PARTS OF LOTS 38 AND 39 PL M427 DESIGNATED AS PARTS 4, 5, 6, 7, 8 AND 10, 66R7611; TORONTO , CITY OF TORONTO

**890 St. Clair Avenue West** - PART LOT 39, PLAN M-427, DESIGNATED AS PARTS 11, 12 AND 13 ON PLAN 66R31440; TOGETHER WITH A RIGHT OF WAY IN COMMON WITH ALL OTHERS ENTITLED THERETO, OVER, ALONG AND UPON THOSE PARTS OF LOTS 38 AND 39, PLAN M-427, PARTS 4, 5, 6, 7 AND 8, PLAN R-3800 AS IN B237041 SUBJECT TO AN EASEMENT AS IN AT5510540 SUBJECT TO AN EASEMENT OVER PART 13 ON PLAN 66R31440 AS IN LT225224 SUBJECT TO AN EASEMENT OVER PART 11 ON PLAN 66R31440 AS IN B237041 CITY OF TORONTO

**894 St. Clair Avenue West** - PART LOT 39, PLAN M-427, PARTS 5, 6, 7, 8, 9 AND 10 ON PLAN 66R31440; TOGETHER WITH A RIGHT OF WAY COMMON WITH ALL OTHERS ENTITLED THERETO OVER, ALONG AND UPON THAT PART OF LOT 39, PLAN M-427, DESIGNATED AS PARTS 2, 6, 7 AND 10, PLAN R-3745 AS IN B229190; TOGETHER WITH A FURTHER ROW IN COMMON WITH ALL OTHERS ENTITLED THERETO OVER, ALONG AND UPON THOSE PARTS OF LOTS 38 AND 39, PLAN M-427, DESIGNATED AS PARTS 4, 5, 6, 7 AND 8, PLAN R-3800 AS IN B229190 SUBJECT TO AN EASEMENT AS IN AT5510540 SUBJECT TO AN EASEMENT OVER PARTS 6 AND 9 ON PLAN 66R31440 AS IN LT225224 SUBJECT TO AN EASEMENT OVER PARTS 5, 6 AND 7 ON PLAN 66R31440 AS IN B229190 CITY OF TORONTO

## PIN

**888 St. Clair Avenue West** - 104740027

**890 St. Clair Avenue West** - 104740028

**894 St. Clair Avenue West** - 104740030

**DUE DILIGENCE MATERIAL**  
(provided upon conditional acceptance of Agreement of Purchase and Sale, if in the Vendor's possession)

See Data Room.

## ASKING PRICE

**Call Agents to Discuss**



# ADVISORS

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**METROPOLITAN  
COMMERCIAL**

150 BEVERLEY ST | SUITE 1 TORONTO, ON | M5T1Y5

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