

FOR SALE

888 & 890

ST CLAIR AVE WEST

TORONTO | ON

PRIME
INVESTMENT
OPPORTUNITY



METROPOLITAN
COMMERCIAL



ST CLAIR AVE W

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 occupied by the Kalamata Social Club on a month-to-month lease. 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.

All tenancies are month-to-month or subject to a termination right.

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. 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.



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	Kalamata Social Club	1,218	\$ 19.70	Incl.	\$ 24,000.00		Month-To-Month	N/A	(1)
2	Grand Prix Garage	937	\$ 18.70	\$ 3.52	\$ 20,819.52		Month-To-Month	N/A	(2)
3	Residential	1,134			\$ 12,900.00		Month-To-Month		(3)
TOTAL		3,289			\$ 57,719.52				

EXPENSES

Realty Taxes	\$	11,521.49
Insurance	\$	11,527.60
Utilities	\$	Paid by tenants
TOTAL	\$	23,049.09

INCOME STATEMENT

Rental Income	\$	57,719.52
Expenses	\$	TBD
NET OPERATING INCOME	\$	34,607.43

NOTES

- (1) Landlord's Termination Right: 9 months notice
- (2) Landlord's Termination Right: 6 months notice
- (3) 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				
TOTAL		2,641			\$ 14,916.00				

EXPENSES

Realty Taxes	\$	13,687.24
Insurance	\$	2,757.28
Utilities	\$	Paid by tenants
TOTAL	\$	TBD

INCOME STATEMENT

Rental Income	\$	14,916.00
Expenses	\$	TBD
NET OPERATING INCOME	\$	TBD



TRANSIT CONNECTIVITY



FUTURE DEVELOPMENTS





900 St Clair Ave W
12 Storeys
117 Units



836 St Clair Ave W
8 Storeys
116 Units

888 & 890
ST CLAIR AVE W



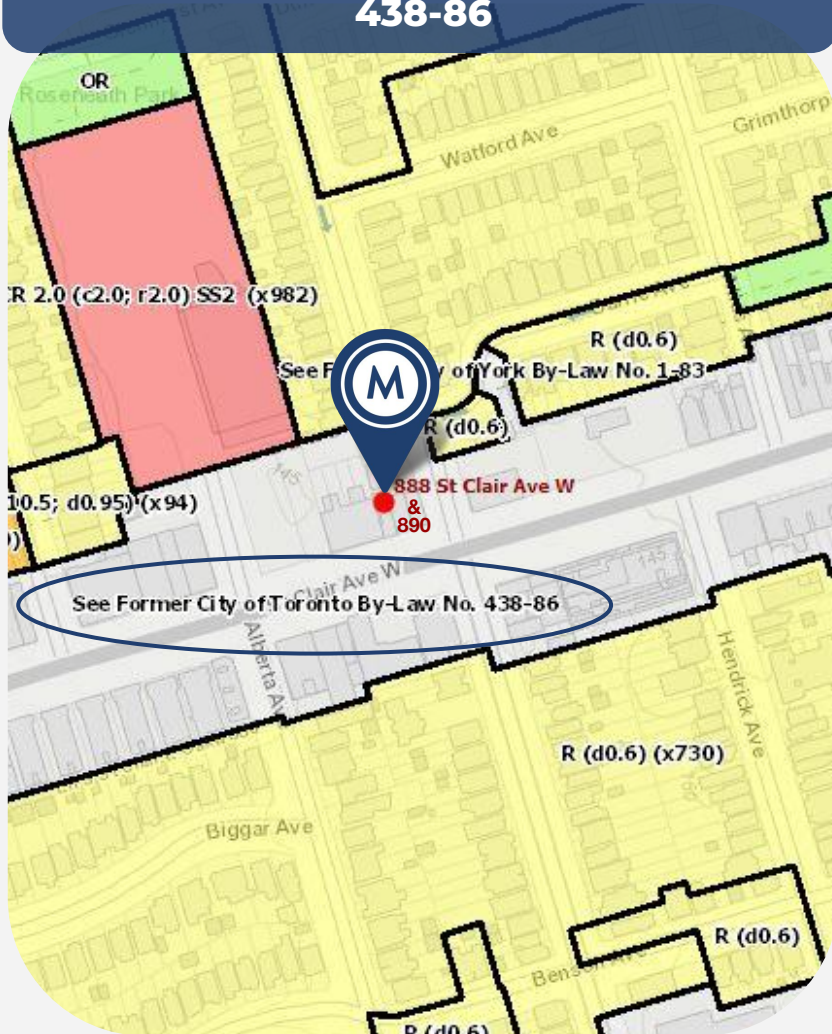
863 St Clair Ave W
10 Storeys
76 Units



LAND USE POLICIES

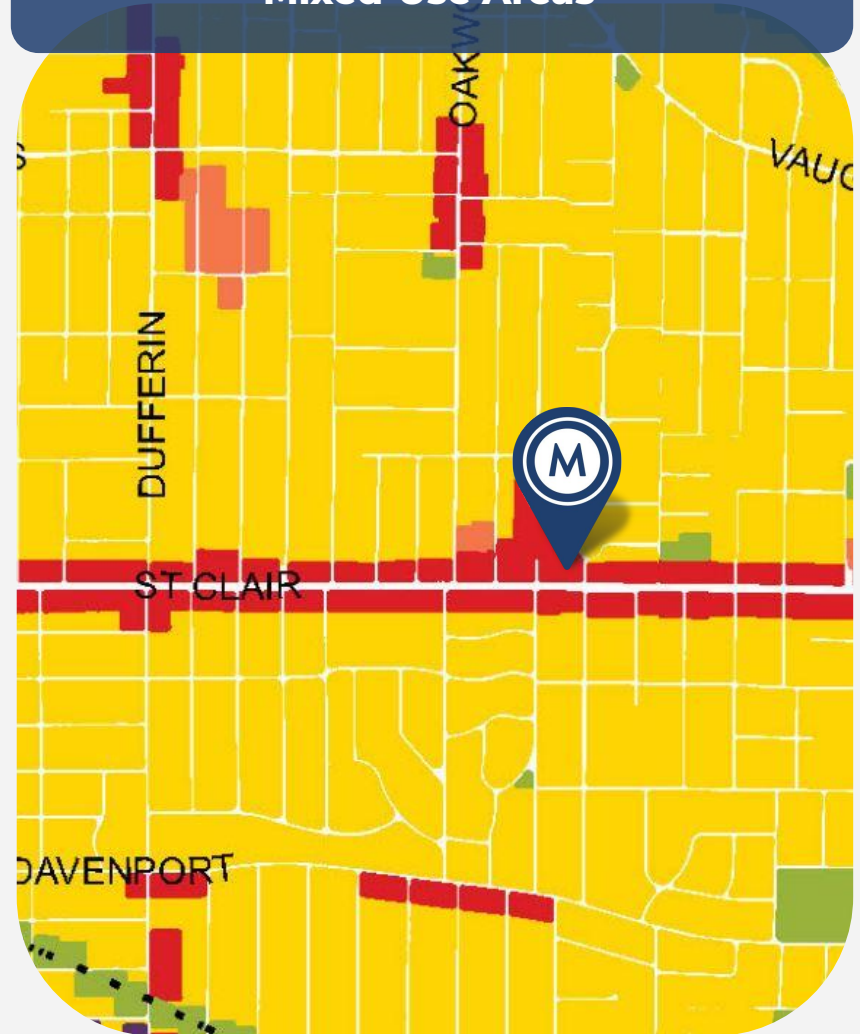
ZONING BY-LAW

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



888 & 890 ST CLAIR AVE W | FOR SALE

OFFICIAL PLAN Mixed-Use Areas



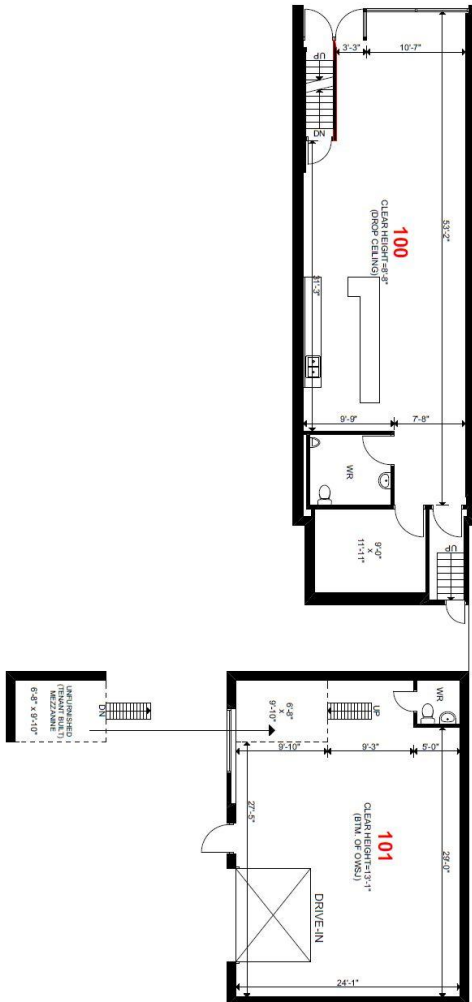
METROPOLITAN COMMERCIAL REALTY INC.

An aerial photograph of a city street scene. Two buildings are highlighted with red outlines and labeled with their addresses: 888 and 890. Building 888 is a two-story structure with a red roof and a storefront featuring a 'reliance' sign. Building 890 is a two-story structure with a grey roof and a storefront featuring a 'VIDEO 69' sign and a sign for 'KALAMATA SOCIAL CLUB' (ΚΑΛΑΜΑΤΑ ΣΟΦΙΣΤΙΚΟ ΚΑΦΕΝΕΙΟ). To the left of building 888 is a building with a red roof and a storefront featuring a 'VERO cafe' sign. To the right of building 890 is a building with a grey roof and a storefront featuring a 'MINO & DIMITRIOS' sign. The street in front of the buildings has a bus stop with a red and white shelter. A white car and a red car are parked on the street. A person is walking on the sidewalk. The background shows more buildings and trees. A 'REALTOR' watermark is visible in the top left corner.

FLOOR PLANS 888 ST CLAIR AVE W

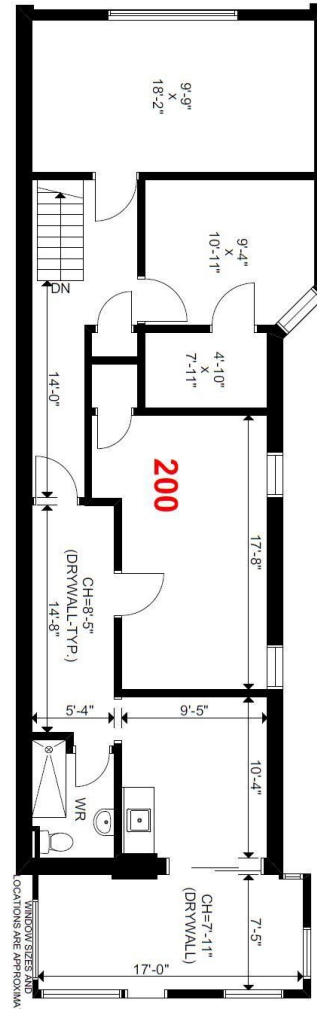
GROUND FLOOR

1,218 + 937 SF



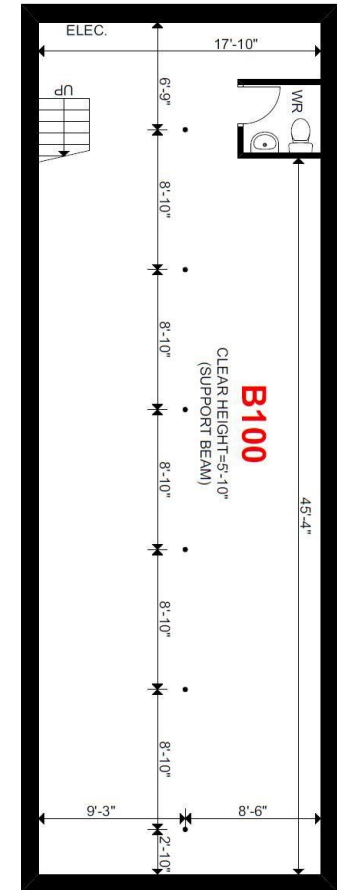
SECOND FLOOR

1,134 SF



LOWER LEVEL

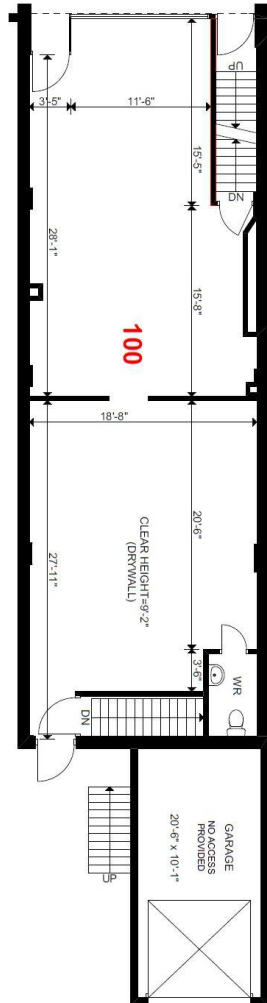
1,125 SF



FLOOR PLANS 890 ST CLAIR AVE W

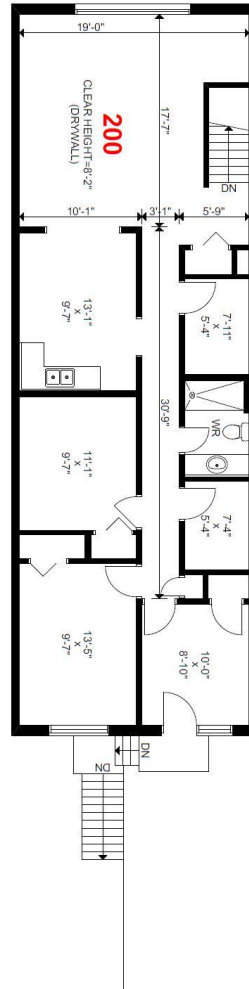
GROUND FLOOR

1,432 SF



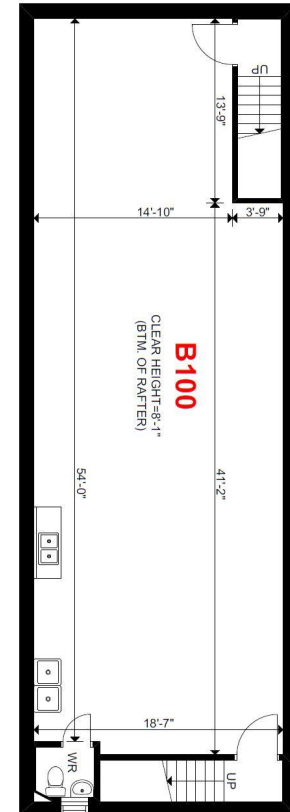
SECOND FLOOR

1,209 SF

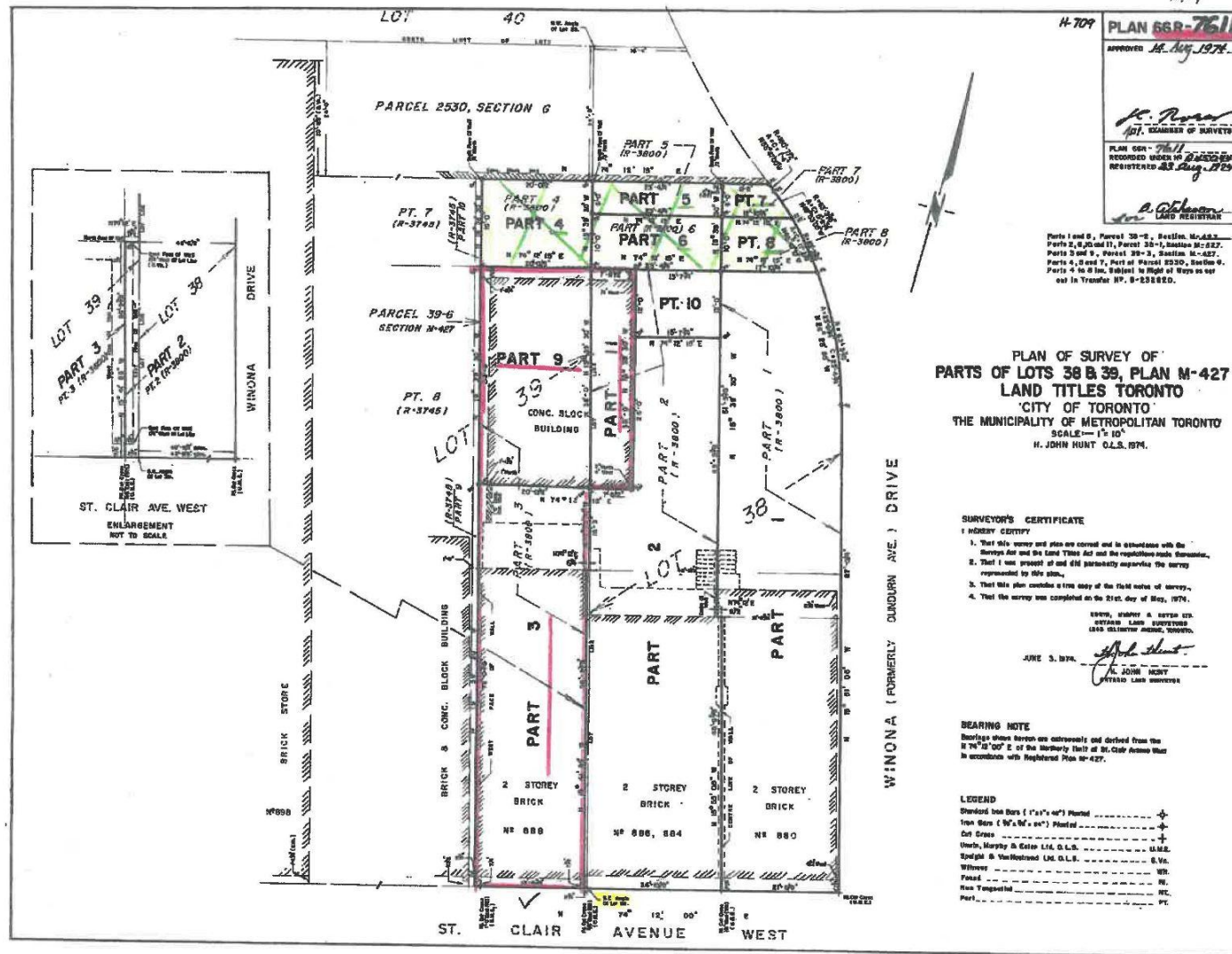


LOWER LEVEL

1,249 SF



SURVEY



OFFERING PROCESS

PROPERTY TOURS

Every other Tuesday commencing August 23rd from 11:00am to 5:00pm with minimum notice of 2 business days. A designated representative of Metropolitan Commercial Realty will be present at all times during property tours.

OFFER SUBMISSION

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.

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

PIN

888 St. Clair Avenue West - 104740027
890 St. Clair Avenue West - 104740028

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

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