

**FOR LEASE**

**639 St Clair Ave W**

Retail/Office Space



*Lulu Elegance*

HAIR AND NAIL  
FULL ESTHETIC  
FOOT CARE  
LASER  
647 748-0637



**Canada Employment**

Incorporated 416-652-2226

NEW PATIENTS WELCOME

We Have Moved!!!  
Come Visit Us at Our New Location  
7198 St Clair Ave W. (Near Hwy 404)  
**WYCHWOOD DENTAL**  
2388 St Clair Ave W.  
416.703.6621  
www.wychwooddental.com

**FOR LEASE**  
metconrealty.com  
416.703.6621

**WYCHWOOD DENTAL**  
DR. H. LASKY  
DR. S. LAMOTKY

416.653.6004  
www.wychwooddental.com



**METROPOLITAN  
COMMERCIAL**



## PROPERTY DETAILS

LOCATION	Located on St Clair Avenue West, west of Bathurst Street. <a href="#"><u>CLICK HERE</u></a>
BUILDING DETAILS	Ground Floor - 1,430 SF
RENTAL RATE	\$31.00 PSF/YR Net
T.M.I	\$13.00 PSF/YR + Utilities
FRONTAGE	15.16 FT
TERM	3-10 Years
POSSESSION	Immediate

## PROPERTY SUMMARY

The ground floor space at 639 St. Clair Avenue West presents a unique opportunity for both retail and office uses seeking a prime location. Boasting high visibility and foot traffic in the vibrant St Clair West neighbourhood, this space includes a lobby with abundant natural lighting, a kitchenette, two private offices, and three distinct examination rooms.

















# CONNECTIVITY



BIKE SCORE OF 60

→ Some bike infrastructure



TRANSIT SCORE OF 79

→ Convenient streetcar at door  
→ Walking distance to subway station



WALK SCORE OF 94

→ Daily errands do not require a car

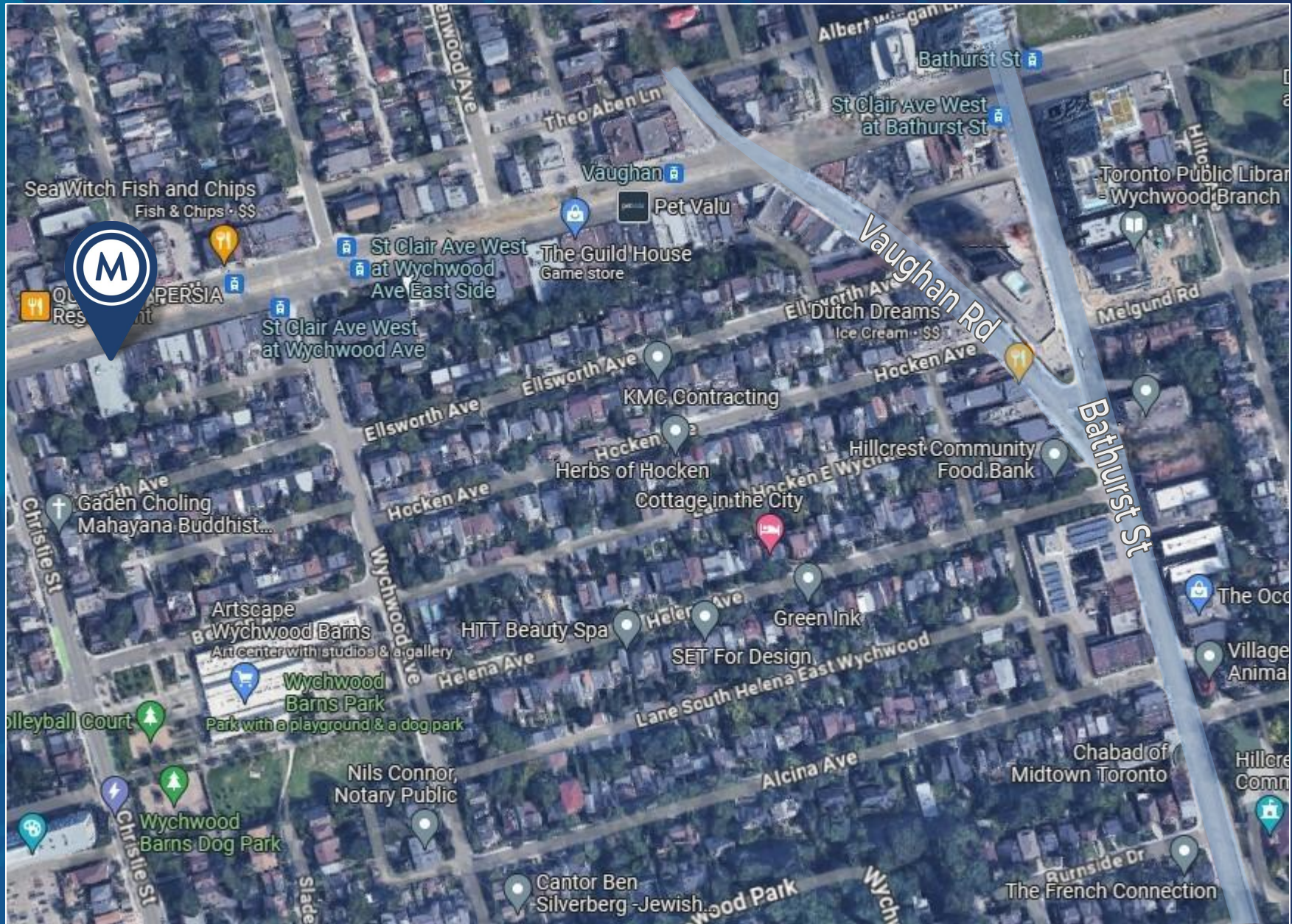


METROPOLITAN  
COMMERCIAL





# AREA MAP







**METROPOLITAN  
COMMERCIAL**

## **CONTACT**

### **CLAIRE BLICKER**

Vice President

416.703.6621 x232

[claire.blicker@metcomrealty.com](mailto:claire.blicker@metcomrealty.com)

150 Beverley St | Suite 1 Toronto, ON | M5T 1Y5

416.703.6621

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

The information contained herein has been gathered from sources deemed reliable. However, Metropolitan Commercial Realty Inc., Brokerage, its agents, or employees make no representations or warranties on the accuracy of said information. Prospective tenants and their agents are advised to independently verify any information provided herein. Metropolitan Commercial Realty Inc., Brokerage