

# Prime Streetfront Retail Building

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 **CUSHMAN & WAKEFIELD**  
Capital Markets

FOR SALE

1203 ST CLAIR AVENUE WEST, TORONTO



INVESTMENT HIGHLIGHTS



Prime Streetfront Location

The Property is located on the south side of St Clair Avenue West, just west of Dufferin Street in the St Clair block known as Corso Italia. The Property is an excellent streetfront retail investment opportunity with a ground floor unit leased to an established pharmacy. The area has evolved with restaurants, bars, craft breweries and boutique stores, gentrification and intensification are strengthening the market for local businesses.



Stable Cash Flow

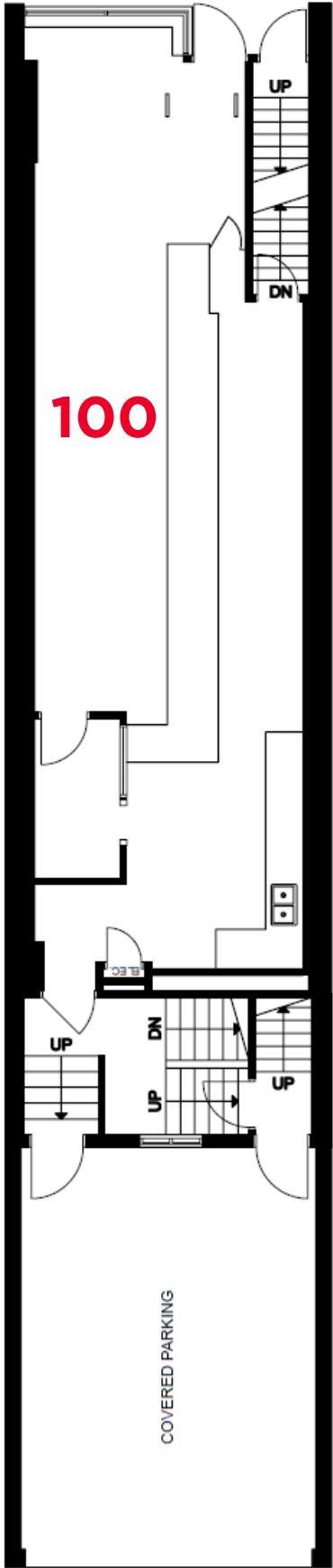
The Property is fully leased, providing stable cash flow with revenue growth potential as existing below-market leases roll to market rates.

PROPERTY DETAILS

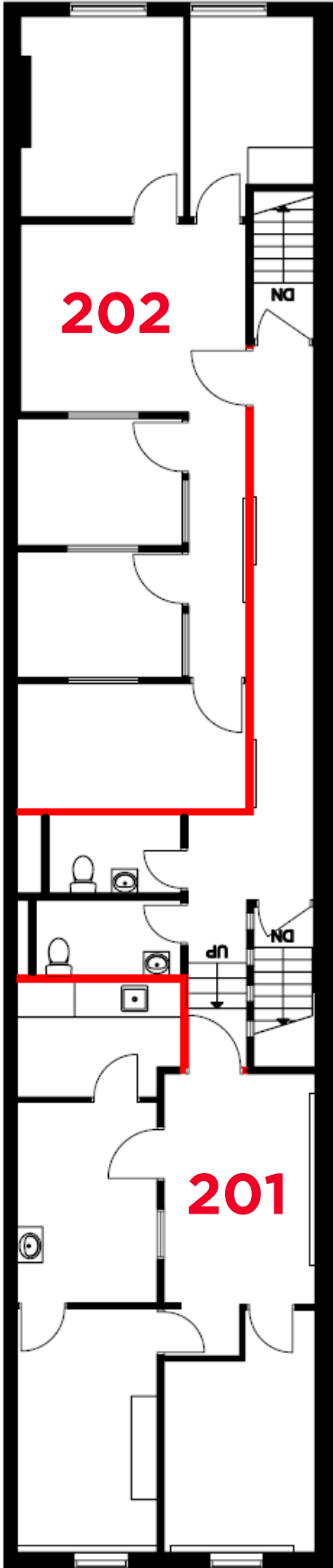
PIN	21316W
Legal Description	PT LT 24 PL 1360 TORONTO AS IN CT117280; CITY OF TORONTO
Land Area	1,647 SF
Lot Dimensions	Frontage ~17 feet on St. Clair Avenue West Depth ~95 feet
BOMA-Certified Gross Leasable Area	2,425.57 square feet
Zoning	MCR T5.0 C2.0 R2.5
Official Plan	Mixed Use Areas
Current NOI	\$34,563
Parking	1 covered garage



**GROUND FLOOR**  
958 SF



**SECOND FLOOR**  
1,468 SF





Location Overview

LOCAL BUSINESSES

- 1 Dollarama
- 2 The Beer Store
- 3 Shoppers Drug Mart
- 4 Food Basics
- 5 Galleria Shopping Centre
- 6 North of Brooklyn Pizzeria
- 7 Parallel
- 8 Blood Brothers Brewing
- 9 Ace Hill
- 10 Famiglia Baldassarre
- 11 Osmow’s
- 12 True History Brewing
- 13 Dark Horse Espresso Bar

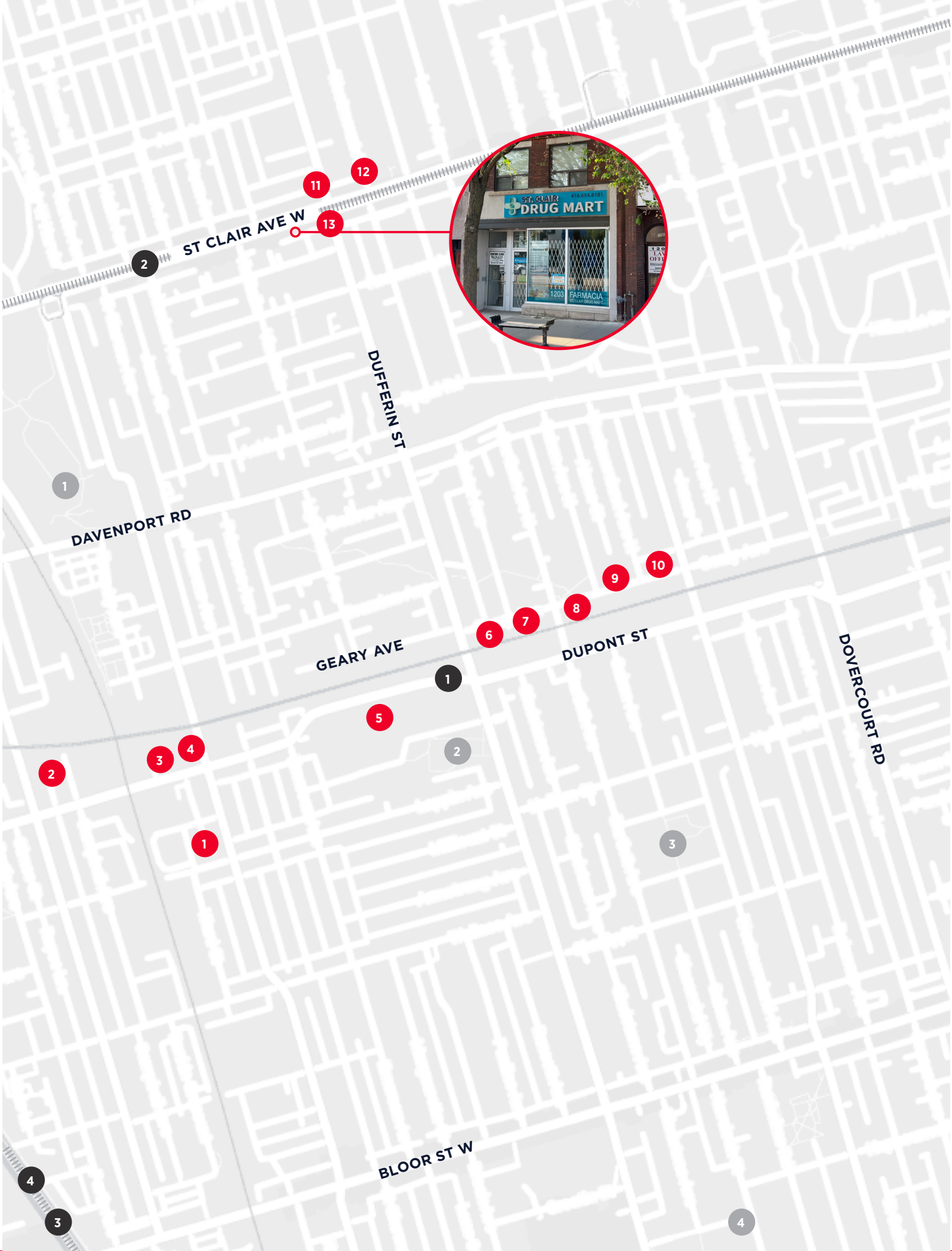
PARKS & LEISURE

- 1 Earlscourt Park
- 2 Wallance Emerson Park & Rink
- 3 Dovercourt Park
- 4 Dufferin Grove Park


MAJOR TRANSPORTATION

- 1 Dupont Bus - Route 26
- 2 St Clair Streetcar - Route 512
- 3 UP Express
- 4 Kitchener GO Line
- 5 Dufferin Bus - Route 29 & 329


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AREA DEMOGRAPHICS




**219,875**  
Population  
3KM




**\$119,846**  
Average Household  
Income



**41**  
Median  
Age



**78**  
Transit  
Score



**80**  
Walk  
Score

RENT ROLL

No.	Tenant	GLA Summary		In-Place Contractual Rent			Additional Rent			Lease Term		Rent Steps		Tenant RLT	Renewal Option
		Area	Share	PSF	Monthly	Total	PSF	Monthly	Total	Start	End	Date	PSF		
GF	St. Clair Drug Mart Pharmacy	1,000	45.5%	\$21.00	\$1,750	\$21,000	\$13.00	\$1,083	\$13,000	Jun-18	May-28	-	-	4.8 Years	1 x 5 Years
2F	Canadian Immigration Legal Advice	700	31.8%	\$21.43	\$1,250	\$15,000	\$0.00	\$0	\$0	Month to Month		-	-	Month to Month	-
2F	Denture Clinic - Mario Hervas DD	500	22.7%	\$21.24	\$885	\$10,620	\$0.00	\$0	\$0	Month to Month		-	-	Month to Month	-
Total Property		2,200	100.0%	\$21.19	\$3,885	\$46,620	-	\$1,083	\$13,000						

NET INCOME STATEMENT

NOI Estimate - 2023	
Income	
Total Base Rent	\$46,620
Additional Rent	\$13,000
Total Gross Income	\$59,620
Expenses	
Realty Taxes	\$15,457
Insurance	\$5,000
Utilities - LL	\$4,600
Total Expenses	\$25,057
Net Operating Income	\$34,563



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SUBMISSION GUIDELINES

Property Inspections

Property tours must be arranged with a minimum 48-hour advance notice. Showings are Monday-Friday from 9:00am to 5:00pm. A designated representative of Cushman & Wakefield will be present at all times.

Submission Process

Offers will be reviewed as received. Prospective purchasers are encouraged to include as part of their submission information on their company and indication of financial capability to complete the transaction.

Acceptance Period

All offers must be open for acceptance by the Vendor (“Podvalej Holdings Inc.”) for a minimum of 3 business days.



National Capital Markets Group

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