

# 861 ST CLAIR AVENUE WEST, TORONTO

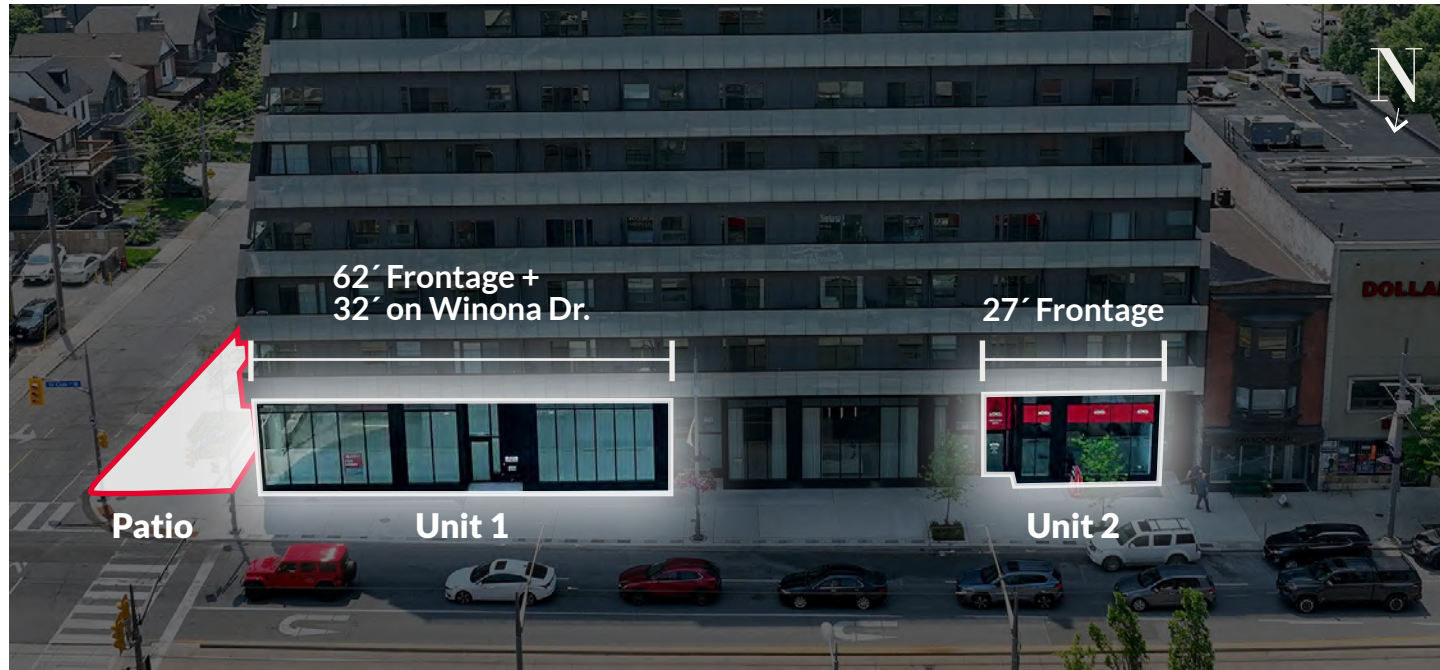


## CUTTING EDGE RETAIL UNITS AT THE BASE OF AN ARCHITECTURAL LANDMARK

Exclusive Retail Space For Sale and For Lease at Monza Condominiums



# LANDMARK RETAIL OPPORTUNITIES



Join the retail fabric of one of Toronto's fastest-growing and most dynamic neighborhoods. Monza Condos offers a rare chance to secure premium corner frontage in a striking, design-forward building at the heart of St. Clair West. Surrounded by high-end residences, a mix of national tenants and boutique shops, and constant foot traffic, this is the perfect setting to connect with an upscale clientele in a electric community. The corner unit offers incredible wrap around frontage, large signage, and L shaped patio opportunity. Join the action of this Midtown node and stand out with the most distinguished façade on the street. The units are being offered both for sale and for lease, providing the utmost flexibility for interested parties.

## SPACE AVAILABLE

**Unit 1** 1,500 SF + Patio  
**Unit 2** 889 SF

## FRONTAGE

**Unit 1** 62' Feet on St Clair W. + 32' Feet on Winona Drive  
**Unit 2** 27' Feet on St Clair W.

## PRICING

**Monthly Rent** \$6,500  
**Additional Rent** \$19.00 PSF (2025)  
**Sale Price** Contact Listing Agent

## REALTY TAX ESTIMATES

**Unit 1** \$23,830.47 per annum  
**Unit 2** \$11,834.73 per annum

## AVAILABILITY

**Unit 1** Immediate  
**Unit 2** TBN

EXPAND YOUR BUSINESS WITHIN A NOTABLE BUILDING IN THE HEART OF ST. CLAIR WEST

### RETAIL STOREFRONT



### GROCERY STORES



### MEDICAL OFFICE



### COFFEE SHOP





# RETAIL AMENITIES



512 ST CLAIR WEST TTC STREET CAR

# THE NEIGHBOURHOOD



## MIDTOWN TORONTO

Live at the crossroads of 4 of Toronto's most engaging neighbourhoods – Corso Italia, Regal Heights, Hillcrest Village and Wychwood Heights. Each a unique gem with a culture and personality of its own. All this, plus some of the city's best schools, parks and nature, shopping and dining, transit and subways, all at your doorstep.

## TOP OF THE CLASS

Steps from Toronto's most prestigious schools and post-secondary institutions, this is where quality education meets a fabulous lifestyle outlook. Live Close to Upper Canada College, Bishop Strachan, St. Michael's, George Brown, Humewood Community School and more, young people have a wide range of opportunities for world-class learning + playing.



# RETAIL II FLAGSHIP CORNER UNIT

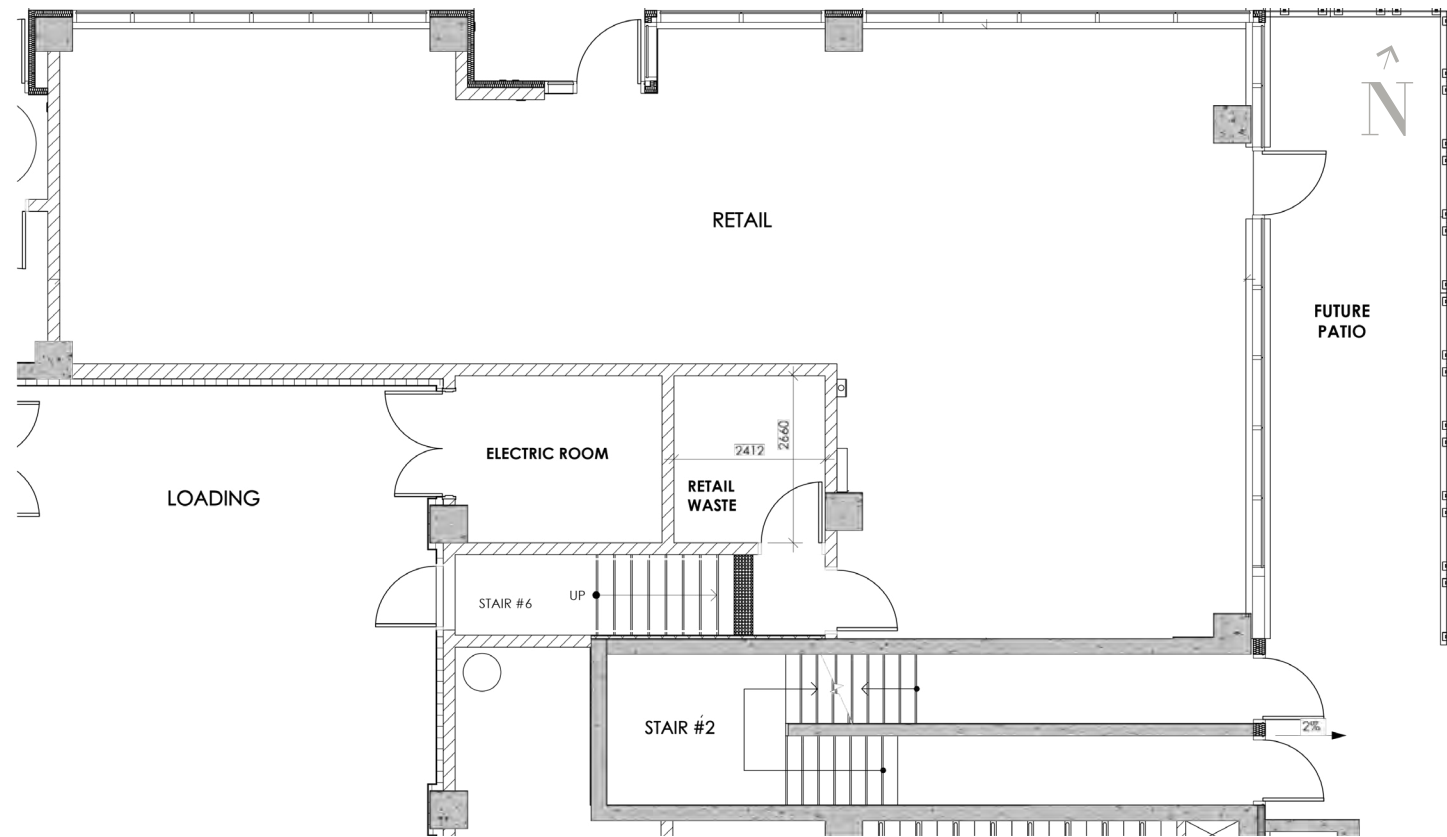
1,500 SF WITH 94' OF WRAP AROUND FRONTAGE



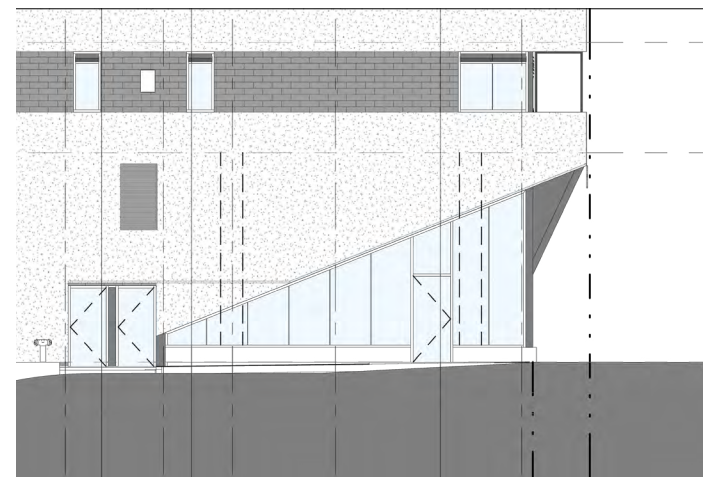
# EXTERIOR



# RETAIL II FLOORPLANS + ELEVATION



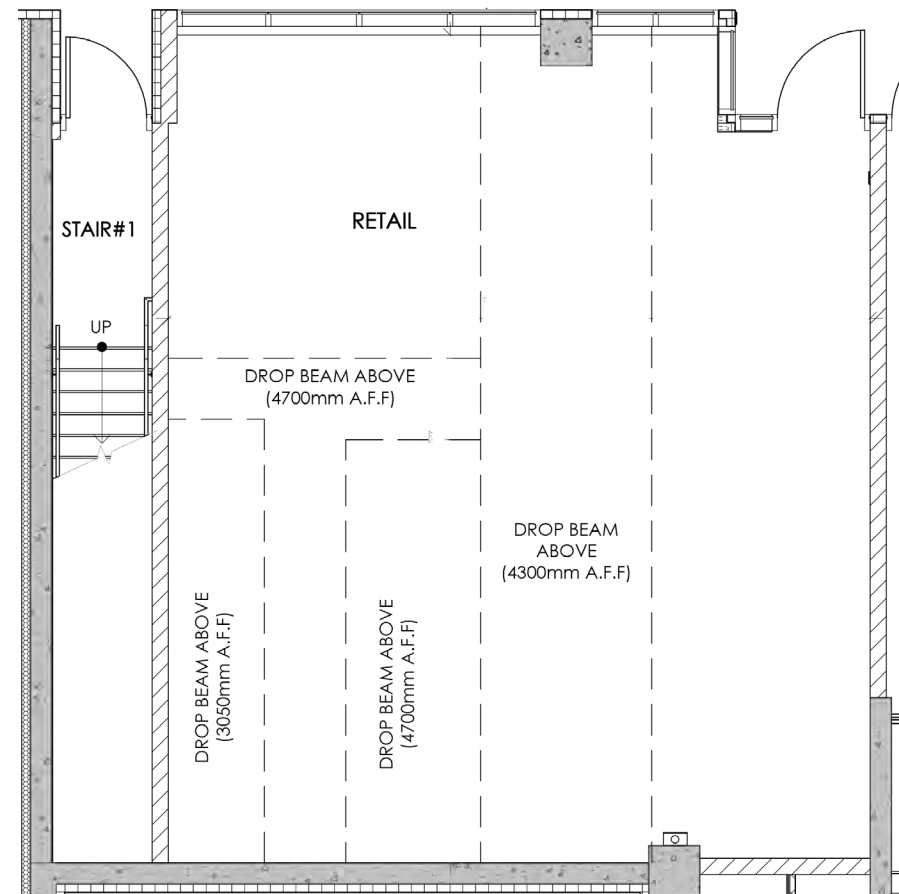
RETAIL EAST ELEVATION



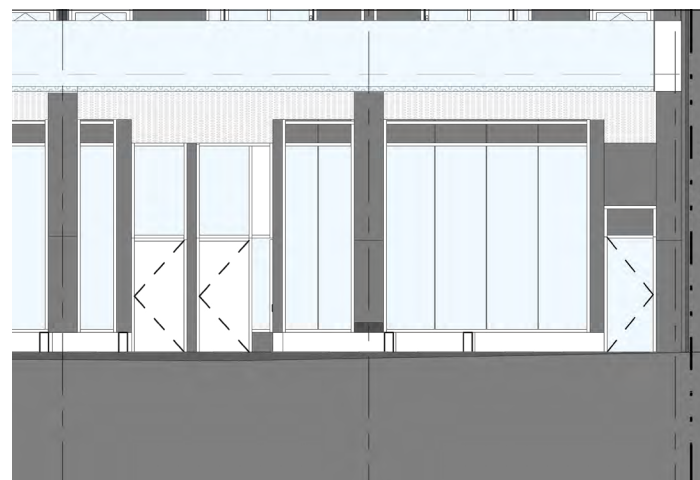
RETAIL NORTH ELEVATION



# RETAIL I FLOORPLANS + ELEVATION



RETAIL ELEVATION



## FOR MORE INFORMATION PLEASE CONTACT

**Mike Betel\***

Vice President

416 359 2706

[Mike.Betel@ca.cushwake.com](mailto:Mike.Betel@ca.cushwake.com)

**Simon LeFave\***

Associate

416 359 2586

[Simon.Lefave@ca.cushwake.com](mailto:Simon.Lefave@ca.cushwake.com)

©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS. \*Sales Representative