



REDUCED PRICE

FOR LEASE: 883 ST. CLAIR AVENUE W
Toronto, ON

CORNER RETAIL OFFERING FOR LEASE



**CUSHMAN &
WAKEFIELD**

WELCOME TO 883 ST. CLAIR W

883 St. Clair W offers 21’ frontage along St. Clair W and extensive 120’ lot depth along Alberta Avenue, in the heart of charming Oakwood Village between Christie and Oakwood Streets. The space has been built out for financial services use, subdivided into a main reception area, teller counter, private office, and spacious basement with boardroom, storage area, and washroom. Suitable for a variety of retail and professional service uses. Neighbouring tenants include No Frills, LCBO, What-a-Bagel, TD, and trendy residential condominiums including Monza and Nest Condos. Residential developments at 900 St. Clair West and 908 St. Clair West are currently under construction to form St Clair Village.



Details

Option 1 - Front

SIZE	1,000 SF	
TERM	5-10 Years	
NET RENT	\$4,083 / Month	\$3,600/ Month
TMI	\$1,395/Month (2025 Est.)	
FRONTAGE	21' on St. Clair Ave W	
PARKING	2 Spots in rear of building	

Option 2 - Rear

SIZE	750 SF	
TERM	5-10 Years	
GROSS RENT	\$3,000 / Month	\$2,750/ Month
OCCUPANCY	Vacant	
USE	Retail / Office	
PARKING	1 Optional spot available for rent	

Option 3 - Combined

SIZE	1,750 SF	
TERM	5-10 Years	
NET RENT	See options 1 & 2	
OCCUPANCY	Vacant	
USE	Retail / Office	
PARKING	3 Total spots	

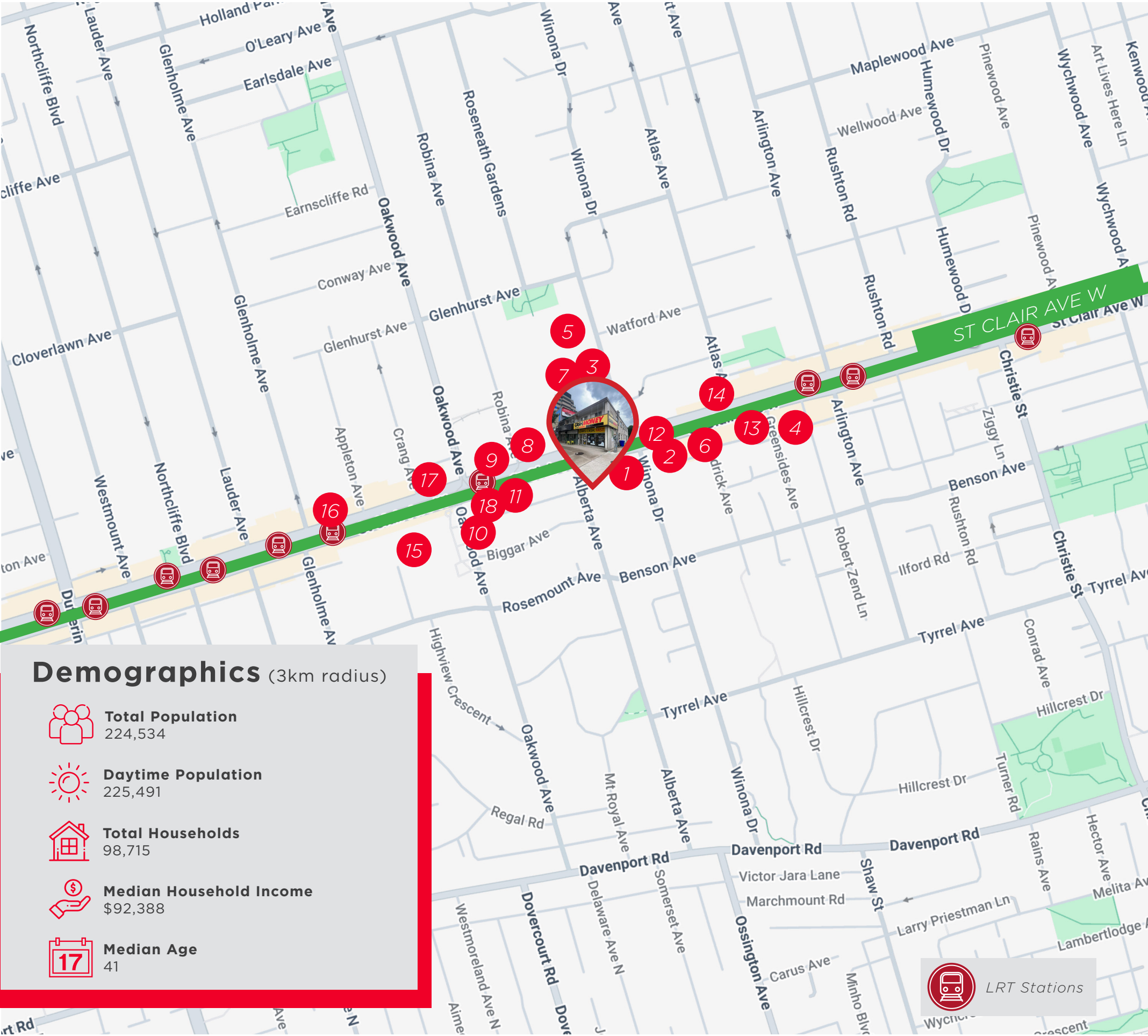
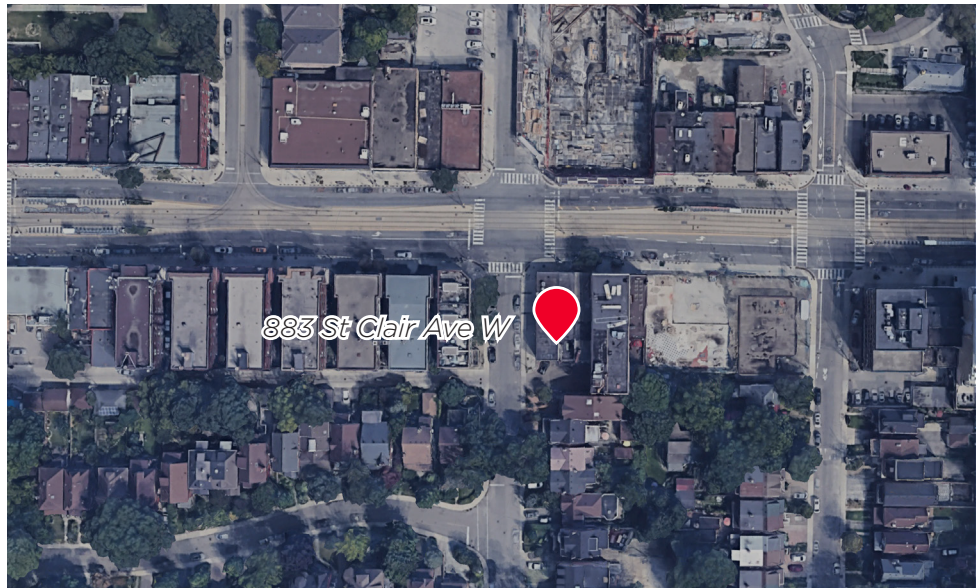
Highlights

- West and North Corner Exposure
- Built-out for Financial Services
- Exceptional space for professional offices such as dental, veterinary, and medical
- High and Dry full height lower level including boardroom, bathroom, and storage

NEIGHBOURHOOD OVERVIEW

Neighbourhood Amenities

- 1. Monza Condos
- 2. Nest Condos
- 3. St. Clair Village (900 St. Clair West and 908 St. Clair W - under construction)
- 4. TD
- 5. No Frills
- 6. What-A-Bagel
- 7. LCBO
- 8. Garrison Creek Toronto Western Family Health Team
- 9. Dismount Bike Shop
- 10. Capoeira Bamba Toronto
- 11. TENOCH Restaurant
- 12. Winona Streetcar Stop
- 13. Café Roma
- 14. Chocolat de Kat
- 15. Oakwood Collegiate Institute
- 16. Iticate Mexican Restaurant
- 17. Gutura Granita + Gelato
- 18. RBC



Demographics (3km radius)

- Total Population**
224,534
- Daytime Population**
225,491
- Total Households**
98,715
- Median Household Income**
\$92,388
- Median Age**
41



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