



FOR LEASE: 883 ST. CLAIR AVENUE W

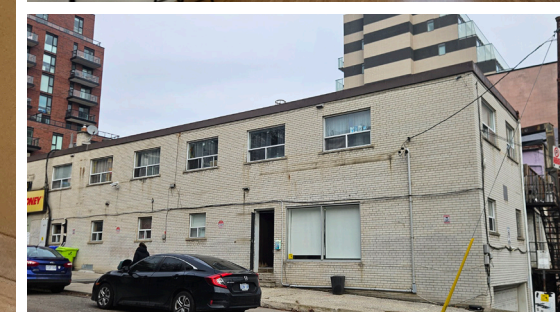
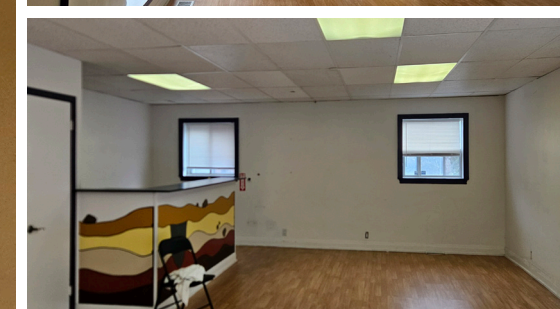
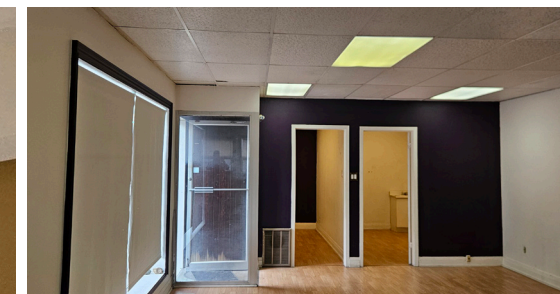
Toronto, ON

CORNER RETAIL OFFERING FOR LEASE



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
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
NET RENT	\$3,000 / 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

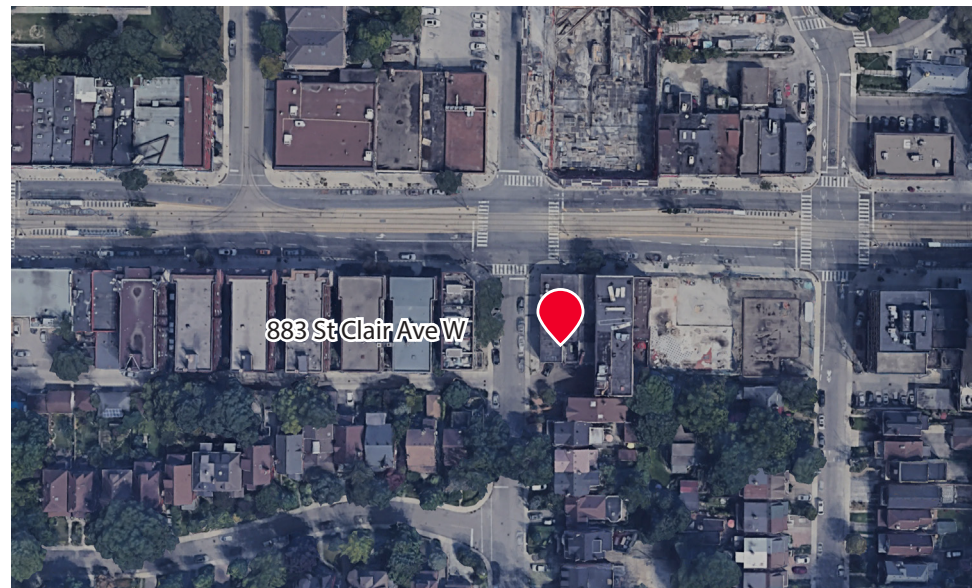
Highlights

- West and North Corner Exposure
- Built-out for Financial Services use currently occupied by Cash Money franchise
- 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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