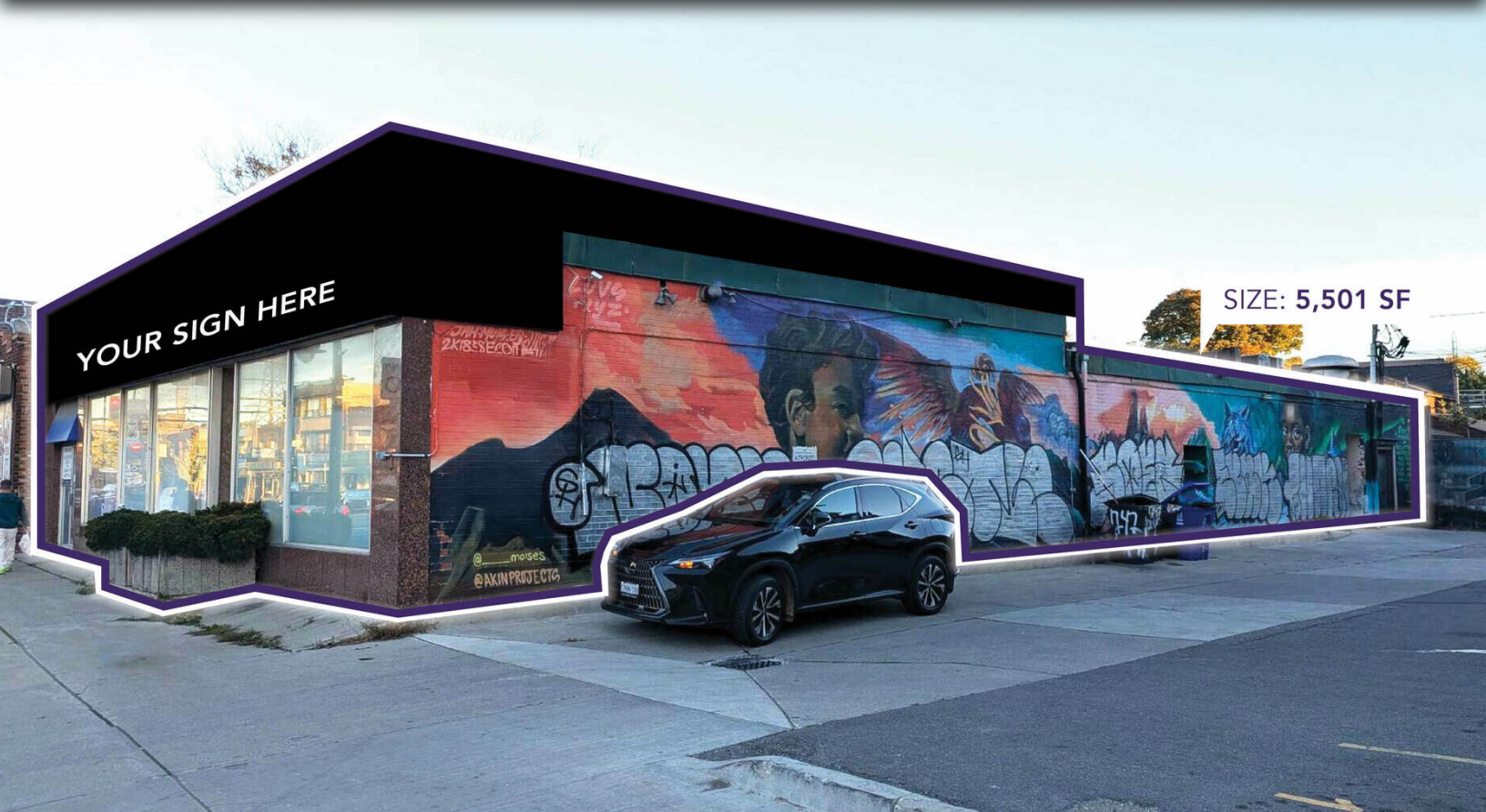


RETAIL PROPERTY

# FOR LEASE



1747 St. Clair Ave. W, Toronto, ON, M6N 1J4



A prime retail leasing opportunity in the rapidly developing St. Clair Avenue West neighbourhood, on the edge of the Stockyards.

- Excellent visibility from a busy intersection with heavy pedestrian traffic and convenient public transit via the St. Clair streetcar.
- 12 ft. ceilings throughout most of the premises.
- Features adjacent surface parking lot with 12 spaces.
- May be ideal for a variety of uses.



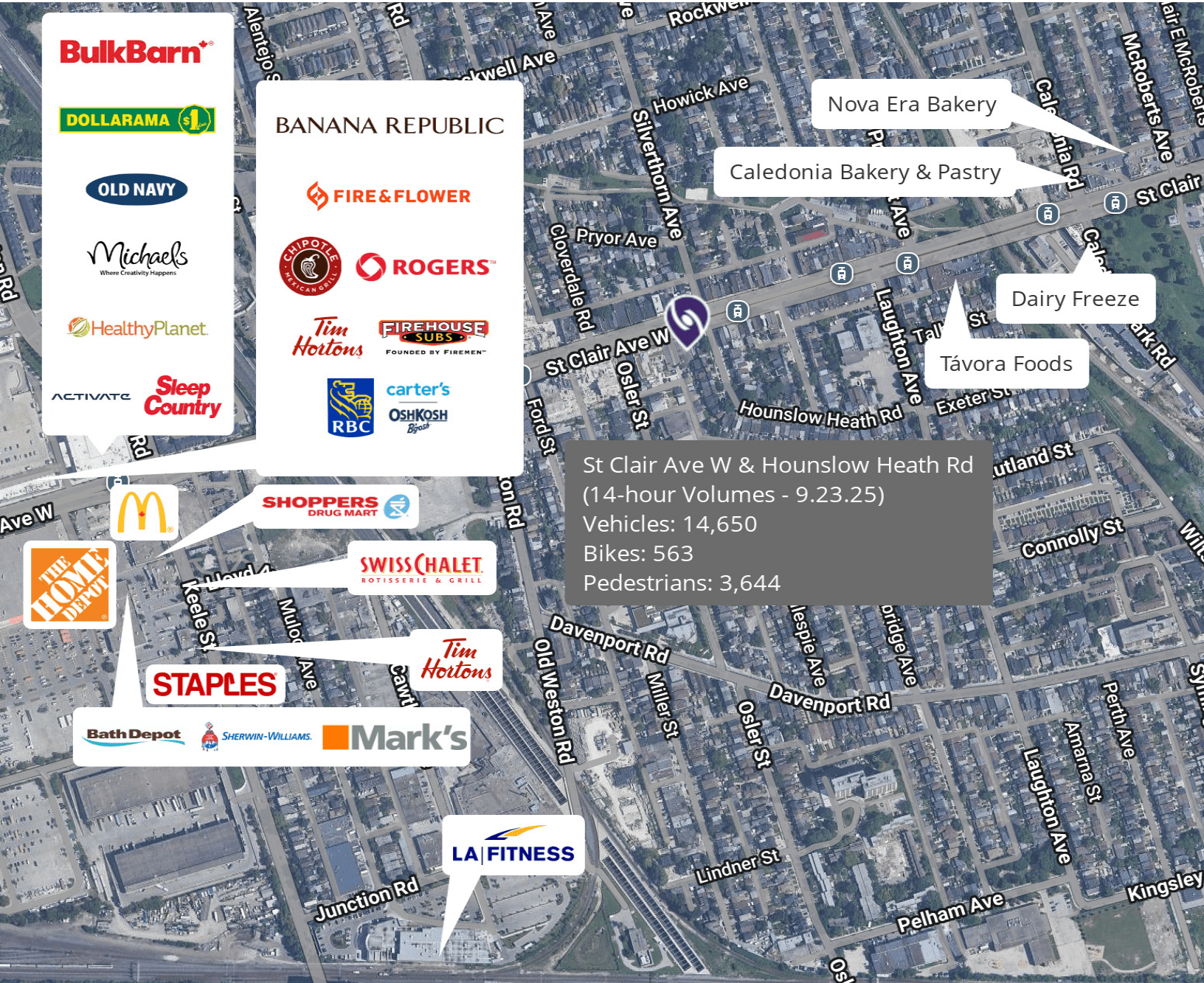
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St Clair Ave W & Hounslow Heath Rd  
 (14-hour Volumes - 9.23.25)  
 Vehicles: 14,650  
 Bikes: 563  
 Pedestrians: 3,644

**PROPERTY DETAILS**

Size:	5,501 SF
Lease Rate:	\$28.00 SF/yr (NNN)
TMI:	\$11.43 SF/yr
Availability:	Immediate

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	21,276	229,350	561,742
Daytime Population	19,142	193,149	475,517
Total Households	7,954	90,174	229,183
Average Household Income	\$120,485	\$133,796	\$159,057

*Data Source: Environics Estimates 2025*

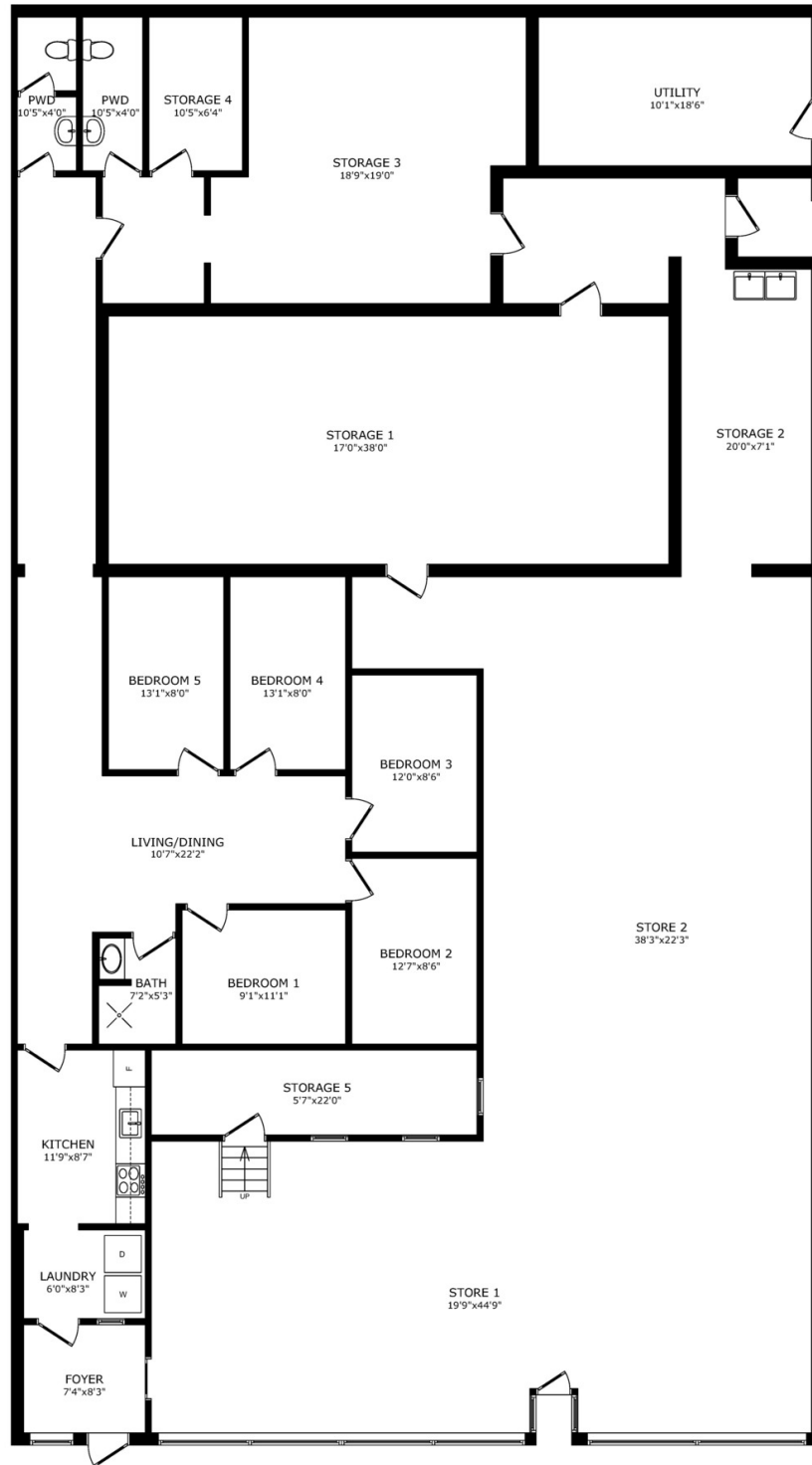
Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, First Base Solutions, Maxar Technologies

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## 1747 ST CLAIR AVE WEST



Size and layout are approximate

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# THE BEHAR GROUP™

## BROKERAGE & COMMERCIAL REAL ESTATE SERVICES

LANDLORD  
SERVICES

TENANT  
SERVICES

CAPITAL  
MARKETS

ADVISORY  
SERVICES

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Tel: 604.616.0013

### Calgary Office

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Calgary, AB T2P 0M9

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

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