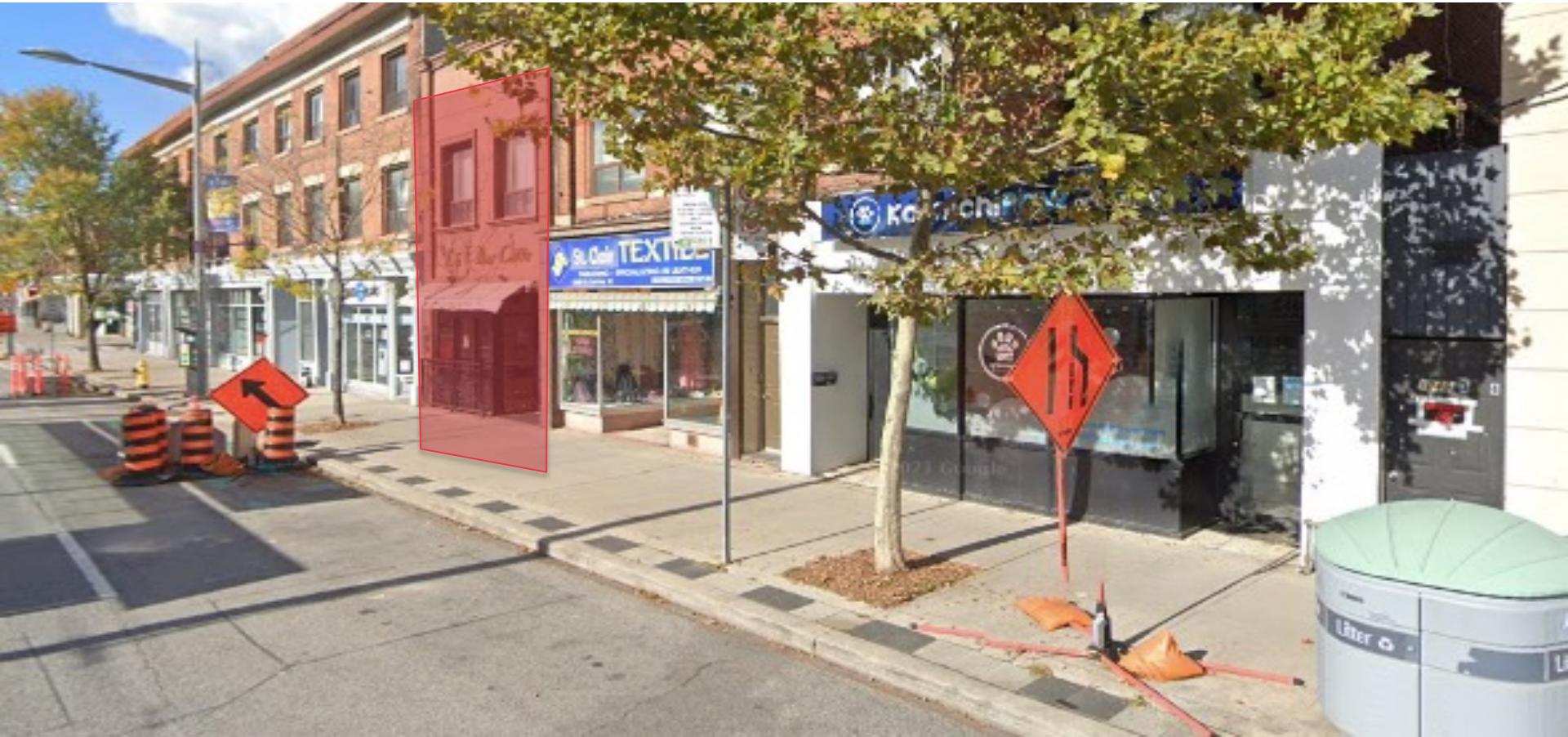


1068 St. Clair Avenue West



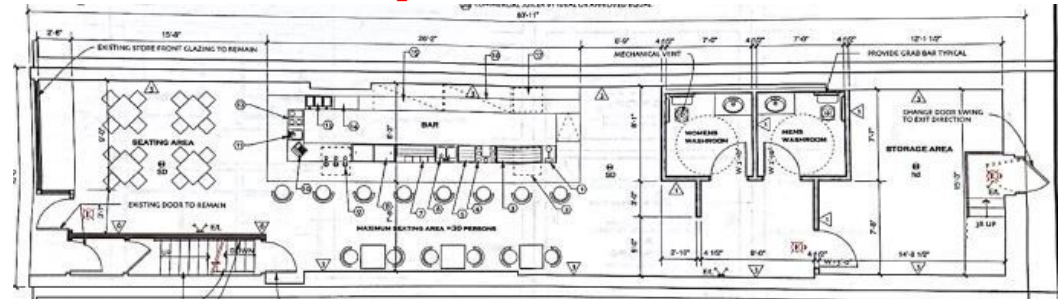
Outstanding Restaurant/Retail Opportunity

REGENT STREET
Retail & Restaurant Real Estate Solutions

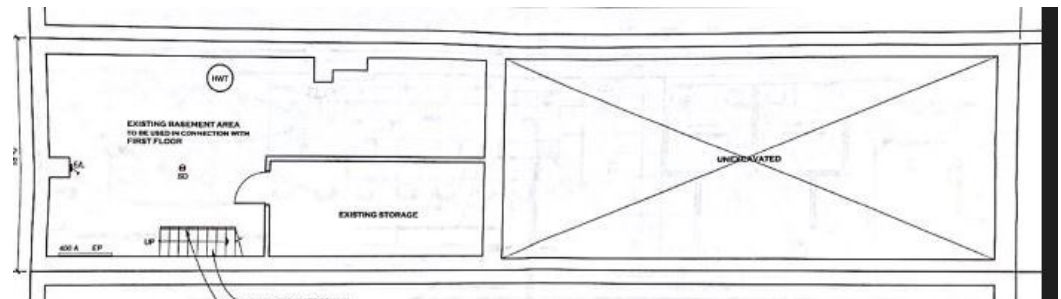
LEASING DETAILS

- **Ground Floor Retail:** 1,458 sq. ft.
- **Basement:** 700 sq. ft.
- **Gross Rent:** \$45.00 per sq. ft.
- **Possession Date:** Immediate
- **Zoning:** Commercial/Residential
- **Frontage:** 18 feet
- **Depth:** 82 feet
- **Utilities:** Tenant pays utilities

Ground Floor: 1,458 sq. ft.



Basement: 700 sq. ft.



PROPERTY HIGHLIGHTS

- Charming bar/cafe situated within a lively commercial node along St. Clair Ave. West
- The Regal Heights neighbourhood offers an eclectic variety of restaurants, specialty shops and personal services
- Location offers excellent exposure to high density vehicle and pedestrian traffic
- Currently operating as café/bar would also be suitable for retail or personal service shops
- Intimate back patio, ample street and Green P parking, easy access to St. Clair streetcar
- Attractive leasing terms





PROPERTY PHOTOS





PROPERTY PHOTOS



THE NEIGHBOURHOOD

- Nestled between Corso Italia and Hillcrest Village, the Regal Heights neighbourhood is a vibrant collection of specialty shops, cafes, restaurants and services.
- Many national brands are located here but several tenants are independently operated.
- Visit <https://www.walkscore.com/score/1068-saint-clair-ave-w-toronto-on-canada> and then click on Map to view nearby businesses.



77



91



79



7,096 .5KM
39,724 1 KM
Total Population



6,101 .5KM
22,753 1 KM
Daytime Population



41% .5KM & 1 KM
Education
(Bachelors Degree or Higher)



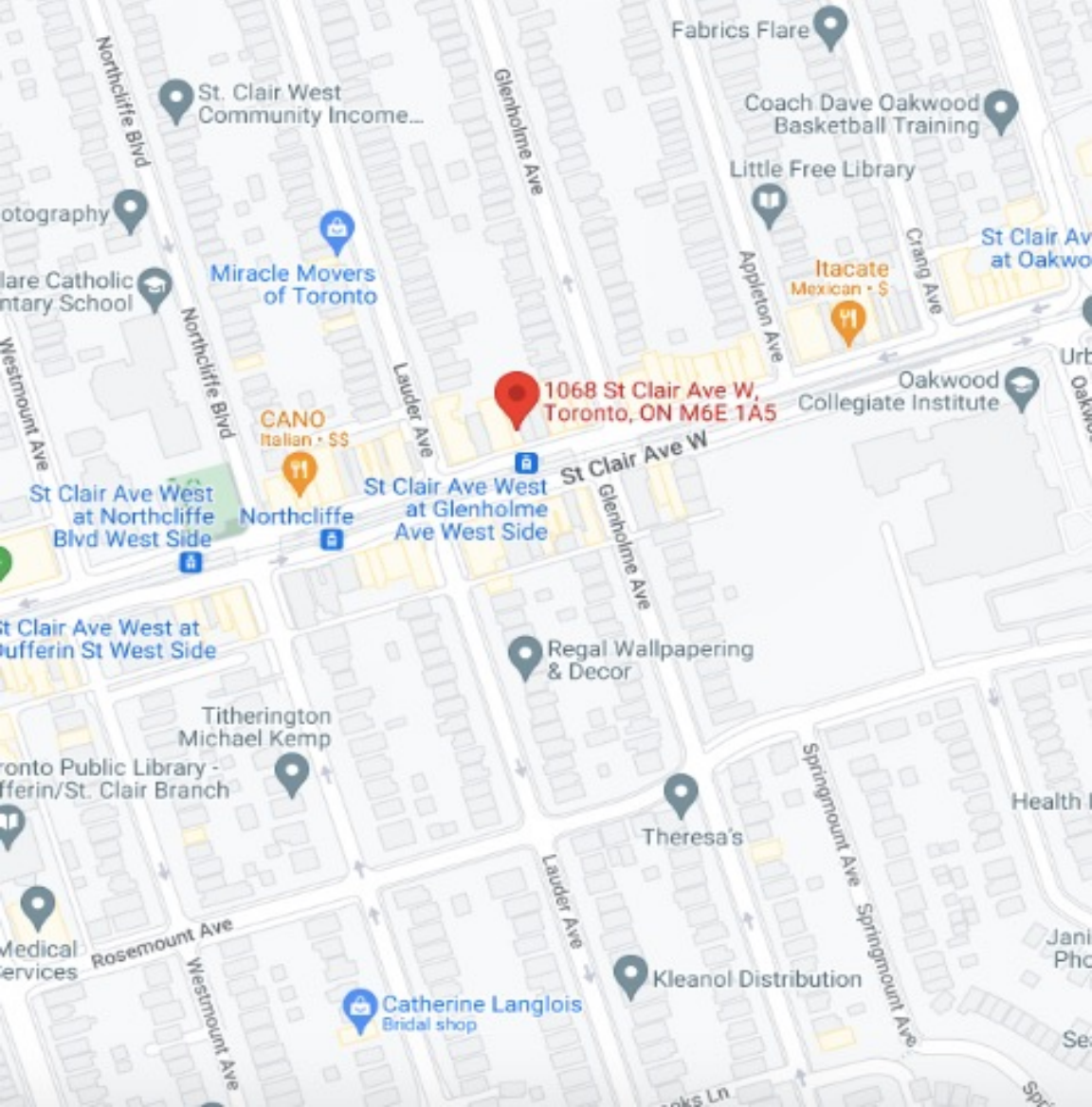
72,968 .5KM
12,331 1 KM
Total Households



\$117,953 .5KM
\$114,254 1 KM
Average Household Income



38 .5KM
39 1 KM
Median Age



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