

Lennard:

611

St. Clair Avenue W

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**Commercial Space
for School Use in
Toronto, ON**

Toronto, ON

611

St. Clair Avenue W



Space Available

8,403 SF (Approx.)



Semi-Gross Rent

Contact Listing Agent



Listing Agents

Dillon Stanway**

AVP

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Chris Marit*

Vice President

416.649.5941

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*Sales Representative **Broker

William J. Dempsey, SIOR**

Partner

416.649.5940

wdempsey@lennard.com

Property Highlights

- Built daycare with outdoor play area
- Central location with direct access to St. Clair Streetcar and walking distance to St. Clair West Subway Station
- Fantastic area of Wychwood Park
- Surrounded by residential neighbourhoods, parks, and a variety of local amenities

Lennard:



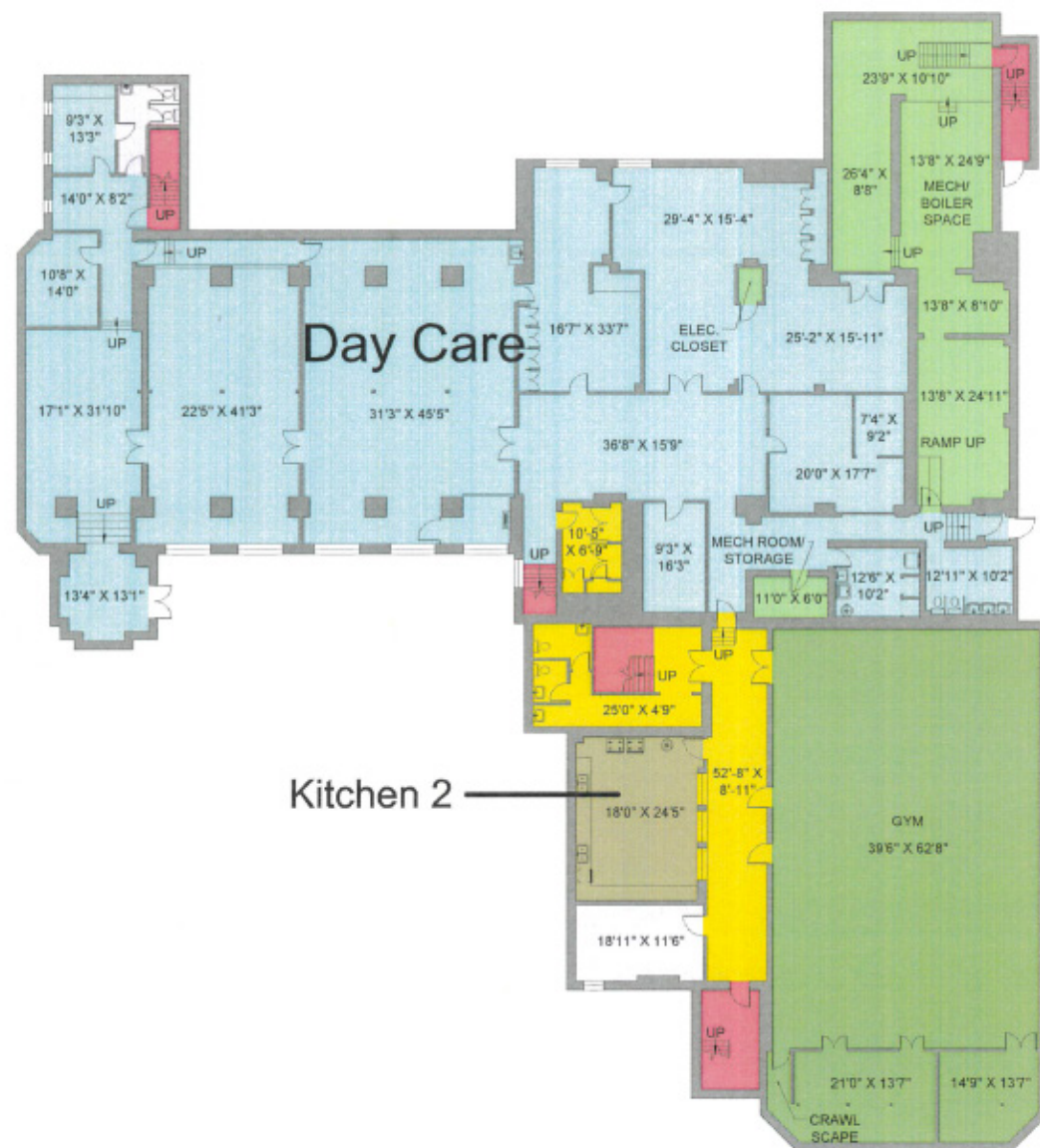
611 St. Clair Avenue W

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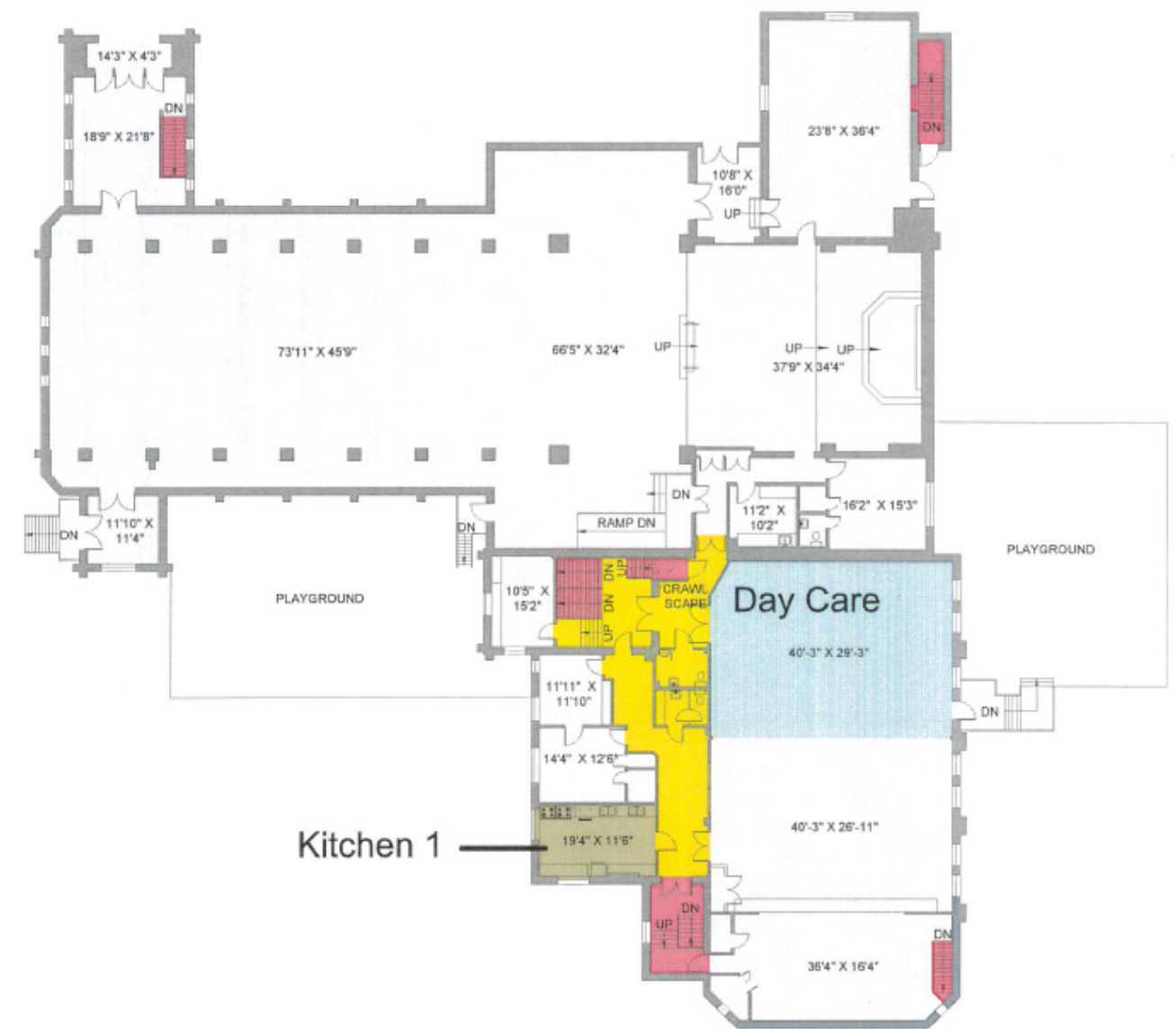
Basement Floor Plan

7,196 SF (Approx.)



Main Floor Plan

1,207 SF (Approx.)



Toronto, ON

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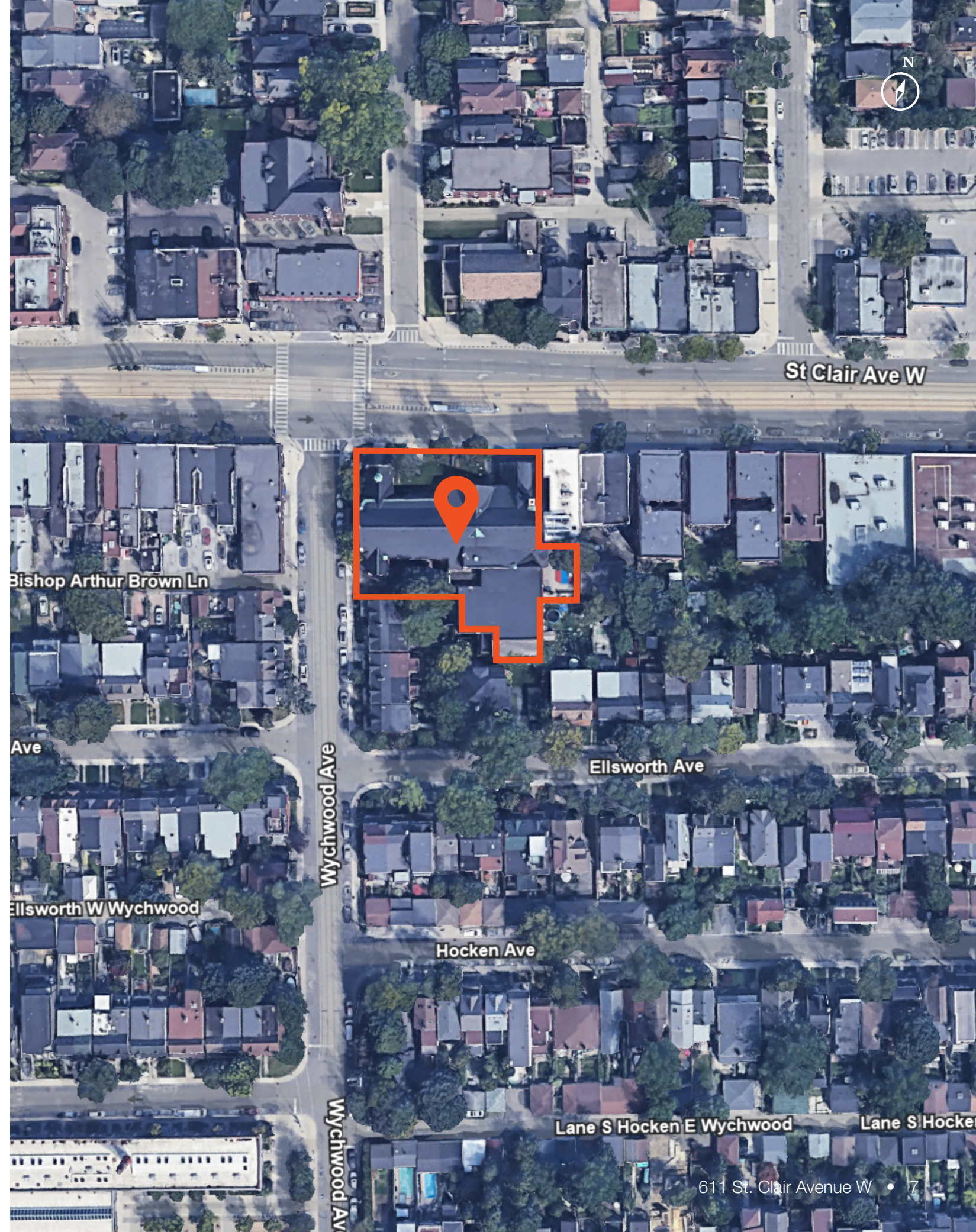
St. Clair Avenue W



Legend

-  669 St. Clair Avenue W
-  Public Green Space
-  TTC Subway Station
-  TTC Bus Line
-  TTC Streetcar Line

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Toronto, ON

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St. Clair Avenue W

Permitted Uses

- clinic
- community centre
- community health centre
- day nursery
- fire hall
- high school or secondary school
- municipal community centre

- performing arts studio
- place of worship
- police station
- public art gallery
- public library
- public museum
- public or separate elementary school

General Institutions

- college or university, Royal Conservatory of Music, and any use that is naturally and normally incidental or subordinate and devoted to the principal use of the institution (1994-0532)
- clinic, treatment or research centre or hospital for the observation and treatment of and for consultation with alcoholics and addicts
- post office

- premises of a charitable institution or non-profit institution private academic, philanthropic or religious school private hospital
- psychiatric hospital
- public hospital
- seminary or religious mission
- union hall
- vocational school

Retail & Service Shops

- Auctioneer's Premises
- Branch of bank or financial institution
- personal grooming establishment

- private art gallery
- retail store
- tailoring shop

Lennard:



Total Population

28,444
1 km

231,676
3 km

681,804
5 km



Average Household Income

\$137,213
1 km

\$157,546
3 km

\$134,546
5 km



Average Family Size

3
1 km

3
3 km

3
5 km



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.