



FOR  
SALE

Retail Storefront + Apartment

805 St Clair Avenue W

Retail Storefront located in St Clair West Village

**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

[lennard.com](http://lennard.com)

# 805 St Clair Avenue W

A retail storefront with residential apartment above



## 805 St Clair Avenue W

PIN	212620143
Legal Description	PT LT 6 PL 1346 TORONTO AS IN CA649289 S/T & T/W CA649289 ; CITY OF TORONTO
ARN	190405361002400



Building Size

**1,791 SF**  
+ Basement



Lot Frontage

**16.92 FT**

Lot Depth

**132.19 FT**



Price

**\$1,895,000**

2024 Final Realty Taxes

**\$14,128.37**

## Property Highlights

- Leaseback of commercial preferred, but vacant possession possible
- Main Floor: fully renovated sales office (Owner occupied)
- 2nd Floor: a vacant 2-bedroom apartment
- Basement: finished and useable basement
- Parking: 2 surface spaces in rear

For more information:



Listing Agents

**Noah Schwartz\***

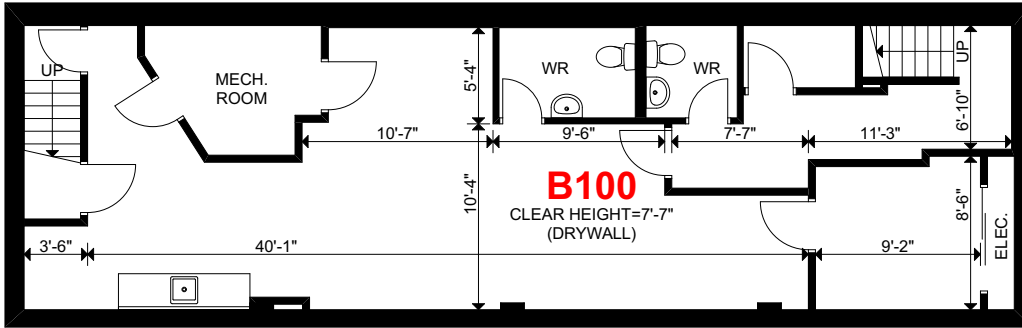
Senior Vice President • Sale Representative

416.649.5943 • [noah@lennard.com](mailto:noah@lennard.com)

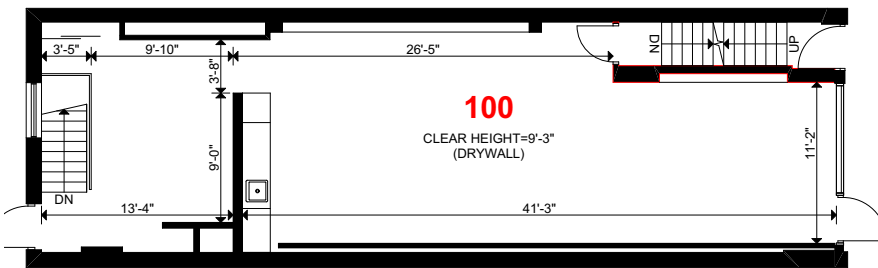
**Lennard:**

# 805 St Clair Avenue W

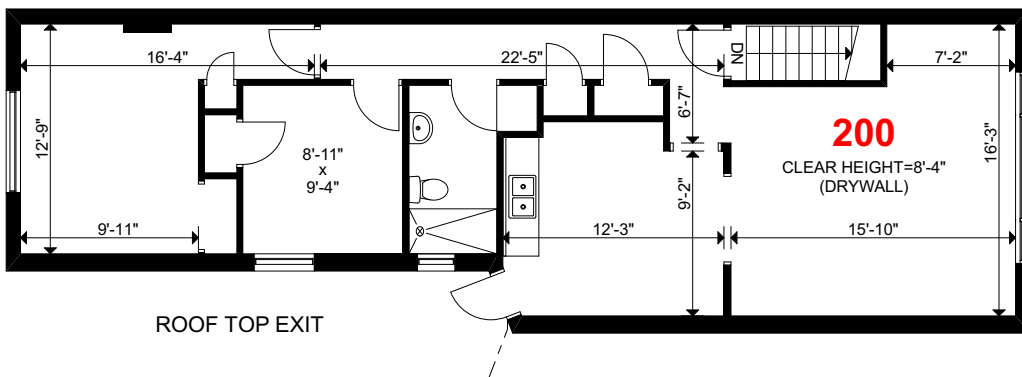
## Floor Plans



Basement  
964 SF



Floor 1  
935 SF



Floor 2  
856 SF



# 805 St Clair Avenue W

## Amenities



### Legend

 805 St. Clair Avenue W

 Public Green Space

 TTC Bus Line

 TTC Streetcar Line

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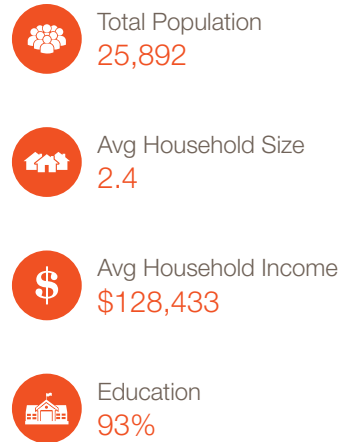
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## In the Area

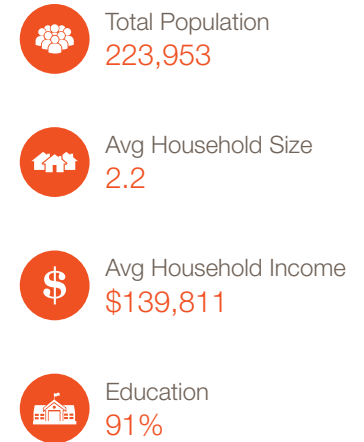


## Area Demographics

### 1 km Radius



### 3 km Radius



Source: Piinpoint

## Roast Fine Foods

Located just minutes away from 1018 St. Clair Avenue W, Roast Fine Foods provides naturally-raised, antibiotic & hormone-free products that are carefully selected to serve the everyday cook, the gourmand, and busy families who takes special care in the quality of the food they serve.



## Krave Coffee

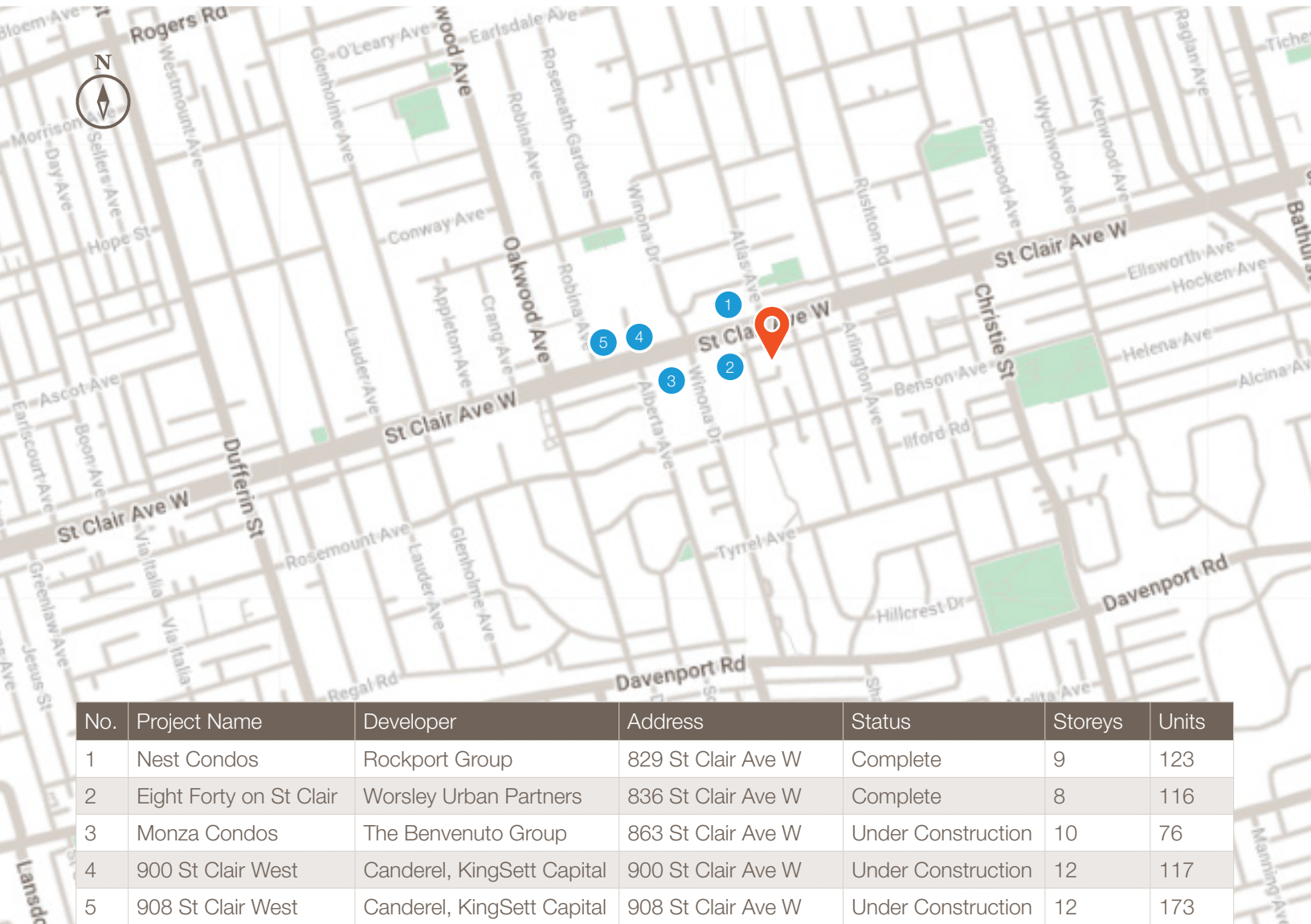
Located at 781 St Clair Ave W #2, Krave Coffee is a local favorite for a cool, snug spot with a patio offering espresso drinks, clever sandwiches & locally baked goods.



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## Nearby Condo Developments



### Legend



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Photos



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\*Sales Representative

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