

1700 ST. CLAIR AVE WEST | TORONTO



BUILDING FOR SALE | ASKING \$1,350,000

## HIGHLIGHTS

- Attention value-add investors, builders, end users: 1700 SCAW is primed for 3-storey addition!
- Gutted in 2021 w/new electrical, plumbing, mechanical; partial load bearing support & cavities for future upper floors installed.
- Drawings available for 2nd & 3rd floor additions for two 2-storey, 2-bed apartments.
- Built out with exceptional quality, design & details.
- Retail main floor unit: 1,674 SF, accessible W/C, private rear access to laneway parking for 2 SUV sized vehicles.
- Basement: 'high & dry' 1,500 SF w/powder room, office & separate entrance.
- Retail unit occupied by neighbourhood favorite LA SPESA specialty food market/cafe/wine shop - also available FOR SALE Please contact Listing Agent for details.
- North sunny side of street; 1000s residential units in the pipeline; steps to 512 TTC streetcar & walking distance to future St Clair/Old Weston GO station.
- This is your opportunity to get in early & take it to the next level!

MLS: W12436831

## CONTACT

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Regal Realty Inc.