

861 ST CLAIR AVENUE WEST, TORONTO

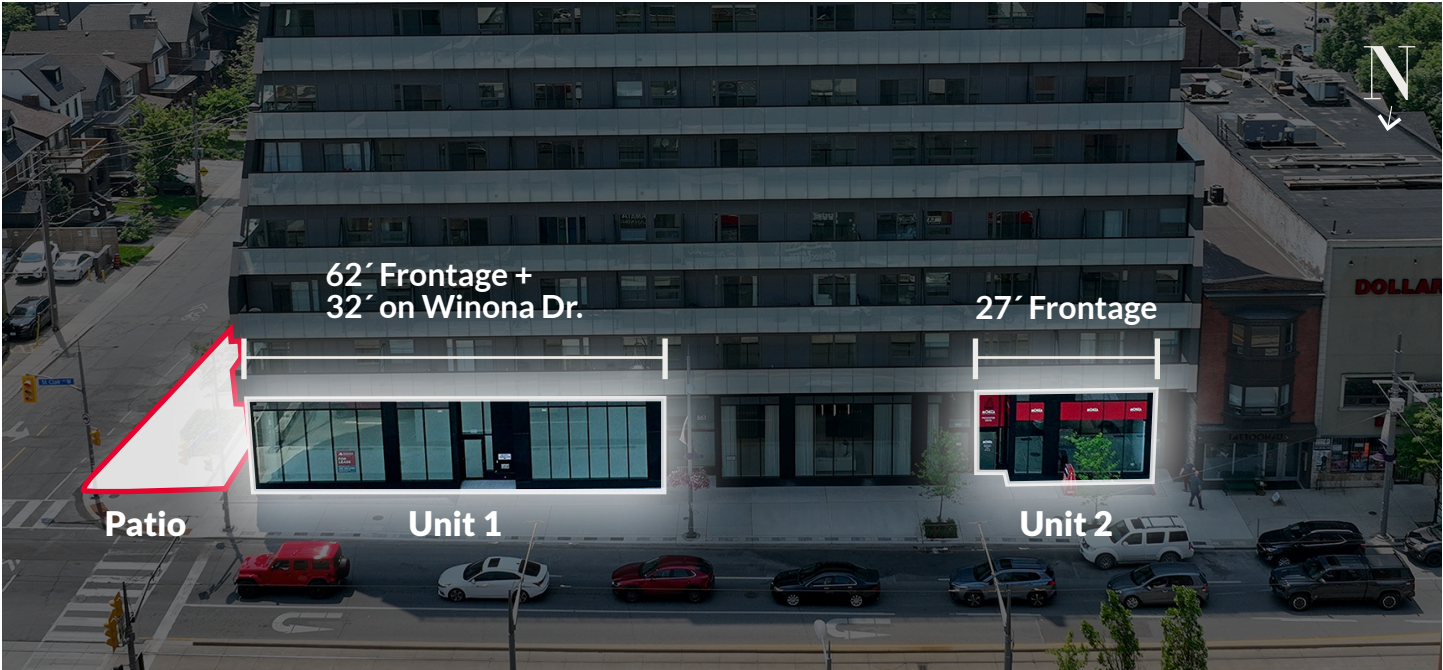


CUTTING EDGE RETAIL UNITS AT THE BASE OF AN ARCHITECTURAL LANDMARK

Exclusive Retail Space For Sale and For Lease at Monza Condominiums



LANDMARK RETAIL OPPORTUNITIES



Join the retail fabric of one of Toronto's fastest-growing and most dynamic neighborhoods. Monza Condos offers a rare chance to secure premium corner frontage in a striking, design-forward building at the heart of St. Clair West. Surrounded by high-end residences, a mix of national tenants and boutique shops, and constant foot traffic, this is the perfect setting to connect with an upscale clientele in a electric community. The corner unit offers incredible wrap around frontage, large signage, and L shaped patio opportunity. Join the action of this Midtown node and stand out with the most distinguished façade on the street. The units are being offered both for sale and for lease, providing the utmost flexibility for interested parties.

SPACE AVAILABLE

Unit 1	1,500 SF + Patio
Unit 2	889 SF

FRONTAGE

Unit 1	62' Feet on St Clair W. + 32' Feet on Winona Drive
Unit 2	27' Feet on St Clair W.

PRICING

Monthly Rent	\$6,500
Additional Rent	\$19.00 PSF (2025)
Sale Price	Contact Listing Agent

REALTY TAX ESTIMATES

Unit 1	\$23,830.47 per annum
Unit 2	\$11,834.73 per annum

AVAILABILITY

Unit 1	Immediate
Unit 2	TBN

EXPAND YOUR BUSINESS WITHIN A NOTABLE BUILDING IN THE HEART OF ST. CLAIR WEST

RETAIL STOREFRONT



GROCERY STORES



MEDICAL OFFICE



COFFEE SHOP





RETAIL AMENITIES



THE NEIGHBOURHOOD



MIDTOWN TORONTO

Live at the crossroads of 4 of Toronto's most engaging neighbourhoods – Corso Italia, Regal Heights, Hillcrest Village and Wychwood Heights. Each a unique gem with a culture and personality of its own. All this, plus some of the city's best schools, parks and nature, shopping and dining, transit and subways, all at your doorstep.

TOP OF THE CLASS

Steps from Toronto's most prestigious schools and post-secondary institutions, this is where quality education meets a fabulous lifestyle outlook. Live Close to Upper Canada College, Bishop Strachan, St. Michael's, George Brown, Humewood Community School and more, young people have a wide range of opportunities for world-class learning + playing.



RETAIL II FLAGSHIP CORNER UNIT

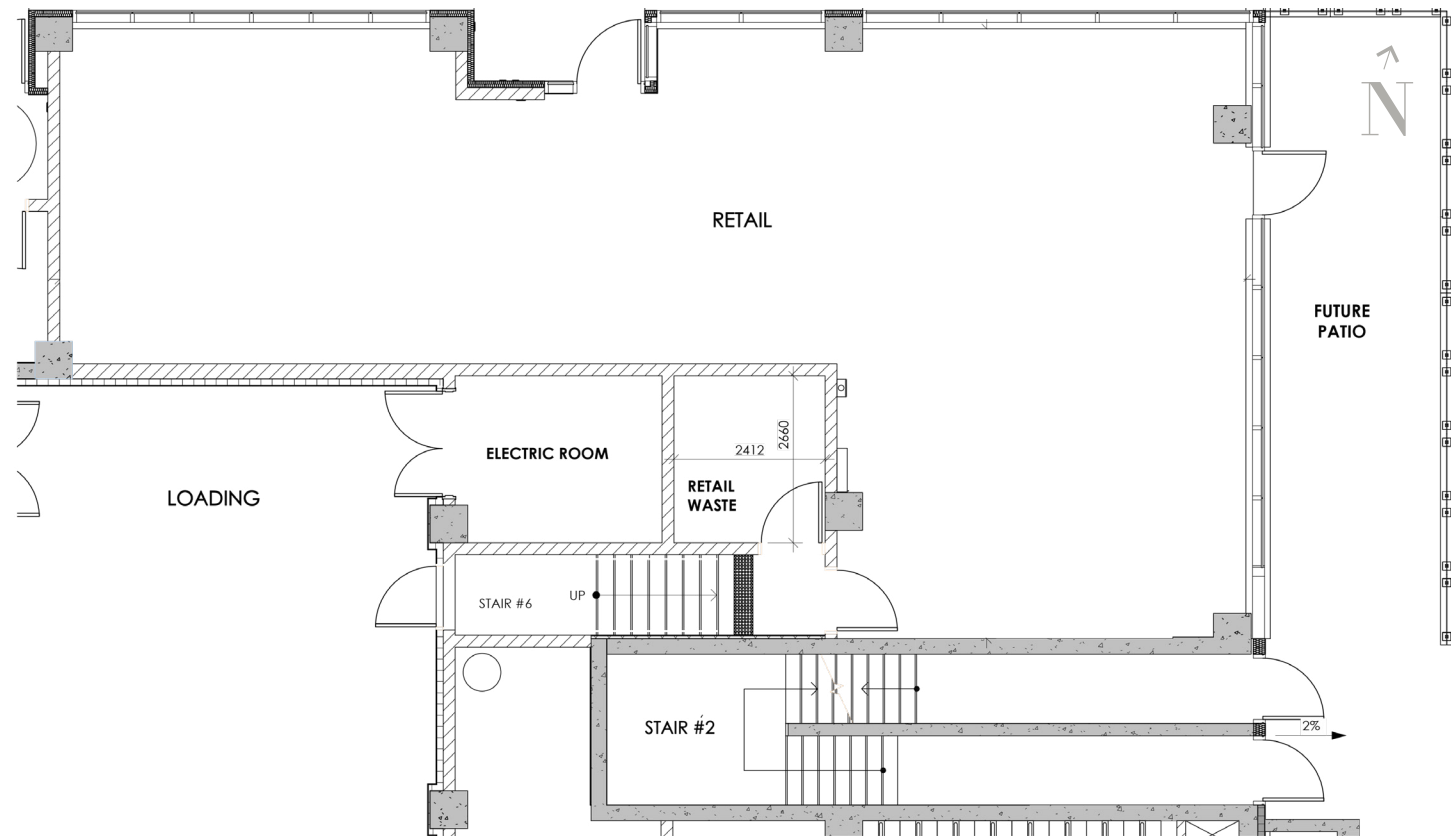
1,500 SF WITH 94' OF WRAP AROUND FRONTAGE



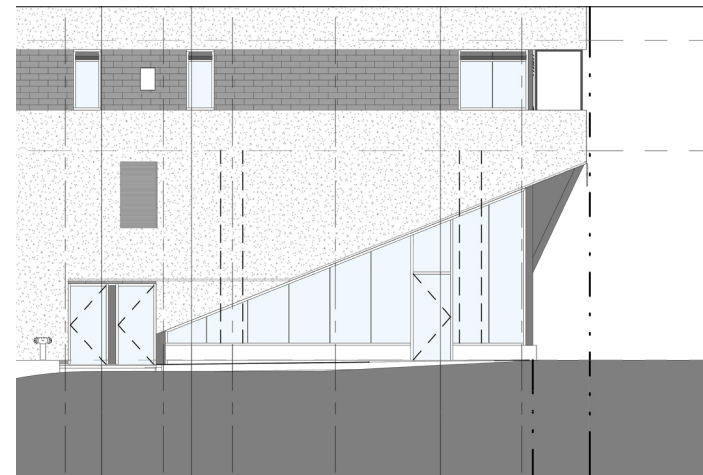
EXTERIOR



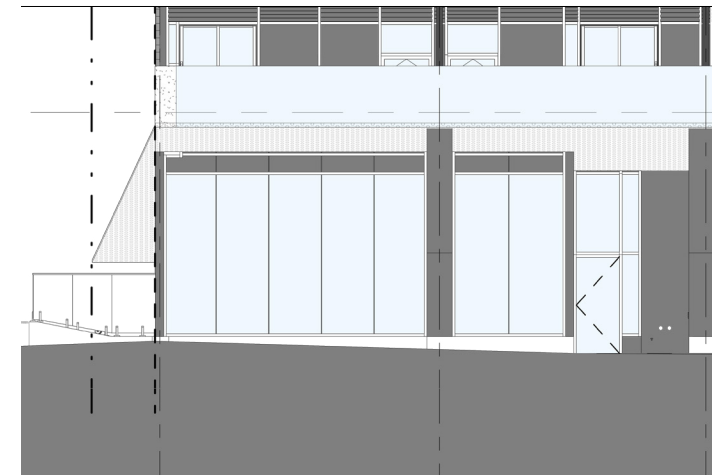
RETAIL II FLOORPLANS + ELEVATION



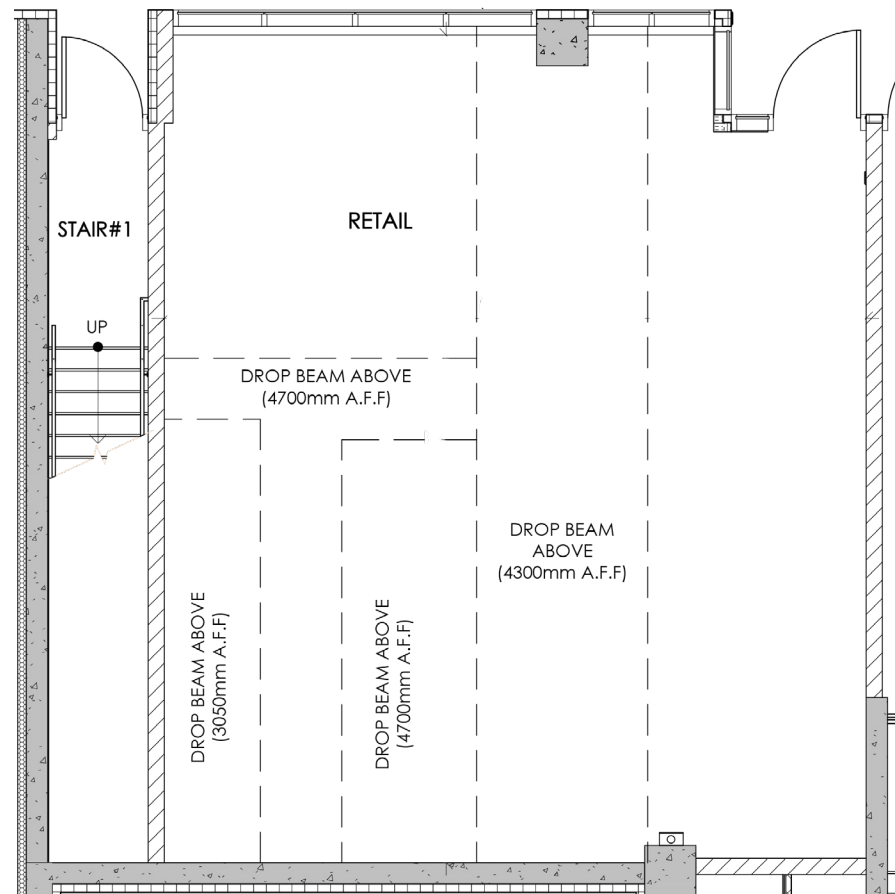
RETAIL EAST ELEVATION



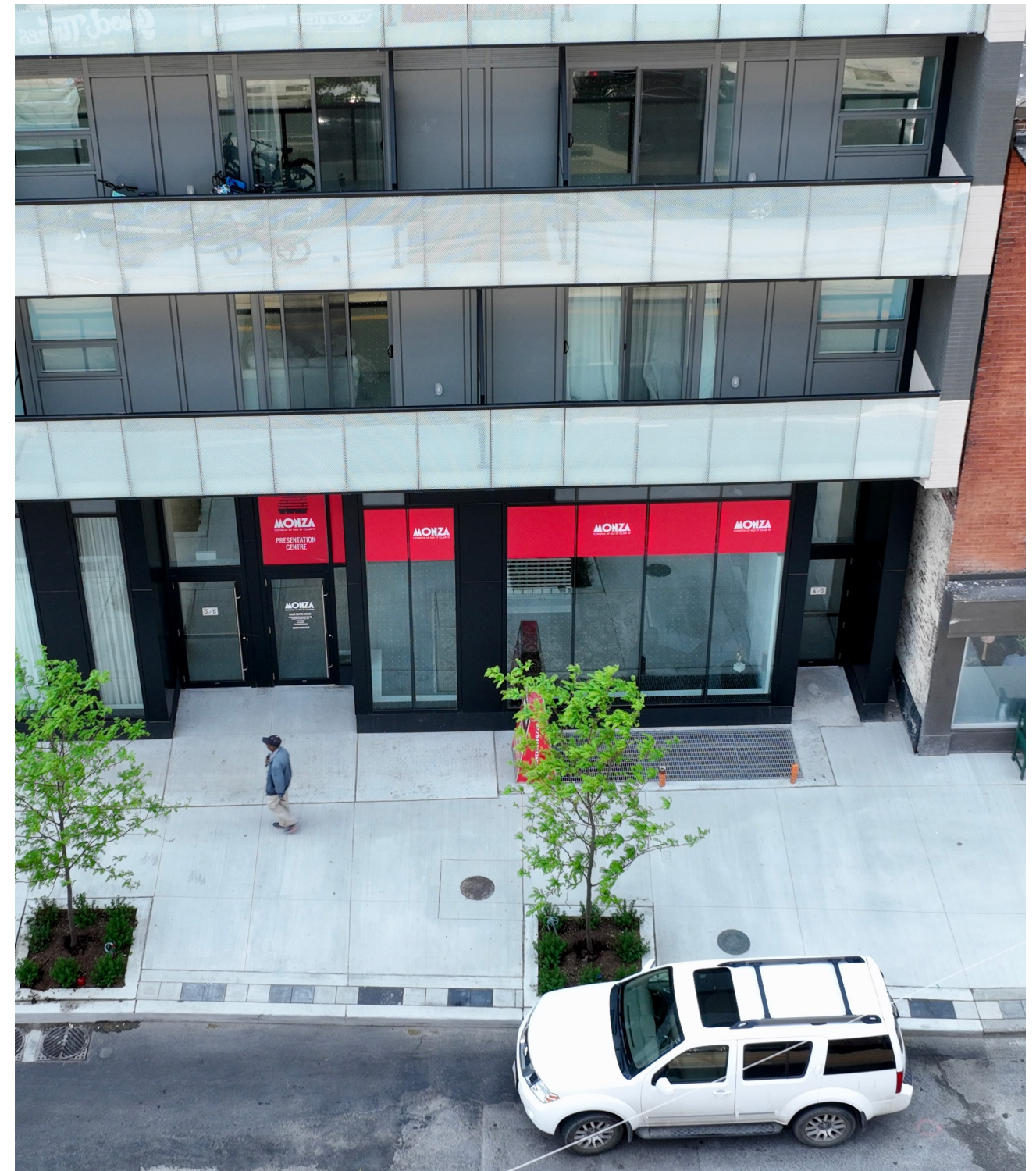
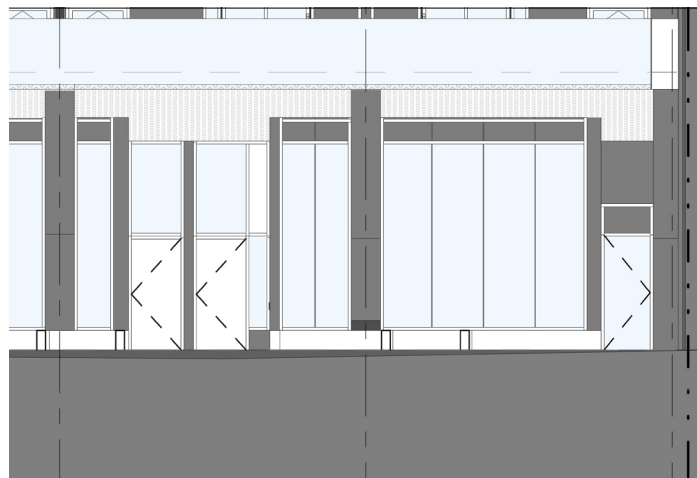
RETAIL NORTH ELEVATION



RETAIL I FLOORPLANS + ELEVATION



RETAIL ELEVATION



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