



Missing Middle Infill
Development Site

2451
St. Clair Avenue W

Lennard:



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Property Overview

Property Address
2451 St. Clair Avenue W
 York, ON

Total Frontage
25 FT
 Total Depth
153.81 FT
 Total Land Area
0.088 Acres

Zoning
CR2(c1;r1*1579)

Sale Price
\$1,490,000

CA Link
[Click Here to Download a copy of the CA](#)

Listing Agent
Gorby Ghotra
 Sales Representative
 416.649.5938
 gghotra@lennard.com



Property Overview

Site Statistics

Site Area
320 sq.m.

Total Gross Construction Area (GCA)
1,583 sq.m.

Total Gross Floor Area (GFA)
1,510 sq.m.
 Non-residential
84 sq.m.
 Residential
1,426 sq.m.

Approximate Unit Size
103 sq.m.

Density
4.6 FSI

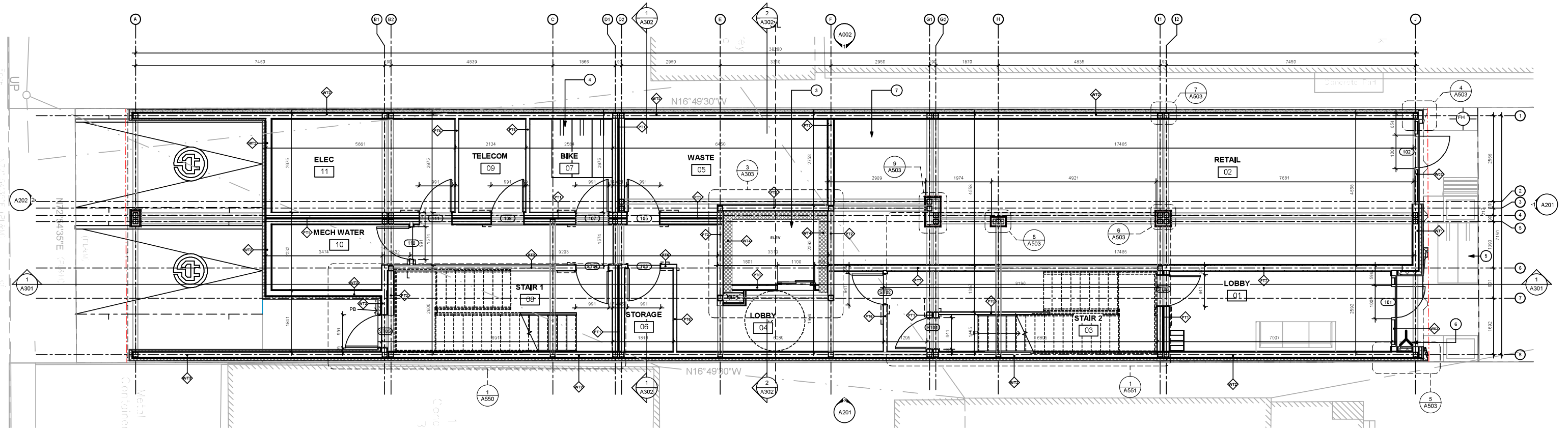


Due Diligence Docs:

Survey (Revised)	Feb 2026	Young & Young
ESA I & II	June 2025	Terrapex
Geotech	July 2024	Terrapex
Revised Architectural Plans	Feb 2026	Chamerlain Architect Services
Initial Architectural Plans	Oct 2024	Smart Density

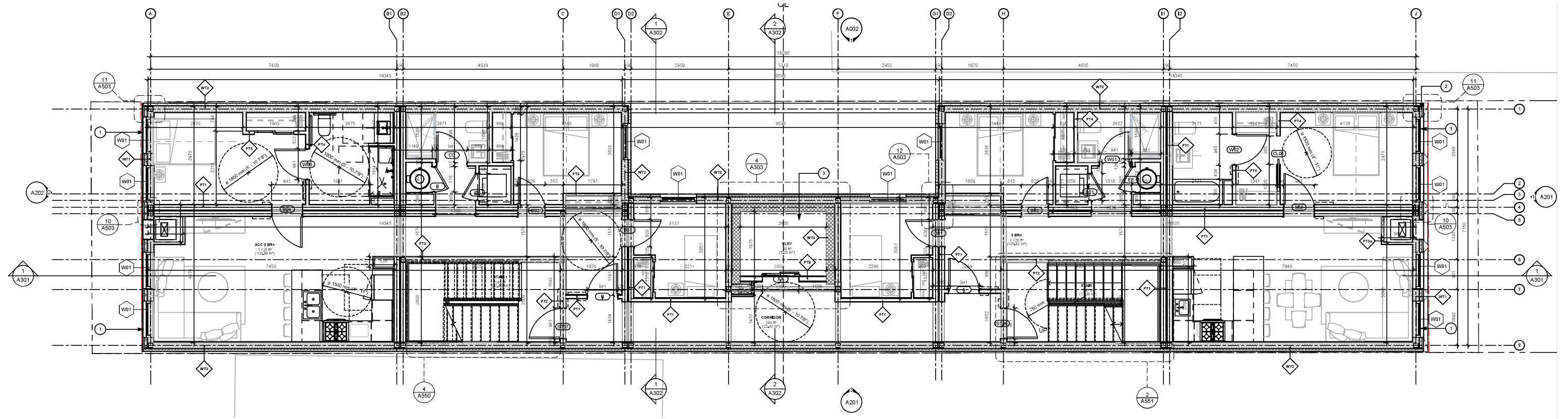
Overall Floor Plans

Ground Floor



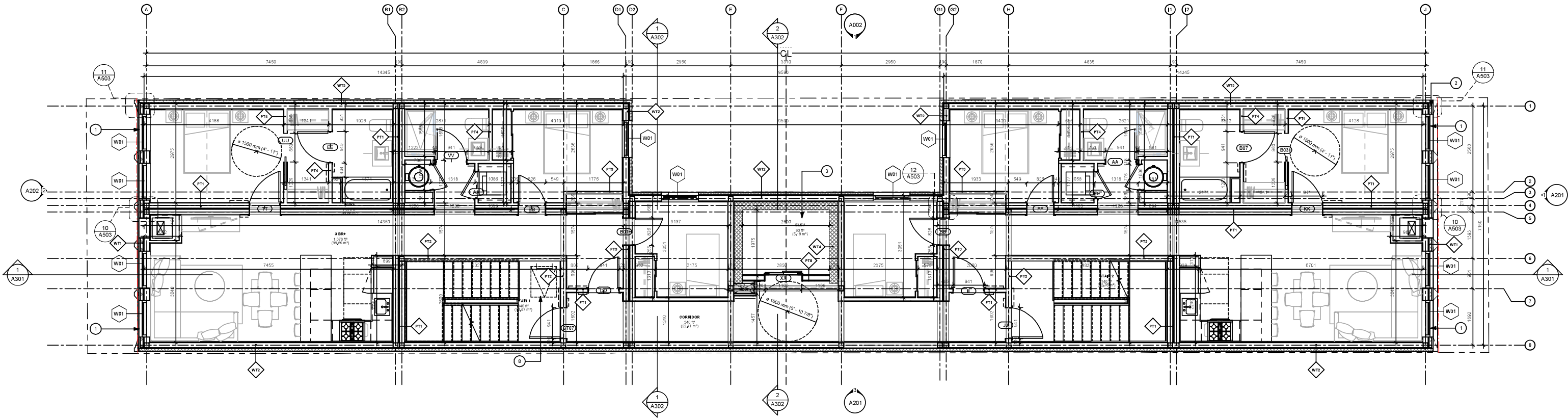
Overall Floor Plans

Levels 2-3

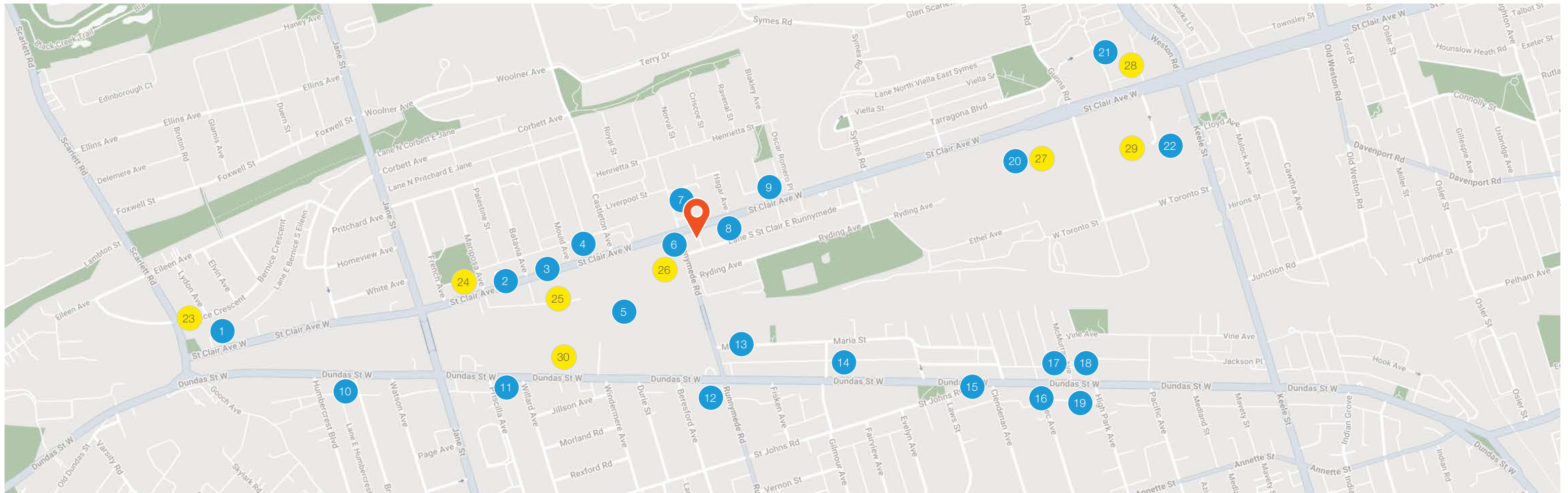


Overall Floor Plans

Levels 4-6



The Neighbourhood



Food & Restaurant

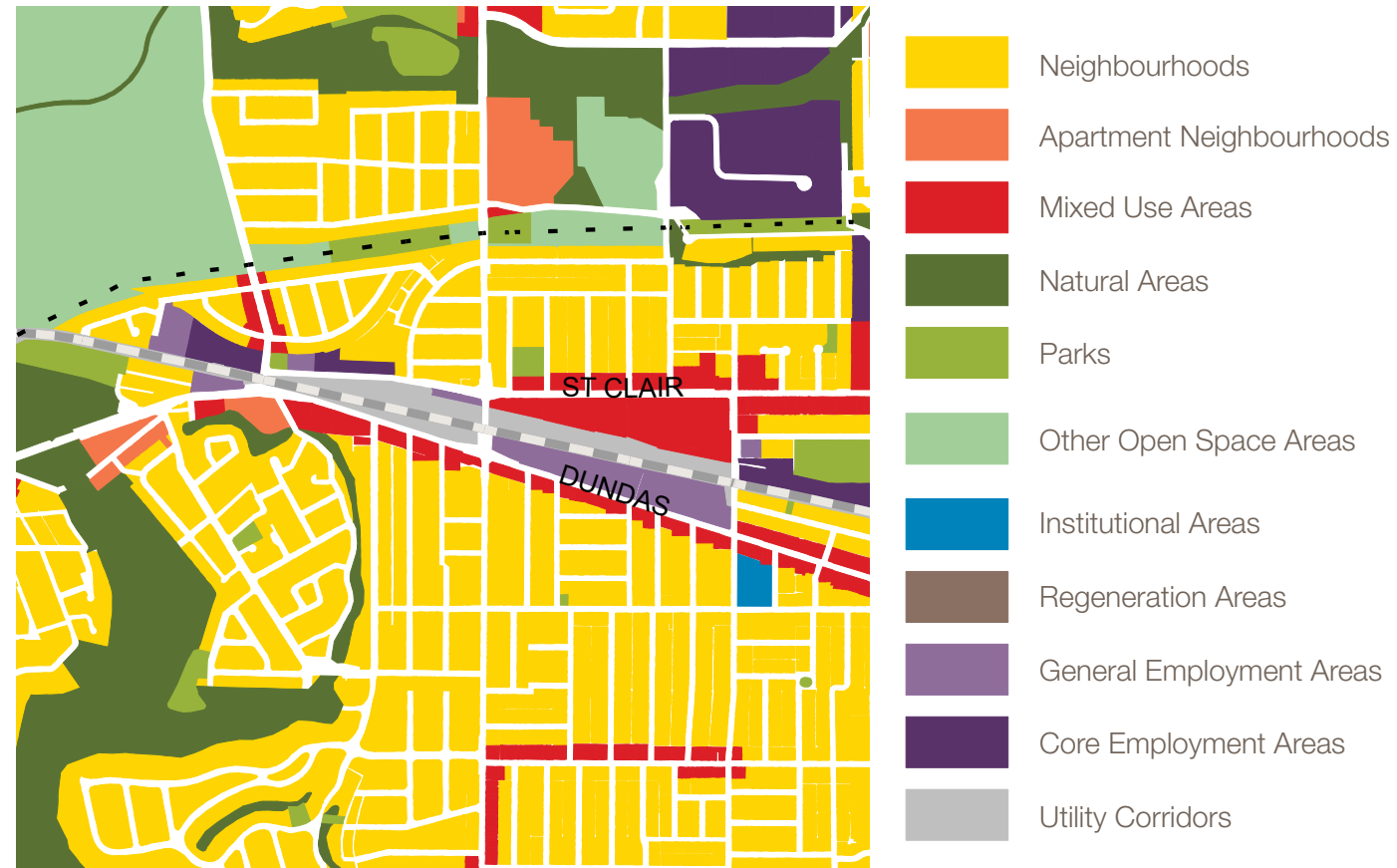
- | | | | |
|---|--|---|---|
| 1 Messina Bakery
Martins Churrasqueira | 7 Lost Craft Brewery
High Park Brewery
Starving Artist
Vagueira Restaurant
Sicily Pizza
Tan Dinh Quan Restaurant
The Burger Monk
Miss Pho Express | 12 Tail of the Junction
Elsie's | 18 High Park Wings
Taco Mezcal Imperial
Gabby's
Noctua Bakery |
| 2 Denny's
Pizza Hut
barBURRITO
Osmow's Shawarma
Starbucks | 8 The Palms Jerk and Grill
It's About Time Cafe
African BBQ House | 13 Jumbo Burgers
Indilicious Fine Indian Cuisine | 19 Solero Bakery Cafe
Zula Burger & Pizza
Pizza Cantina
More Gelato & Cafe
Junction Grill |
| 3 Subway
Tim Hortons
Banh Mi 365
Pho Now | 9 The Stockyards Grind | 14 Malta Bake Shop | 20 Halibut House
Tahini
Metro |
| 4 Pho Golden Star | 10 Summerhill Market-Dundas | 15 Tim Hortons
Keko Shawarma
Leela Indian Food Bar
Doc's Green Door Lounge | 21 Sunset Grill
Shoeless Joe's Sports Grill
Chatime
Pita Pit
Five Guys
Booster Juice |
| 5 McDonald's | 11 KFC
The Cat Pub & Eatery
Caldense Bakery
Tim Hortons | 16 Burattino Brick Oven Pizza
Claudia's Coffee
Dundas Pizza
Venga Cucina | 22 Swiss Chalet
McDonald's |

Everyday Convenience & Shopping

- | | |
|--|---|
| 23 Sun Convenience | 28 Zipcar
RBC |
| 24 Esso | 29 The Home Depot
Mark's
Canada Post
Staples |
| 25 TD Canada Trust
Dollarama | 30 LCBO
Petro V Plus
Esso
Enterprise |
| 26 The UPS Store
WalMart Supercentre | 31 7-Eleven |
| 27 LCBO
Canadian Tire
Service Ontario
The Beer Store
BMO
CIBC
Best Buy | |

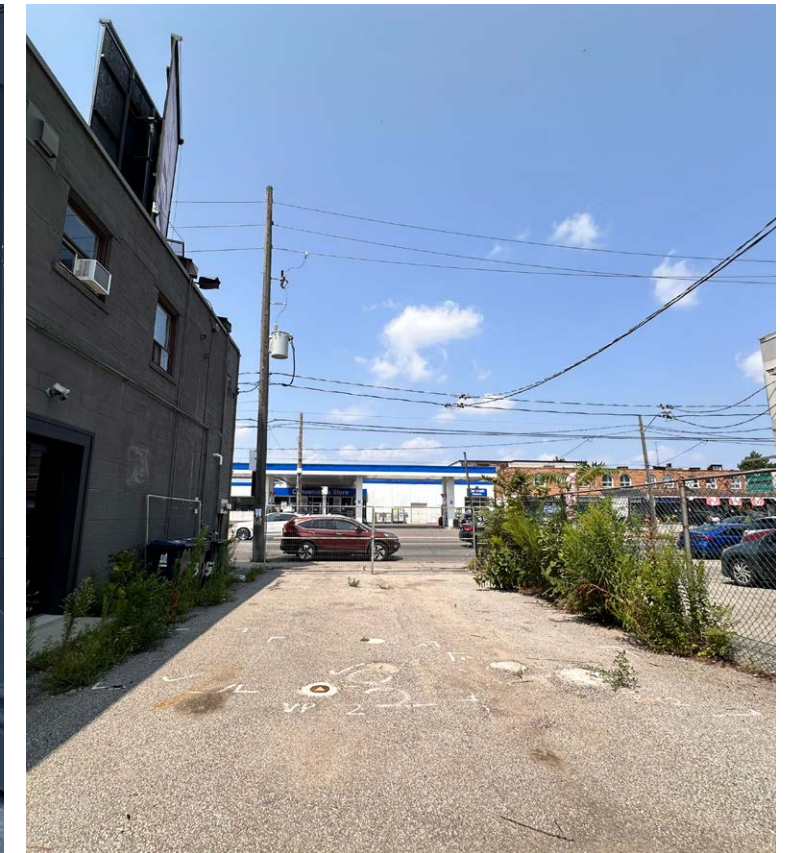
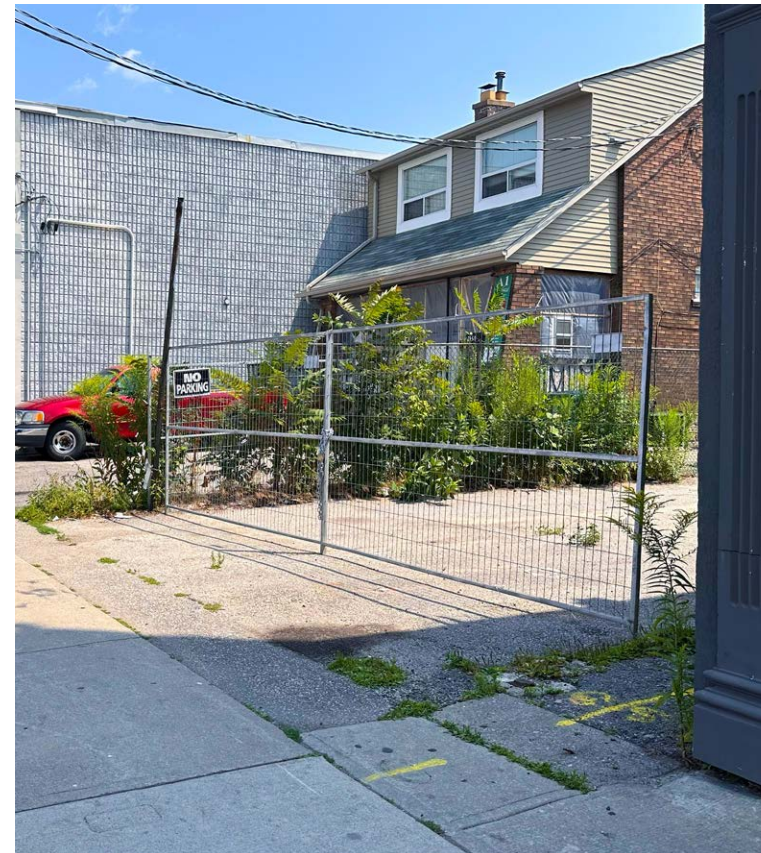
Walk Score	Transit Score	Bike Score
88	75	91
Very Walkable	Excellent Transit	Biker's Paradise

Official Plan



Zoning

CR2(c1;r1*1579)



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