



For Sale: Mixed-Use Building

669 St. Clair Avenue W

Owner User or Investment Opportunity

Lennard:

Here is where your business will *grow*.

lennard.com

669 St. Clair Avenue W



User and/or value-add opportunity near and beside one of the largest single parcels in the neighbourhood at St. Clair Avenue W and Bathurst Street in the heart of Midtown Toronto.



Building Size

Main Floor - 825 SF

+ Basement

2nd Floor 2 bed, 1 bath Apartment



Frontage

16.5 ft

Depth

121 ft



Land Size

1,991 SF



For Sale

\$1,999,999



Availability

Immediate



Listing Agents

Noah Schwartz*

Senior Vice President

416.649.5943

noah@lennard.com

*Sales Representative **Broker



Property Highlights

- Recently renovated
- Vacant possession possible
- Laneway parking
- 10 minute walk to St. Clair W Subway Station
- Future development assembly opportunity
- Ability to build a laneway suite

669 St. Clair Avenue W

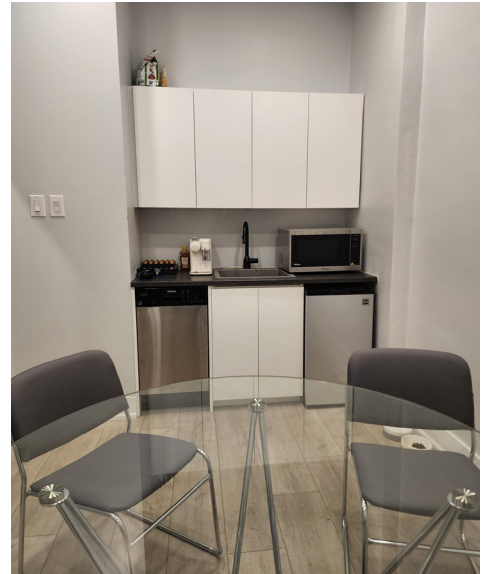


Legend

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

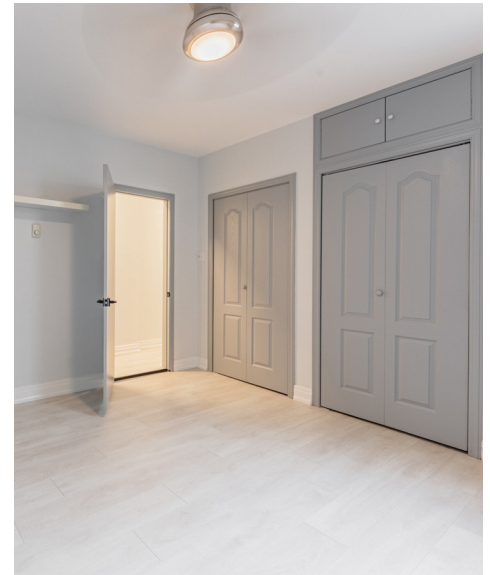
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Ground Floor



669 St. Clair Avenue W

2nd Floor



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