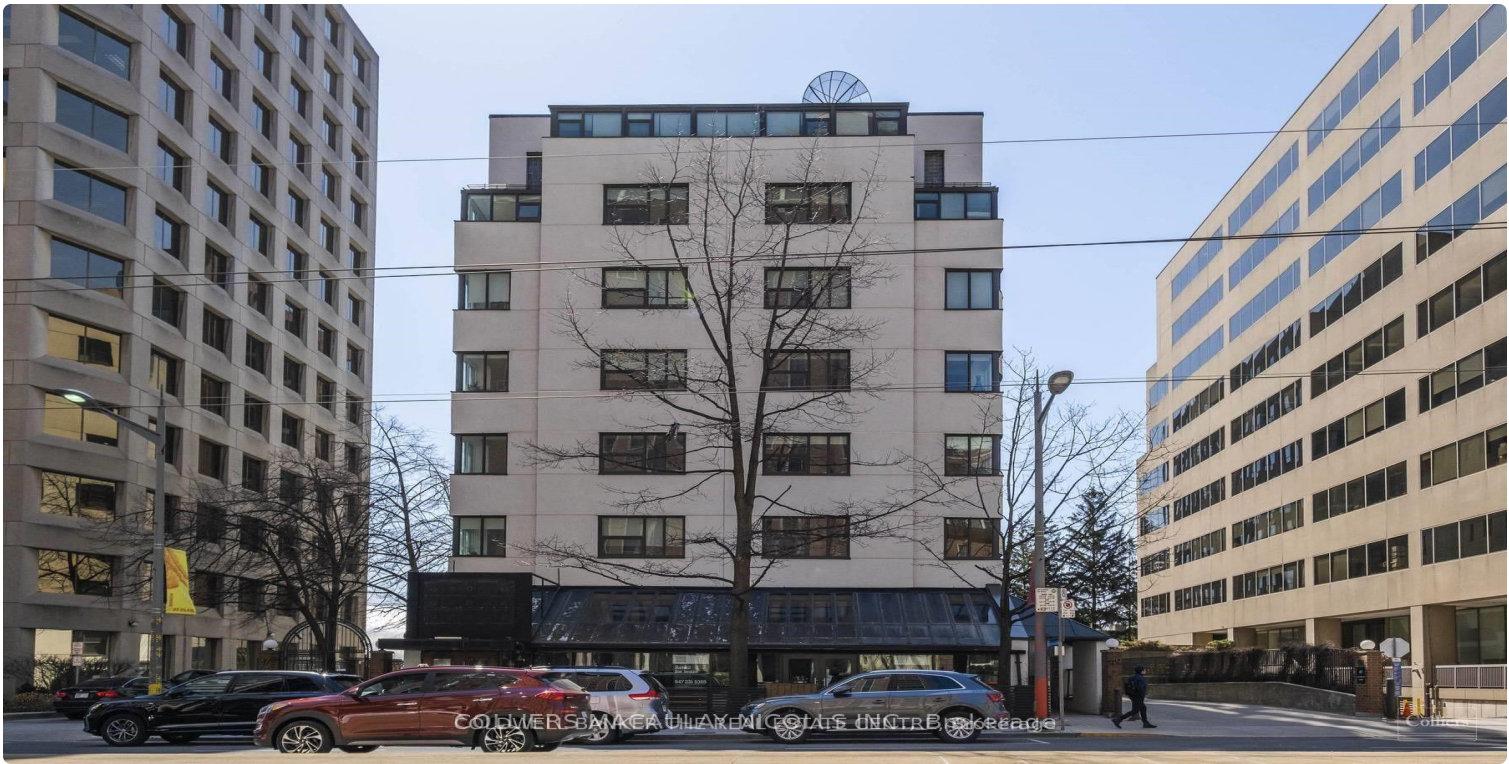




FOR LEASE

OFFICE

MLS# C13712242

49 St. Clair Avenue W 105, Toronto, ON M4V 1K7

Yonge-St. Clair, Toronto · M4V 1K7

C\$ 1,100/mo

0	0	450	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

49 St. Clair Ave W, Suite 105 - a 450 sq ft ground-floor office in the heart of Yonge-St. Clair (C02), one of midtown Toronto's most prestigious and established professional districts. Positioned just steps from the Yonge-St. Clair TTC subway station and the St. Clair streetcar line, this move-in-ready professional office enjoys outstanding transit connectivity and walkable access to a wealth of amenities, including restaurants, cafés, banks, fitness studios, and boutique retail along the vibrant St. Clair corridor. Perfectly sized for a solo practitioner, startup, or satellite office, this efficient unit is ideally suited for lawyers, accountants, financial advisors, consultants, and other client-facing service professionals. The space offers a professional finish and a prestigious address that makes an immediate impression on visiting clients, all within a well-established commercial building surrounded by professional neighbours and steady foot traffic. The well-maintained, CR4.25-zoned building is equipped with elevator access, gas-air heating, air conditioning, municipal water, sanitary and storm sewers, and a full sprinkler system, delivering comfort, safety, and reliability year-round. Its location near the corner of Yonge and St. Clair places tenants at the centre of a thriving midtown commercial hub. Financial terms are attractive and simple. Net base rent is \$1,100.00 per month (\$29.33 per sq ft per annum). Additional rent (T.M.I.) of \$562.50 per month (\$15.00 per sq ft per annum)includes property taxes, building insurance, and common area maintenance. Combined, this represents a total monthly commitment of \$1,662.50 per month (\$44.33 per sq ft per annum). Plus HST. Utilities are all-inclusive, with the tenant responsible only for personal insurance.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
ANNUAL TAX	\$15
POSTAL CODE	M4V 1K7
NEIGHBOURHOOD	Yonge-St. Clair

GALLERY



Pavel Shaganenko

COLDWELL BANKER THE REAL ESTATE CENTRE

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.