



FOR SALE

STORE W APT/OFFICE

MLS# C13765130

779 St Clair Avenue W, Toronto, ON M6C 1B7

Wychwood, Toronto · M6C 1B7

C\$ 1,750,000

2	3	2,250	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional opportunity to acquire a recently renovated, fully leased mixed -use property in Toronto's highly sought-after St. Clair West corridor. The property currently generates an estimated net profit of approximately \$90,000 per annum, with both the restaurant and the second-floor residential unit fully leased, providing immediate income and future upside. The property comprises 1,263 SF ground floor, 874 SF lower level, and 876 SF second floor, situated on a 117' deep lot. Features include: convenient access to the adjacent Green P parking lot, St. Clair West frontage, excellent signage exposure. The St. Clair streetcar stops directly in front, outstanding pedestrian and transit visibility. Located within the rapidly intensifying Wychwood/Hillcrest Village node, the property benefits from surrounding residential development, established neighbourhood amenities, Wychwood farmers' market, and strong pedestrian activity. A compelling combination of stable income, exceptional exposure, and long-term value-add potential.

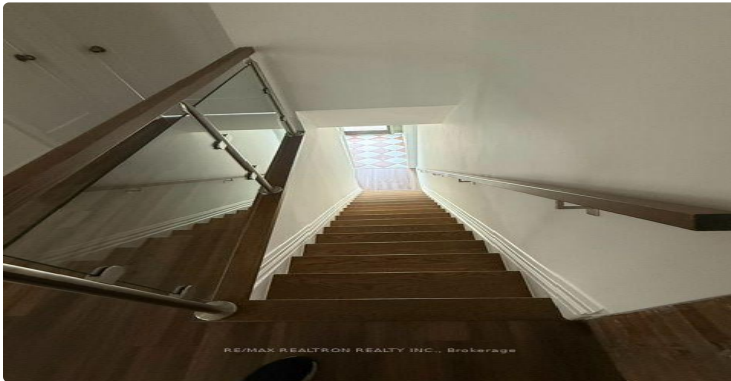
FEATURES

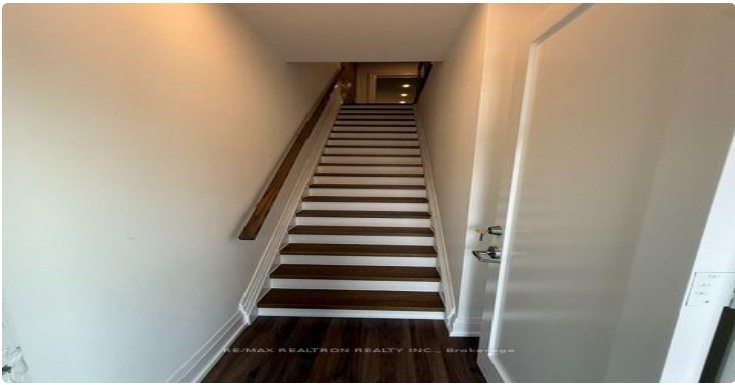
- ✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Store W Apt/Office
BASEMENT	Finished
FACING	South
AREA RANGE	2000-2500 sqft
ANNUAL TAX	\$19,664
POSTAL CODE	M6C 1B7
NEIGHBOURHOOD	Wychwood

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.