



FOR SALE

COMMERCIAL RETAIL

MLS# W13847186

1700 St Clair Avenue W, Toronto, ON M6N 1J1

Weston-Pellam Park, Toronto · M6N 1J1

C\$ 1,295,000

0	2	1,674	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

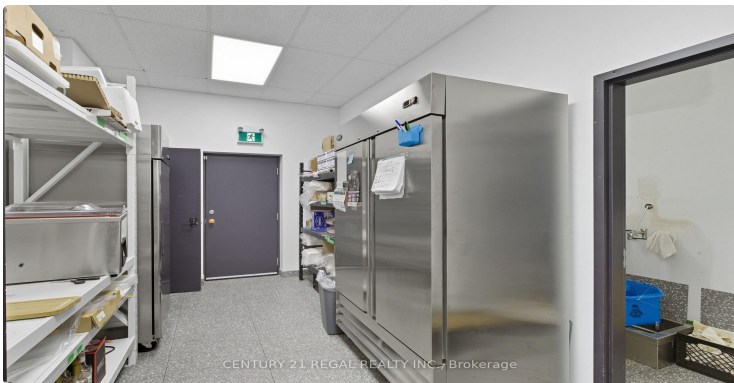
Attention end-Users, value-add Investors, Builders! 1700 St. Clair Ave West is available for sale & primed for a three-storey addition with as-of-right zoning. Building was gutted to the studs in 2021 with all new mechanical, plumbing & electrical systems (200 amp). Architectural drawings available for a 2nd & 3rd floor addition for two 2-storey, 2-bedroom apartments. Partial load bearing support + stairwell cavities installed for the future front & rear apartments on the 2nd & 3rd floor addition. Commercial main floor unit has accessible W/C & private rear access to laneway parking for 2 SUV sized vehicles. Finished 1,600 SF high & dry basement w/powder room, office & separate entrance can be leased separately. Hundreds of 1000s spent on re-build - No detail or quality was spared in the quality & design. On the North sunny side of the street with great curb appeal & neighbouring a development pipeline of 1000s of residential units. Steps to 512 streetcar, walking distance to the future Metrolinx UP Station, and falls within the St Clair-Old Weston Major Transit Station Area. This is the opportunity to get in early & take it to the next level! Vacant possession possible. Cover photo is a rendering.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$15,564
POSTAL CODE	M6N 1J1
NEIGHBOURHOOD	Weston-Pellam Park

GALLERY





LISTING AGENT

Pavel Shaganenko

CENTURY 21 REGAL REALTY INC.

Email: pshaganenko@gmail.com

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.