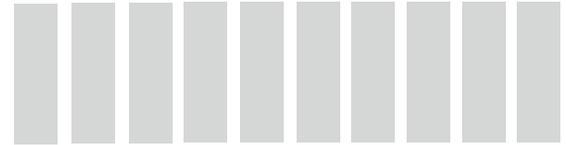


FOR SALE

MULTI-RESIDENTIAL BUILDING IN THE HEART OF THE JUNCTION



APPROX 6,000 SQ FT BUILDING
+ 1,300 sq ft lower level
+ 900 sq ft rooftop terrace
Offering At: \$1
VACANT POSSESSION

Ian Wilson, MBA, B.A. (Hons), ATPL

Commercial Sales, Investment & Leasing
416.458.8498 | iwilson@royalpage.ca

Gabriela Hromis, Ms (Fin), CAIA

Commercial Sales, Investment & Leasing
416.795.0268 | gabrielah@royalpage.ca

Dundas St W., Toronto, Ontario

Offering At: \$1

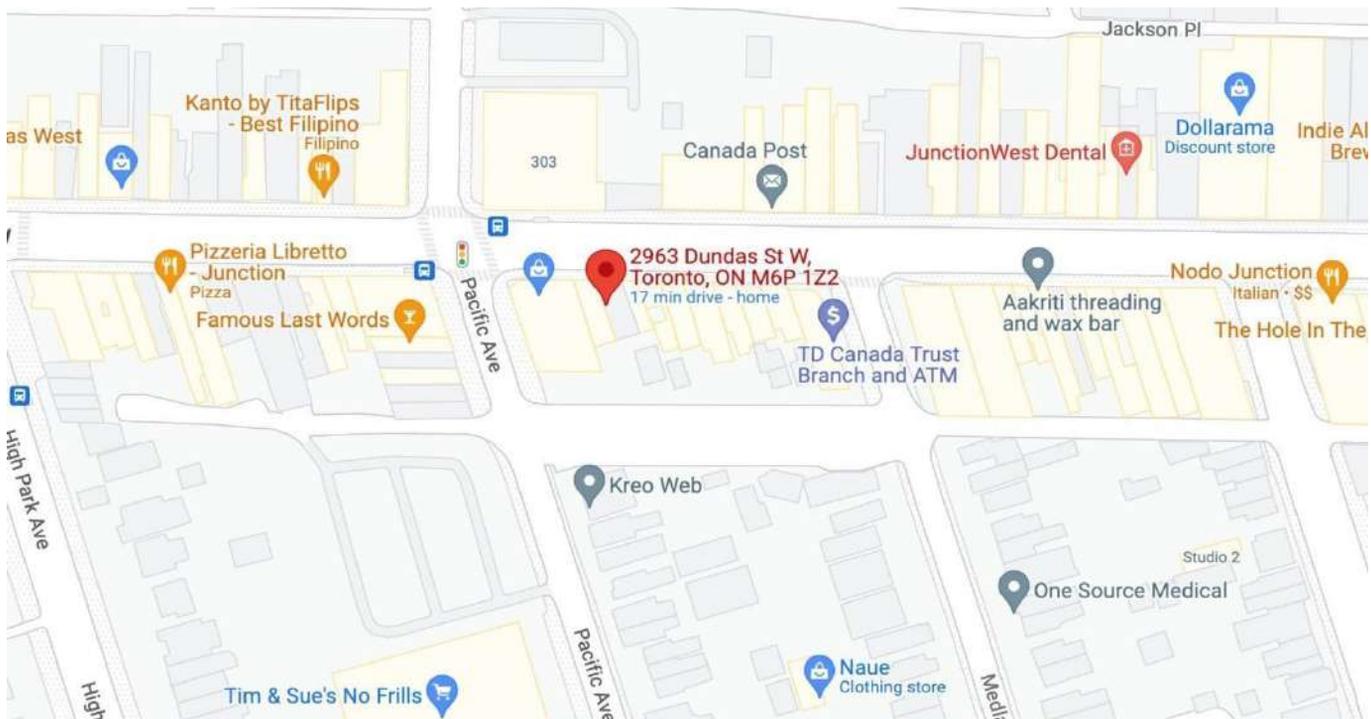
OVERVIEW

Vacant possession 5-plex! Unique opportunity to own this 5-unit well-maintained building in the heart of junction. Units are large and bright (just under 6,000 sq ft total). A fully turnkey investment with high-income potential, lease to new tenants at market rates, or the two residential units on the main floor can be converted into retail or office space. Gas and electricity are separately metered for each unit.

Size: 7,263 sq ft, including the lower level. Main floor (2,241 sq ft + 1,374 sq ft lower level) can be used as is residential units.

VACANT POSSESSION! – BRING YOUR OWN TENANTS AND CHARGE MARKET RENTS

LOCATION MAP



Dundas St W., Toronto, Ontario
Offering At: \$1

PROPERTY ATTRIBUTES

Lot size: 23.52 x 110 ft
Zoning: CR2.5(c1;r2)*2220)

Building

- Three-storey building
- 5,889 sq ft of rentable space
- 2,242 sq ft main floor, with 2 three-bedroom apartments
- 2,307 sq ft second floor with 2 two-bedroom apartments
- 1,341 sq ft third floor with 1 four-bedroom apartment
- Approximately 1,374 sq ft lower-level space can be converted into 6th unit.



Dundas St W., Toronto, Ontario
Offering At: \$1

PROPERTY ATTRIBUTES

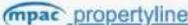
Site and Structure

Enhanced Site & Structure



Lot Size | Area: 2,572.57 ft² (0.059 ac) | Perimeter: 265.75 ft
Measurements: 25.17 ft x 109.76 ft x 24.01 ft x 109.37 ft 
Lot Measurement Accuracy: **LOW** 

Assessment 1 | ARN : 190401387002200

Site | Frontage: 23.50 ft | Depth: 110.00 ft
Site Area: 2585 F

Dundas St W., Toronto, Ontario
Offering At: \$1

Dundas St W – Concept Images



Dundas St W., Toronto, Ontario
Offering At: \$1

Dundas St W – Main Floor

Floor Plate: 2241 sq ft



Dundas St W., Toronto, Ontario
Offering At: \$1

Dundas St W – Main Floor

3-bedroom unit



Dundas St W., Toronto, Ontario
Offering At: \$1

Dundas St W – Second Floor

Room 201 – 2+ Bedroom unit

Floor plate: 2241 sq ft



Dundas St W., Toronto, Ontario

Offering At: \$1

Dundas St W – Second Floor

Room 202 – 2 Bedroom unit



Dundas St W., Toronto, Ontario
Offering At: \$1

Dundas St W – Third Floor

Room 301 – 4 Bedroom unit

Floor plate: 1341 sq ft, 10' ceiling, and 966 sq ft roof top terrace



Dundas St W., Toronto, Ontario

Offering At: \$1

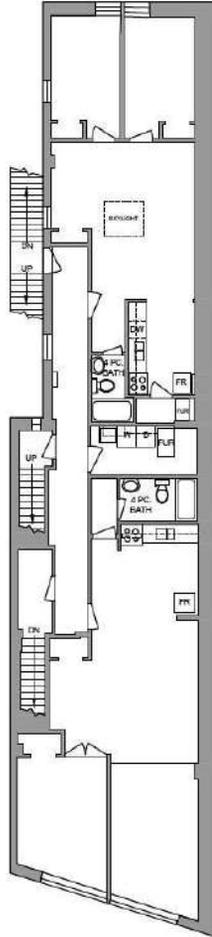
BUILDING FLOOR PLANS AND DETAILS

MAIN FLOOR
2241 SQ. FT.

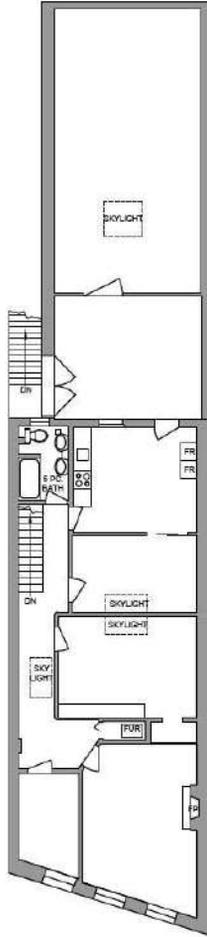
25.7' ATTIC SPACE
WINDLIFT
57.5' ATTIC AT
HIGHEST POINT



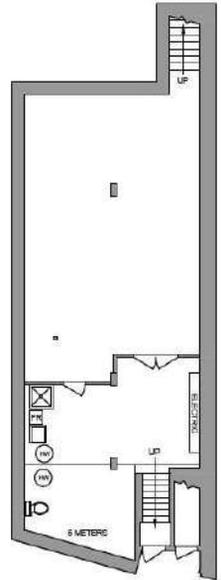
SECOND FLOOR
2307 SQ. FT.



THIRD FLOOR
1341 SQ. FT.
9'-8" CEILING



LOWER FLOOR
1374 SQ. FT.



NORTH



0' 5' 10'
SCALE

MAY 20, 2022
PREPARED FOR THE EXCLUSIVE USE OF
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)		
	FINISHED	UNFINISHED	DECK / PATIO
MAIN	2241		
SECOND	2307		966
THIRD	1341		
LOWER		1374	
TOTAL	5889	1374	966

Dundas St W., Toronto, Ontario
Offering At: \$1

THE JUNCTION

Recognized as one of the most “hip” and “stylish” neighbourhoods by the New York Times, The Junction is a unique Toronto neighbourhood – rich in history and full of opportunity.

The Junction boasts over 220 small businesses that include shopping destinations for eclectic art and design, home décor, antiques, restaurants and bars. The area is full of numerous organic food stores, juice bars, bakeries and vegan restaurants. With a variety of health and wellness options and beauty services, the Junction is not to be overlooked.--"Tourism TO"

West Toronto Junction Stats

Walkability: — 🚶 Excellent	Bikeability: — 🚲 Okay	Public Transit: — 🚌 Good
Affordability: — \$\$\$\$	Greenspace: — 🌲 Okay	Recreation: — 🎮 Good



Dundas St W., Toronto, Ontario

Offering At: \$1

These statements are based upon the information furnished by the principle and sources, which we deem reliable – for which we assume no responsibility. This submission is made subject to prior sale, change in price or terms, or without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.