

FOR SALE

2909

Dundas
Street West



BOSLEY
COMMERCIAL

FEATURES

BUILDING DETAILS

Building Size : 11,837 sq. ft.
(including finished basement)

Parking: 40 Car Green "P" located half a block away plus ample street pkg.

Lot Size: 24.17 x 130 feet

Realty Taxes (2024): \$24,393.80

Legal Description: PT LT 11 BLK 25 PL 553 WEST TORONTO JUNCTION AS IN CA702741

Asking Price: \$3,495,000.00

PROPERTY HIGHLIGHTS

* 3 Storey Building with finished basement completely rebuilt in 2001 with many recent renovations.

* Can be configured as main floor retail with full basement & 5 large, renovated, legal, residential apartments.

* Excellent opportunity for an investor with stable income from well-established Tenants. 3 of the prime apartments will be vacant on closing allowing for user opportunity or for an investor to set their own rents.

* Substantial recent renovations including HVAC systems including 'on demand' water in 3 apartments.

* Located in Prime Junction Area in vibrant retail node surrounded by trendy restaurants and boutique retail.



2909

Dundas Street
West



THE BUILDING



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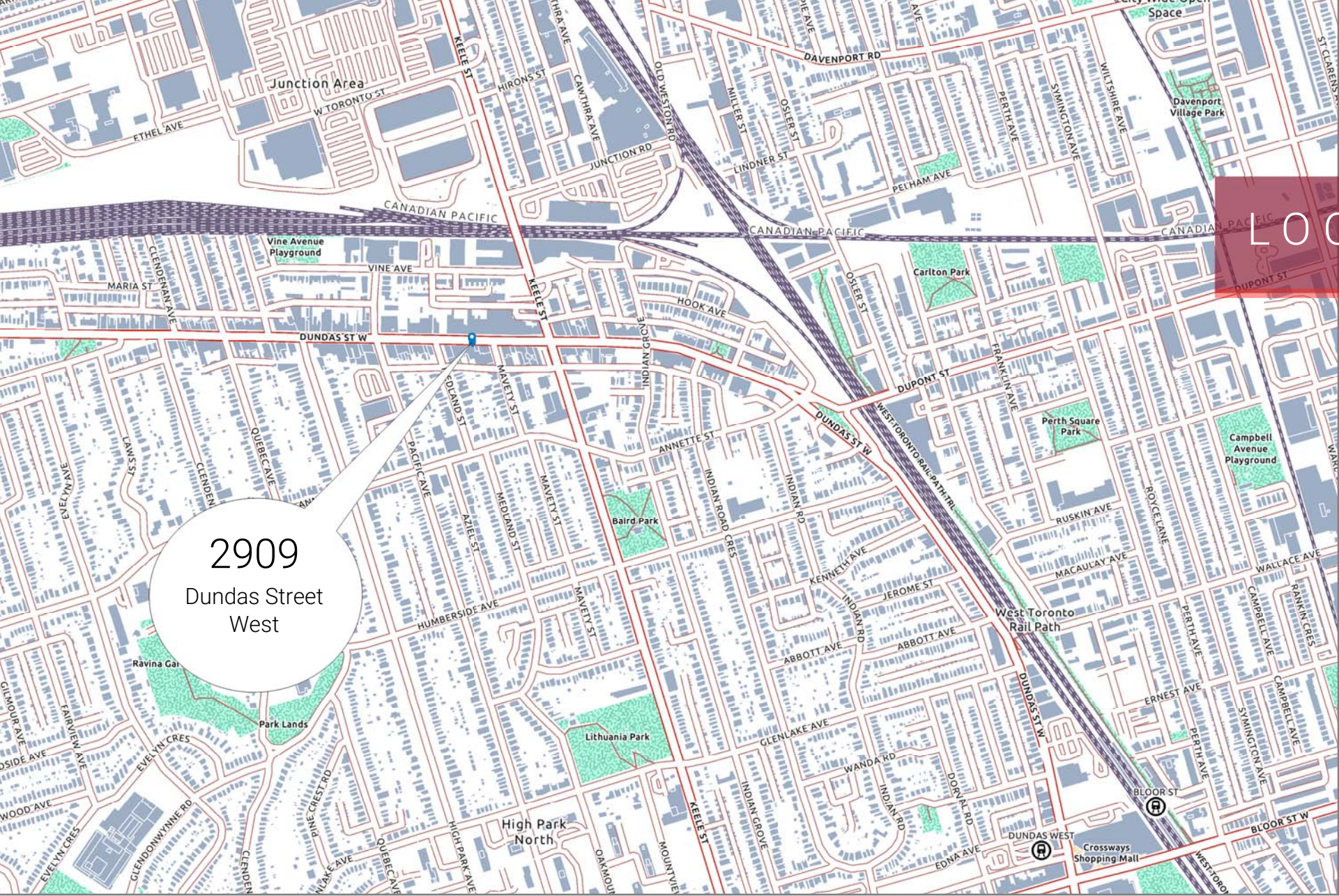


THE BUILDING

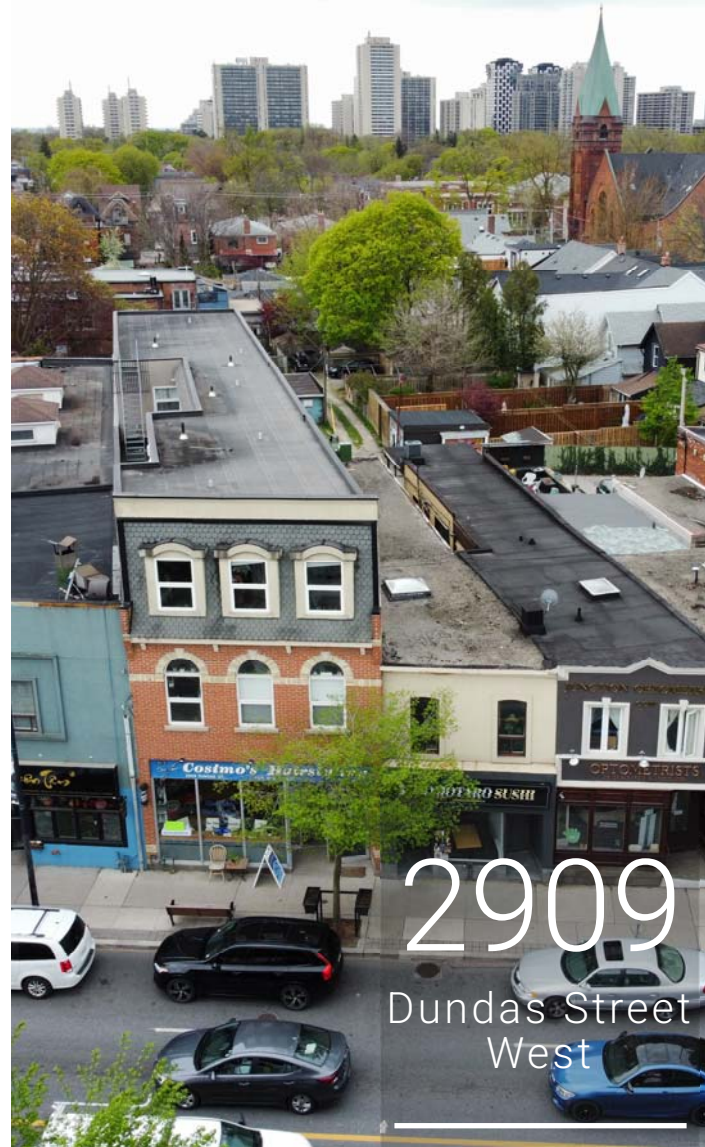


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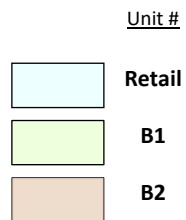
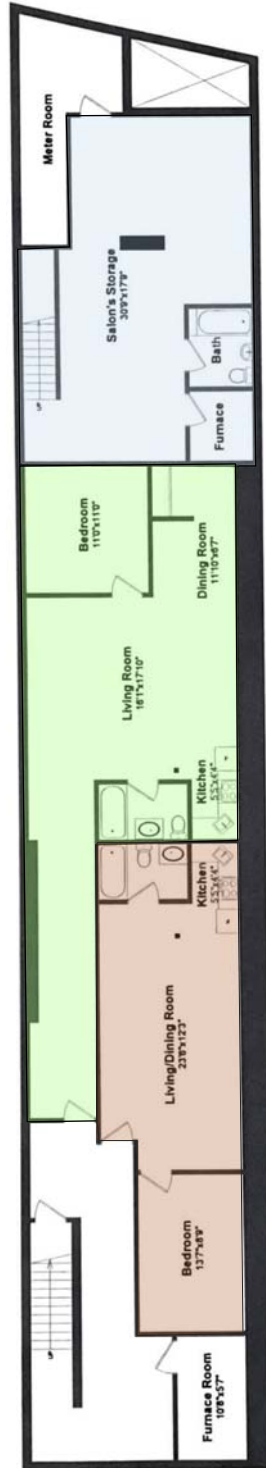
LOCATION



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BASEMENT



FLOOR PLANS

Size: 2,856.80 sq. ft.

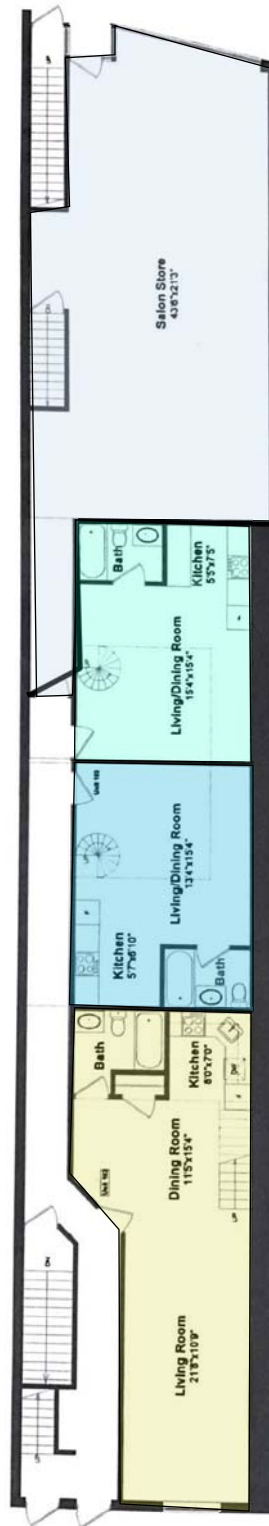
- Tenancy:
- Rear Basement Apartments are vacant
 - Front Basement is Storage area for retail Tenant
 - Meter Room

Description:

- Finished space with 7'0" ceiling height

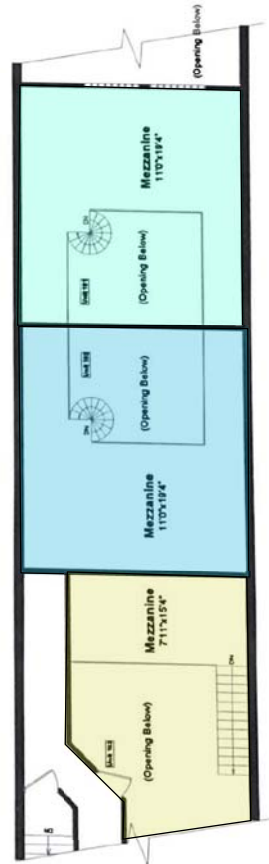


MAIN FLOOR



Approx. Main Floor Area
2,896.4 sq.ft.
CLG: 13'0"

Mezzanine Floor Area:
796.8 sq.ft.
CLG: 9'9"



- Unit #
- Retail
 - 101
 - 102
 - 103

FLOOR PLANS

Size:

Retail: 2,789.00 sq. ft.
Mezzanine: 796.00 sq. ft.

Tenancy:

- Main Floor Retail
- (speak to LA re: term)
- 3 Studio Apartments leased on a month to month basis can be vacant on closing.

Description:

- Main Floor ceilings height 13'0"



SECOND FLOOR



Unit #

- 201
- 202
- 203

FLOOR PLANS

Size: 2,789 sq. ft.

Tenancy:

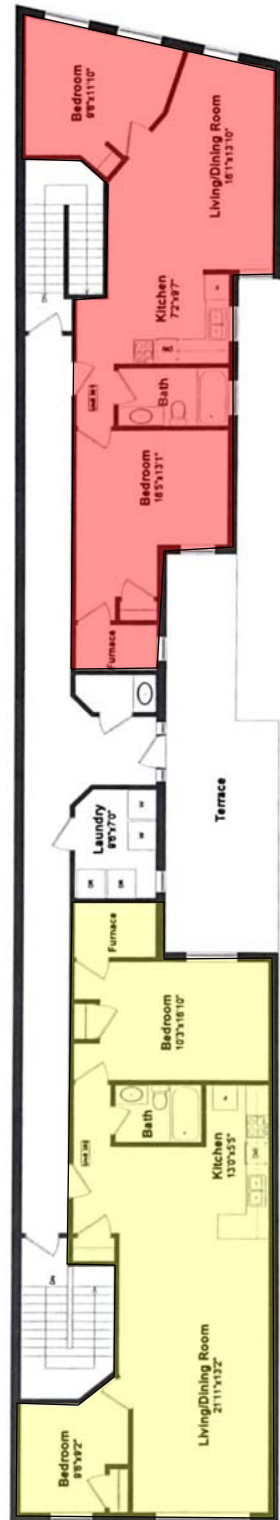
- 2 x 2 bedroom, 1 x 1 bedroom apartments
- Units 203 will be vacant on closing.



Description:

- Units 201 & 203 have recently installed HVAC w/ 'on demand' water.
- 10'0" ceiling height.



THIRD FLOOR



| | Unit # |
|---|--------|
|  | 301 |
|  | 302 |

FLOOR PLANS

Size: 2,498.00 sq. ft.

Tenancy:

- 2 x 2 bedroom apartments.
- Units 301 & 302 will be vacant on closing.

Description:

- Unit 302 has recently installed HVAC w/ 'on demand' water.
- 9'0" ceiling height.





DEMOGRAPHICS

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TRENDING REPORT

2909 Dundas St W, Toronto, Ontario, M6P 1Z1

1 kilometer



22,860
Population



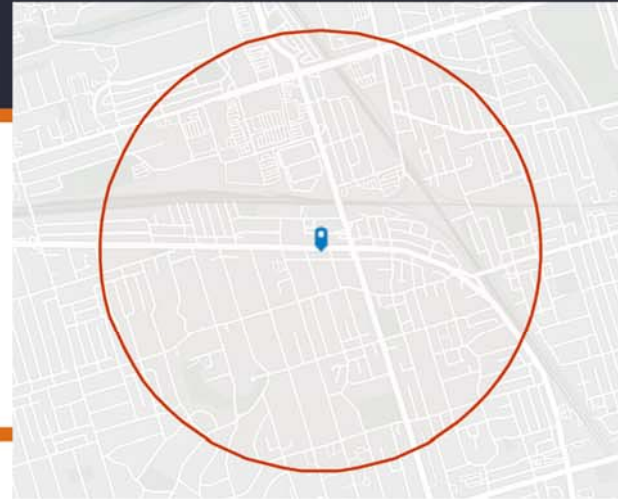
39.3
Median Age



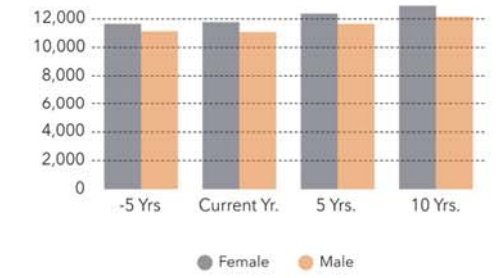
10,439
Households



CA\$95,084
Median Income



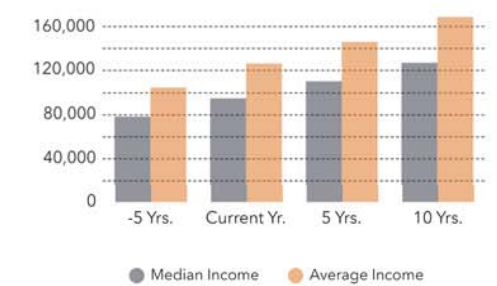
Gender Population Trends



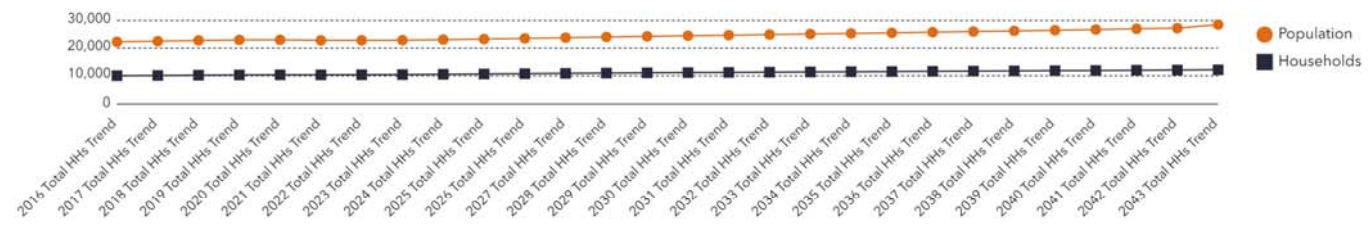
Houses & Apartments Trends



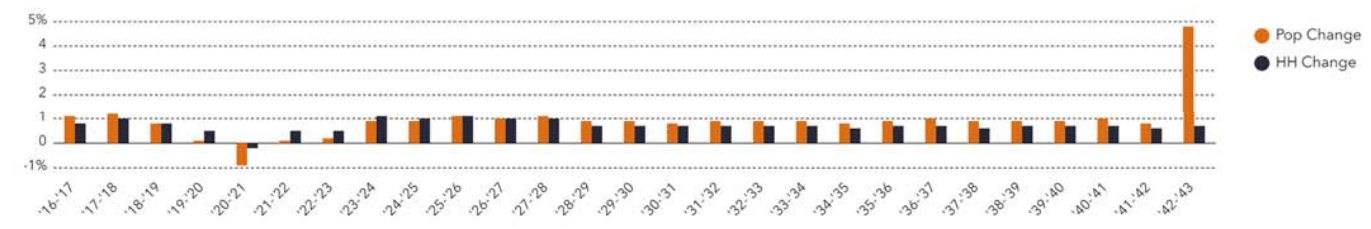
Median & Average Income Trend



Population and Household Counts



Population and Household Percent Changes

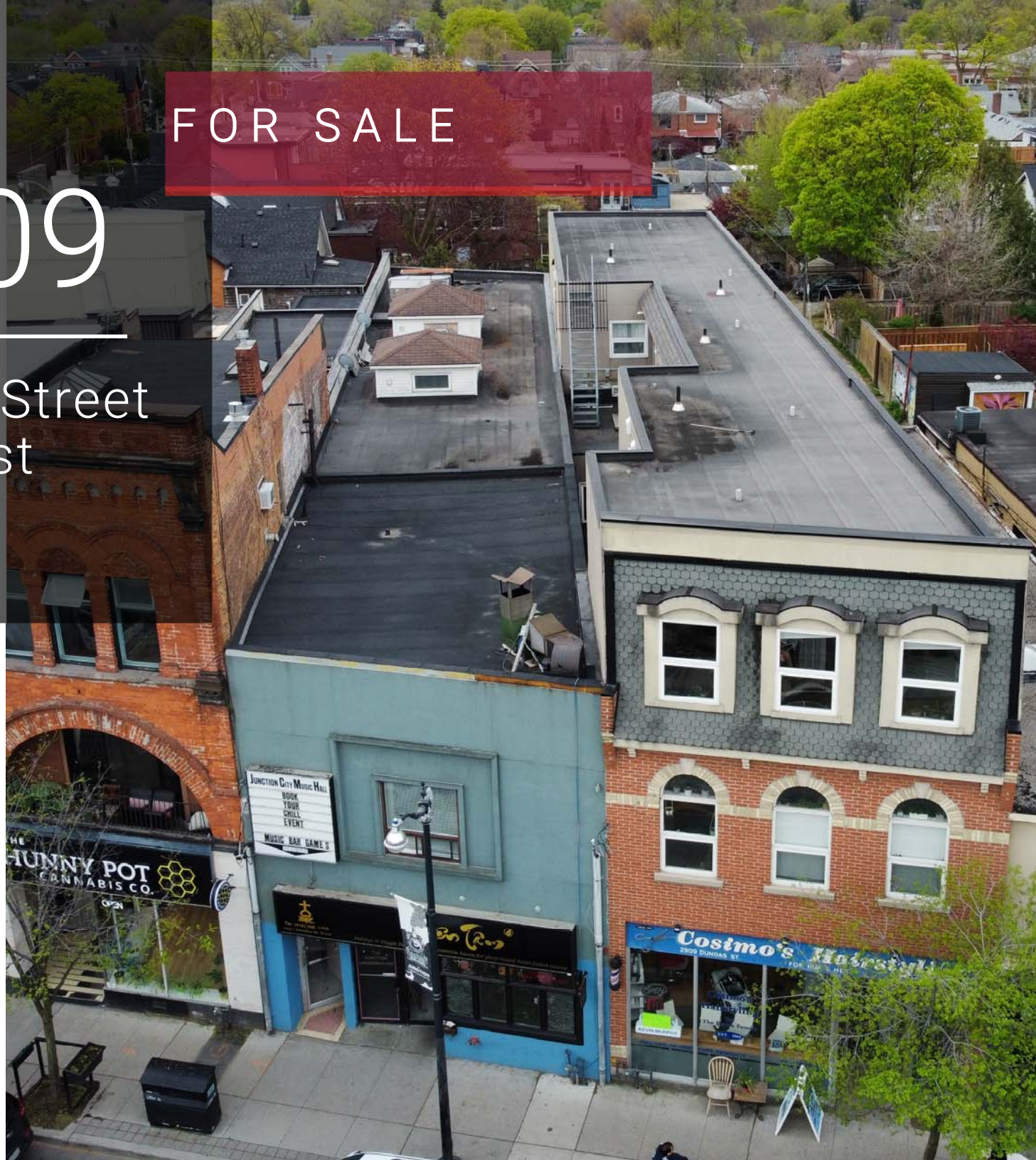


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