

FOR SALE

2963 Dundas Street West



PRESENTED BY:



Don Mulholland | Realtor®



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BOSLEY
COMMERCIAL

Building Details



Building: 5,889 sf + 1,374 bsmt.
Lot Size: 23.52 x 110 ft.



Crossroads: Dundas W & Pacific
Municipality: Toronto W02



Community: The Junction
Category: Multi-Use or Multi-Res



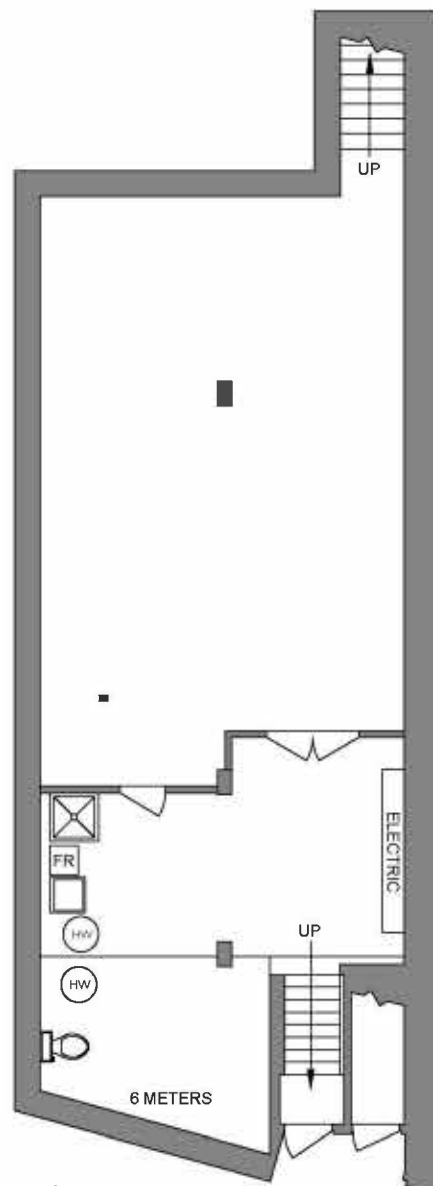
Asking Price: **\$2,988,000.00**
Realty Taxes (2025): \$8,672.00

Property Highlights

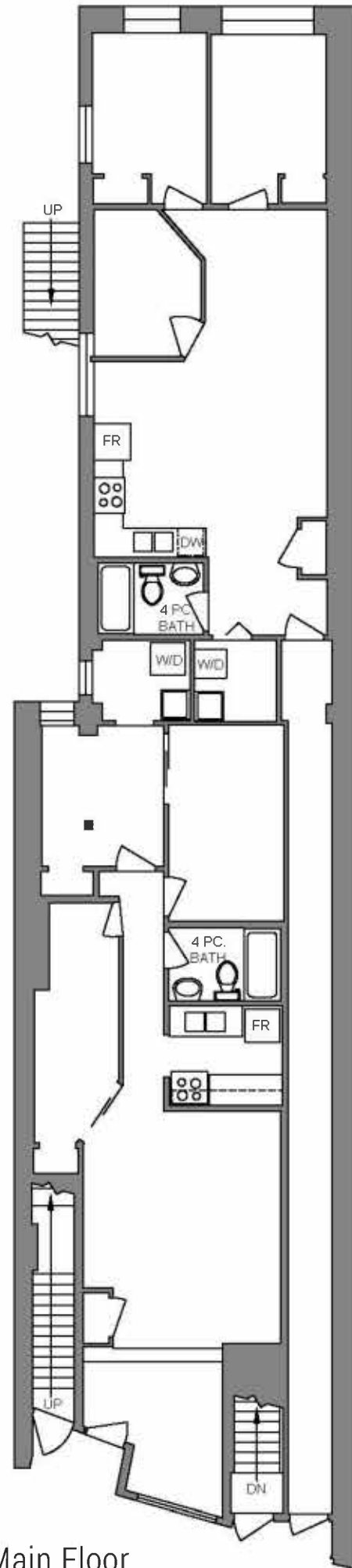
- Currently a multi-residential building on one of the best blocks in The Junction surrounded by excellent restaurant, retail, and services uses. In its present configuration with well-maintained and up-dated 5 residential units, this property can generate a 6% return after expenses,
- The Main Floor of 2,241 sq. ft. could easily be converted to Commercial Use and combined with the Basement. Removing the false ceiling on the main floor would reveals soaring, double-height, ceilings.
- The entire property can be offered with vacant possession allowing an Investor or User to set their own rents or create their own vision. Phase 1 Environmental Site Assessment & Fire Inspection Certificate available.
- 6 separate hydro & gas meters. High efficient gas heating, AC, updated washrooms w/ full sized tubs, kitchens with fridges stoves, dishwashers, microwaves & double sinks. The upper unit features large deck, skylights and electric fireplace, full size washer & dryer. Throughout the building: fresh paint, fire extinguishers, and lighting.
- A Green 'P' surface parking lot with electric charging stations and Bikeshare docks backs on to the property and is accessible by a rear gate.
- 24 hour bus at front door, walking distance to Bloor Subway, UP Express & Stockyards Mall



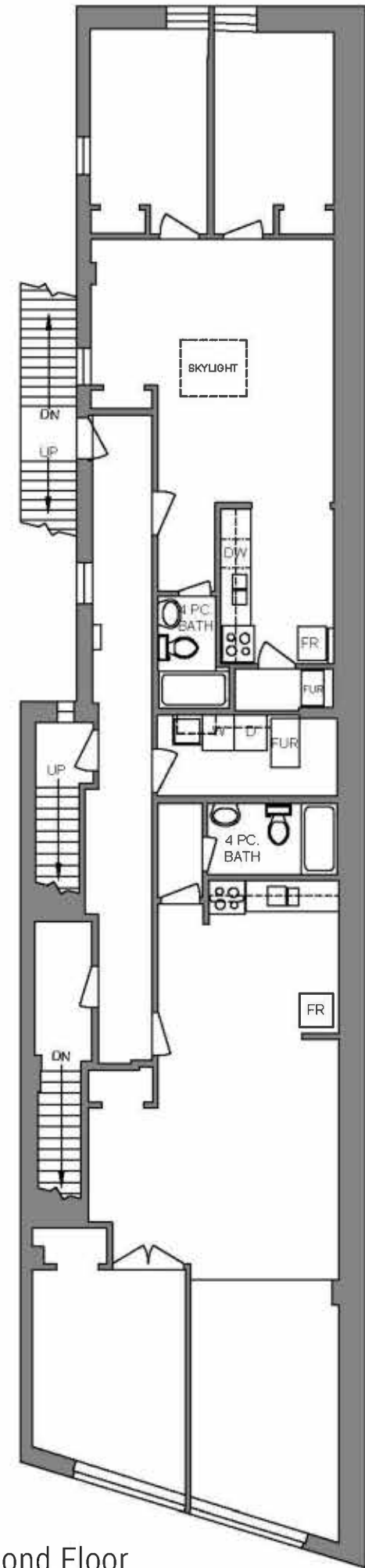
Floor Plans



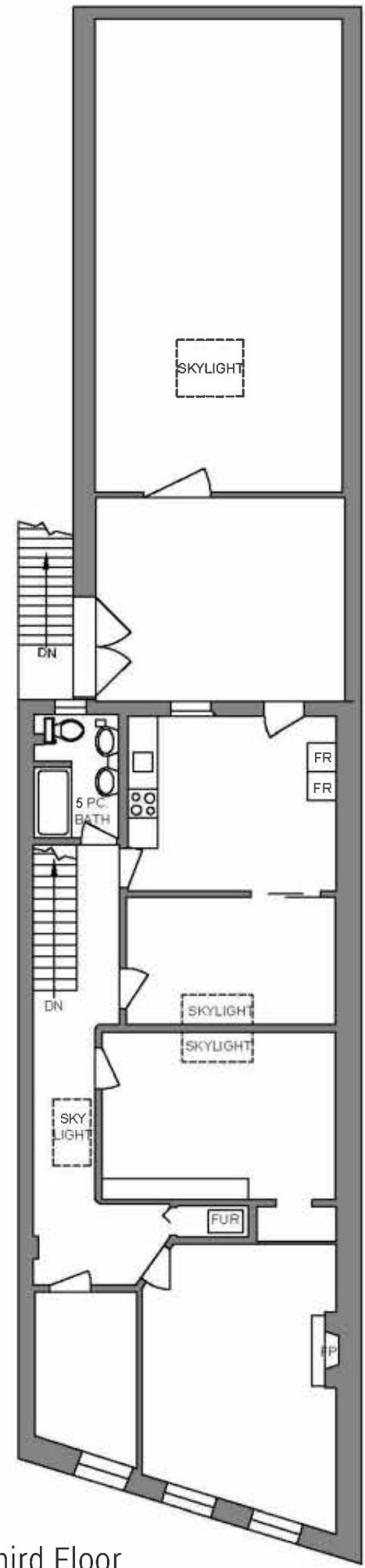
Basement



Main Floor

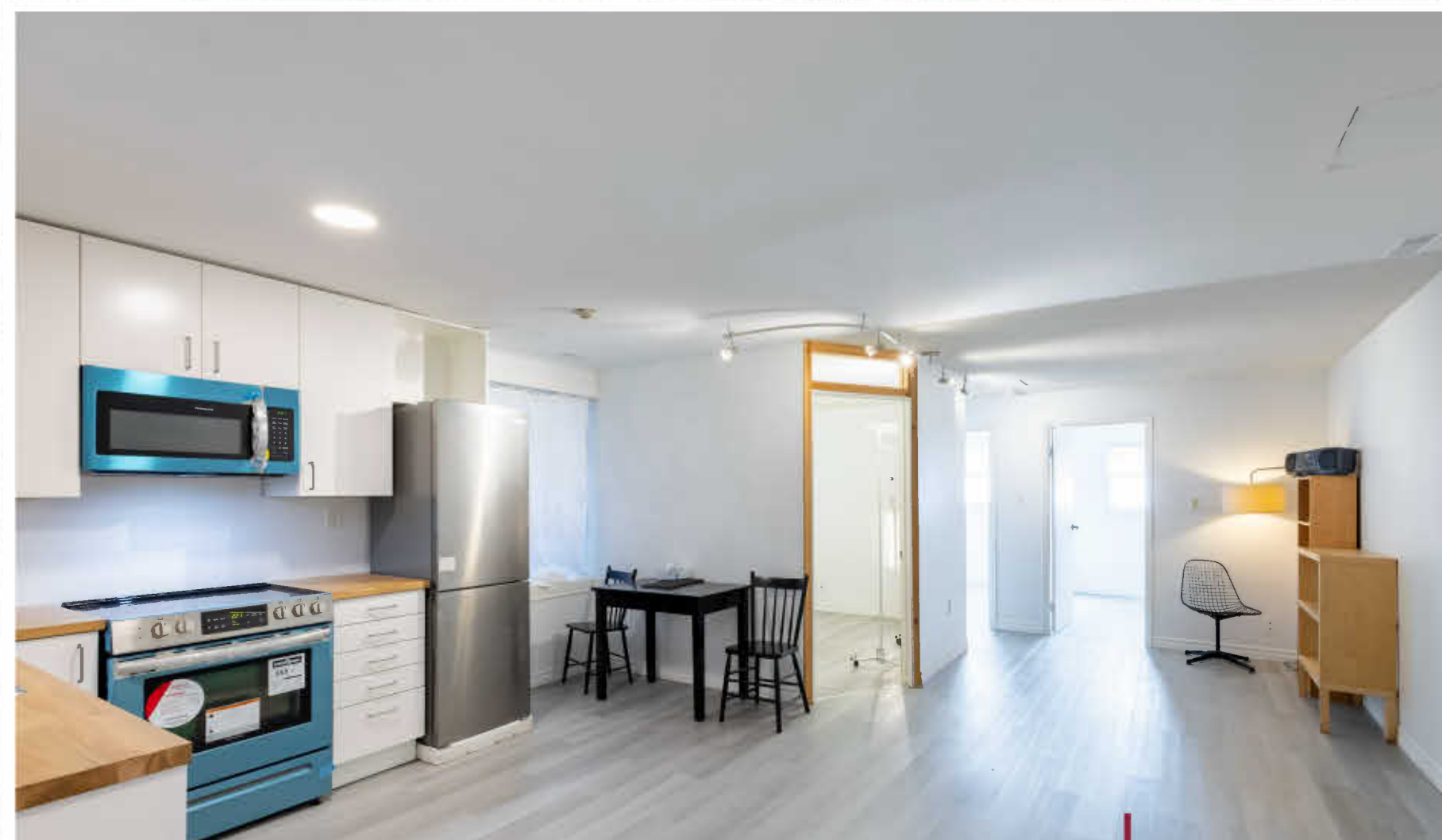


Second Floor



Third Floor

The Building



The Possibilities



Rendering of new commercial storefront facade incorporating existing basement front entrance

Rendering of third floor deck accessed from great room.





Rendering of existing building w/ rooftop decks



Rendering of great room third floor addition with rear view.

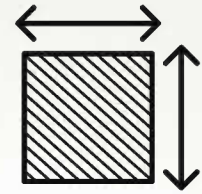


Rendering of third floor great room addition and rooftop decks.

Rendering of new commercial facade.



Main Floor & Basement



2,241sq. ft. - Main
1,374 sq.ft. - Bsmt

Main Floor:

- Unit 101 (1,000 sf) - 2 bedroom apartment + office/den/3rd bdrm at front.
- Recent Upgrades: paint, lighting, furnace, AC, washroom.

- Unit 102 (900 sf) - 3 bedroom at rear.
- Recent Upgrades: Paint, lighting, complete kitchen, cabinets, fridge, stove, dishwasher, washroom, flooring, furnace.
 - Can easily be converted to commercial retail/services space w/ over 14' ceiling height.
- Basement dry w/ separate front entrance and contains 6 gas and electrical meters for all units - one for each Tenant plus common area.

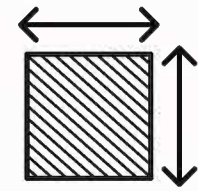




Main Floor



Second Floor



2,307 sq. ft. - Second Floor

- Unit 201 (1,000 sf) - 2 bedroom apartment + office/den/3rd bdrm.
- Recent Upgrades: paint, complete washroom, dish washer, microwave, lighting.
- Unit 202 (900 sf) - 2 bedroom + office/den
- Recent Upgrades: paint, microwave, 4 x 4 opening skylight, furnace, roof.
- Laundry Room: Extra large Washer & Dryer.



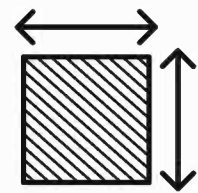
Second Floor



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Third Floor



1,341 sq. ft. - Third Floor

- Unit 301 (1,360 sf + 300 sf deck)- 4 bedrooms with large skylights, electric fireplace & large roof area deck suitable for extension.
- Recent Upgrades: paint, washroom, stove, dishwasher, floor, lighting.



Third Floor

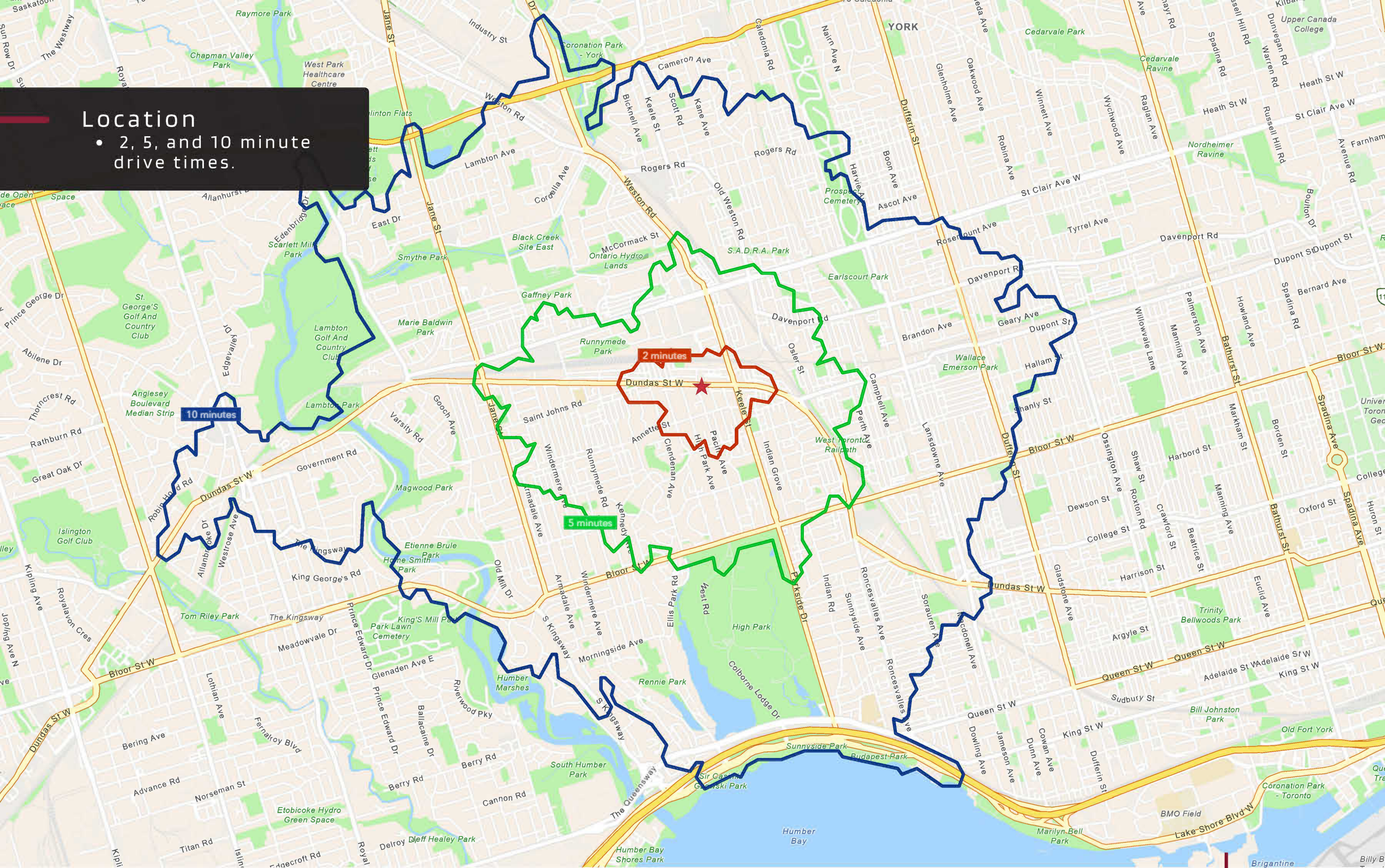


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Location

- 2, 5, and 10 minute drive times.



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Address: 3200 Dundas St. W

Name: Craft Residences

Status: Completion 2026

Stories: 6

Units: 86

Type: Condo

\$ psf: \$1,500



Address: 2927 Dundas St. W.

Name: The Medland Lofts

Status: Completed 2005

Stories: 3

Units: 9

Type: Condo

\$ psf: \$1,008



Address: 410 Keele St.

Name: Junction Sq. Condos

Status: Completion 2027

Stories: 5

Units: 65

Type: Condo

\$ psf: \$1,203



Address: 2720 Dundas St. W.

Name: Junction House

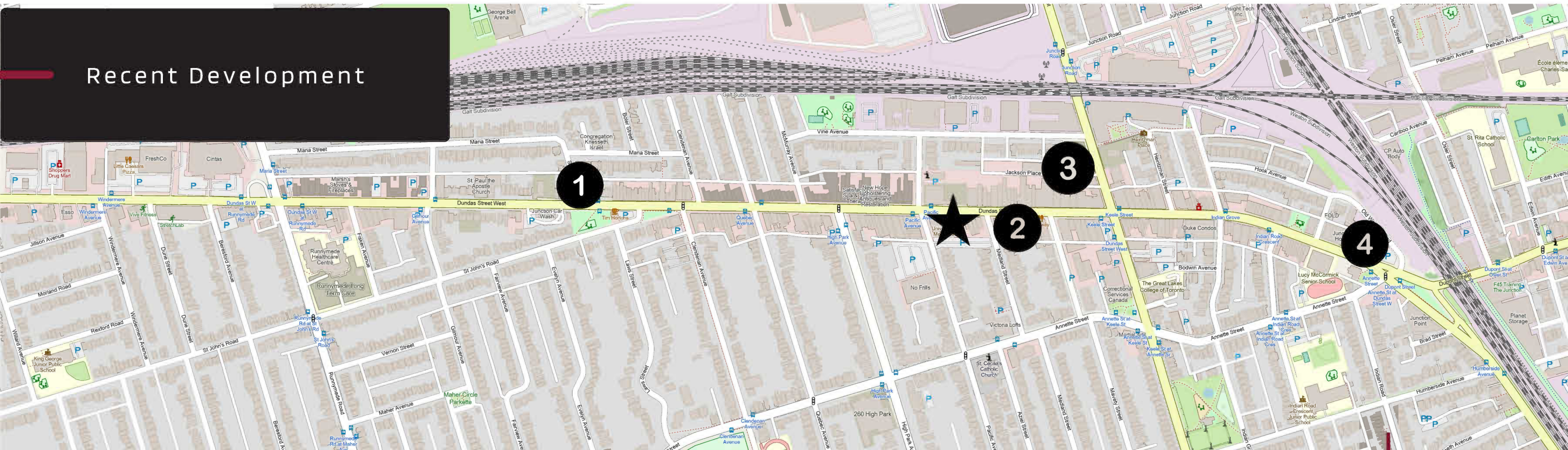
Status: Completed 2025

Stories: 9

Units: 144

Type: Condo

\$ psf: \$1,136



Recent Development

Demographics

2965 Dundas St W, Toronto, Ontario, M6P 1Z2
 Ring of 1 kilometer

Latitude: 43.66527
 Longitude: -79.46808

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TRENDING REPORT
 2965 Dundas St W, Toronto, Ontario, M6P 1Z2

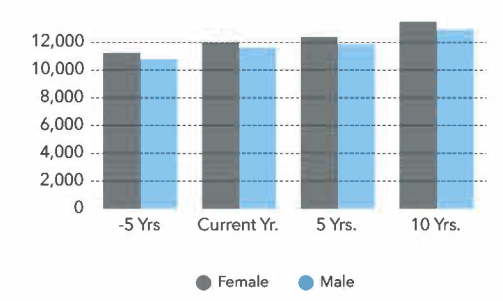
23,601
Population

38.6
Median Age

9,839
Households

CA\$105,252
Median Income

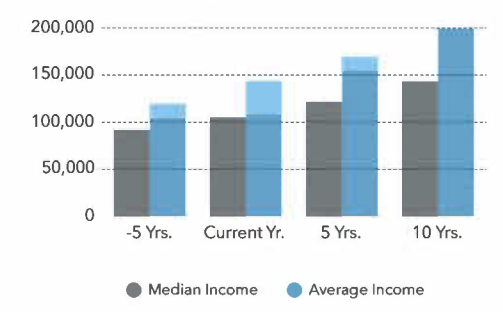
Gender Population Trends



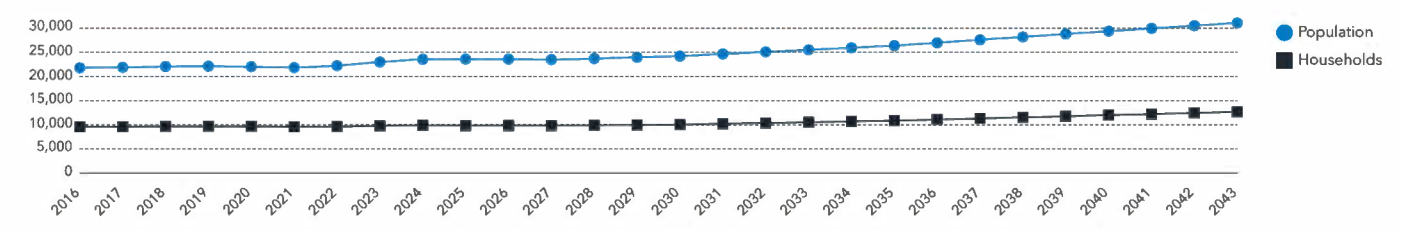
Houses & Apartments Trends



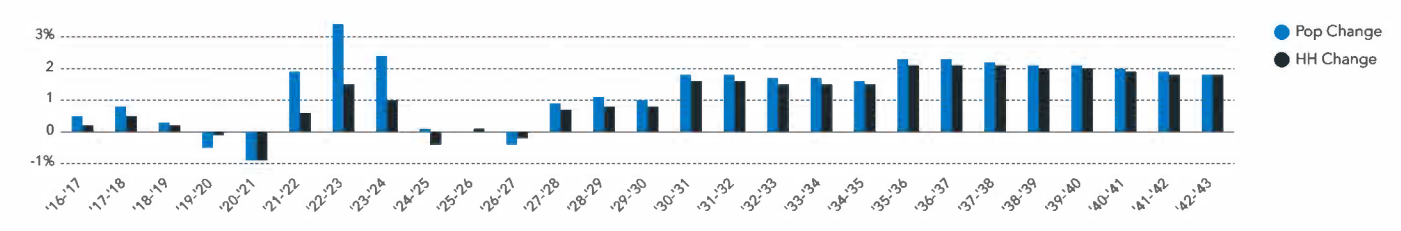
Median & Average Income Trend



Population and Household Counts



Population and Household Percent Changes



Indieville
 Dominant PRIZM Segment

23,601
 Total Population

38.6
 Median Age

9,839
 Total Households

CA\$105,252
 Median Income

7,426
 Visible Minority Population

74.9
 Labour Participation Rate

8,984
 University Bachelor Level or Above

8,720
 Period of Immigration

2.4
 Average Number of Persons per Household

0.6
 Average Number Children per Household



Source: This infographic contains data provided by Environics (2020, 2025, 2030, 2035).

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March 17, 2026

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