



**CUSHMAN &  
WAKEFIELD**

**2913**

**DUNDAS STREET WEST**

Premier Investment/Long Term User Opportunity in the  
Heart of the Junction

# THE PROPERTY

The subject Property offers prospective purchasers the opportunity to acquire a 3,848 sf streetfront retail building in the heart of the Junction, on the south side of Dundas Street West. The Junction has evolved into one of Toronto's trendiest neighbourhoods, known as a hot spot for restaurants, bars, craft breweries and boutique stores. A number of residential projects have been completed recently in the surrounding area and with over 17,000 upcoming units, the Junction will continue to experience residential gentrification and intensification strengthening the market for local businesses.

PROPERTY DETAILS	
Land Area	2,145.39 sf
Frontage	17 ft
Depth	130 ft
Building Size*	<b>Total Size:</b> 3,848 sf (2,848 SF Above Grade) <b>Ground Floor:</b> 1,603 sf <b>Second Floor:</b> 1,245 sf <b>Lower Level:</b> Approximately 1,000 sf
Apartment Size	<b>Apartment 1:</b> 540 sf - 1 Bedroom <b>Apartment 2:</b> 705 sf - 2 Bedroom
Parking	2 Rear Parking Spaces
Zoning	Commercial Residential - CR 2.5 (c1; r2)*2220)
Property Taxes	\$14,869 (2024)
Net Operating Income	\$98,439 (2024)
Retail Lease Expiry	May 31, 2027 (with no further options to extend / right to renew)
Asking Price	\$2,099,000

\*Size is approximate and based on information provided by the Vendor.

# INVESTMENT HIGHLIGHTS



Located within The Junction, one of Toronto's most popular west end neighbourhoods.



Stable and care free going in net income, with a long standing credit worthy ground floor tenant.



Located 1.2 kilometres north from the Keele Subway Station, providing access along the Line 2 - Bloor Danforth and steps away from Dundas Street West bus route.



The Property offers the opportunity to re-lease or extend the current tenancy at terms suitable to a new purchaser, with predetermined terms and no option or mechanism for the current tenant to renew in 2027.



Ability for a potential occupier to acquire the asset and occupy the ground floor retail space upon expiry of the existing tenancy.



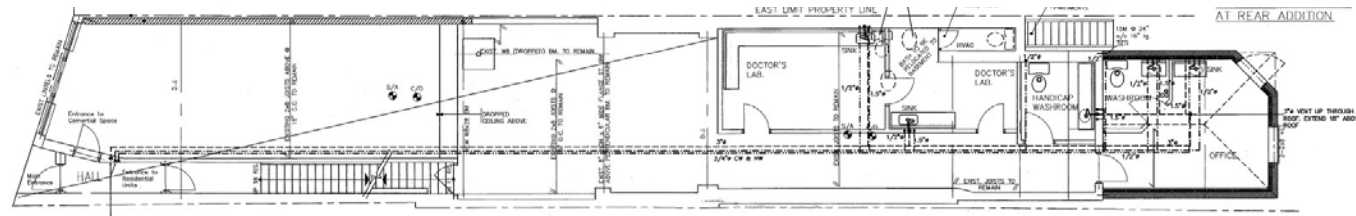
Flexible Commercial Residential zoning designation allows for a number of permitted uses including education use, massage therapy, medical office, office, eating establishment, retail service and retail store.



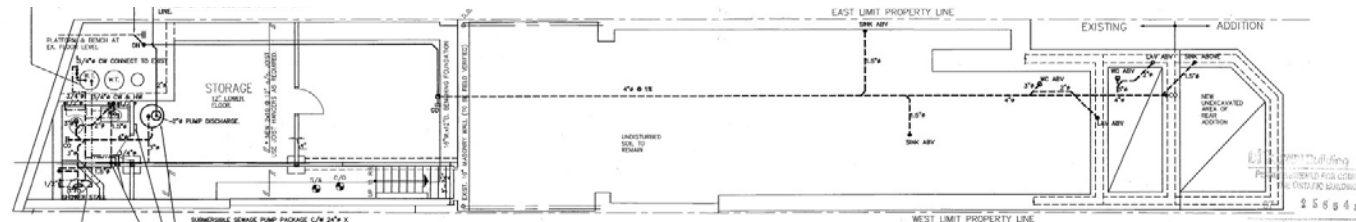
Fully renovated lower level space provides added value to a retail tenant - currently used as an optical laboratory.

# FLOOR PLANS

## Ground Floor



## Basement



# FINANCIAL OVERVIEW

## BASE RENTAL REVENUE

Unit	Total Base Rent
Basement Space	\$0
Ground Floor Retail	\$53,749
Apartment 2A	\$30,135
Apartment 2B	\$24,108
<b>Total Base Rental Revenue</b>	<b>\$107,992</b>

## ADDITIONAL RENT

Property Taxes	\$7,253
Water & Waste	\$800
Insurance	\$1,500
Total Additional Rent:	\$9,553
<b>Total Gross Revenue:</b>	<b>\$117,545</b>

## OPERATING EXPENSES

Property Taxes	\$14,506
Water & Waste	\$1,600
Insurance	\$3,000
Total Operating Expenses:	\$19,106
<b>Net Operating Income:</b>	<b>\$98,439</b>



# PROPERTY GALLERY

Ground Floor



# THE LOCATION

## Local Businesses

- 1 The Sweet Potato
- 2 Tim Hortons
- 3 A&W
- 4 Subway
- 5 Dominos
- 6 TD Canada Trust
- 7 LCBO
- 8 Walmart Supercentre
- 9 Canadian Tire
- 10 Metro
- 11 Best Buy
- 12 RONA
- 13 Staples
- 14 Mark's
- 15 The Home Depot
- 16 Shoppers Drug Mart
- 17 Stock Yards Village
- 18 Winners
- 19 PetSmart
- 20 Spork Chek

## Parks & Leisure

- 1 Vine Avenue Playground
- 2 Baird Park
- 3 Ravina Gardens
- 4 Lithuania Park
- 5 High Park



## Area Demographics - 3km



**182,195**  
Population



**\$118,836**  
Average Household Income



**40**  
Average Age



**96**  
Walk Score



**86**  
Bike Score



**75**  
Transit Score

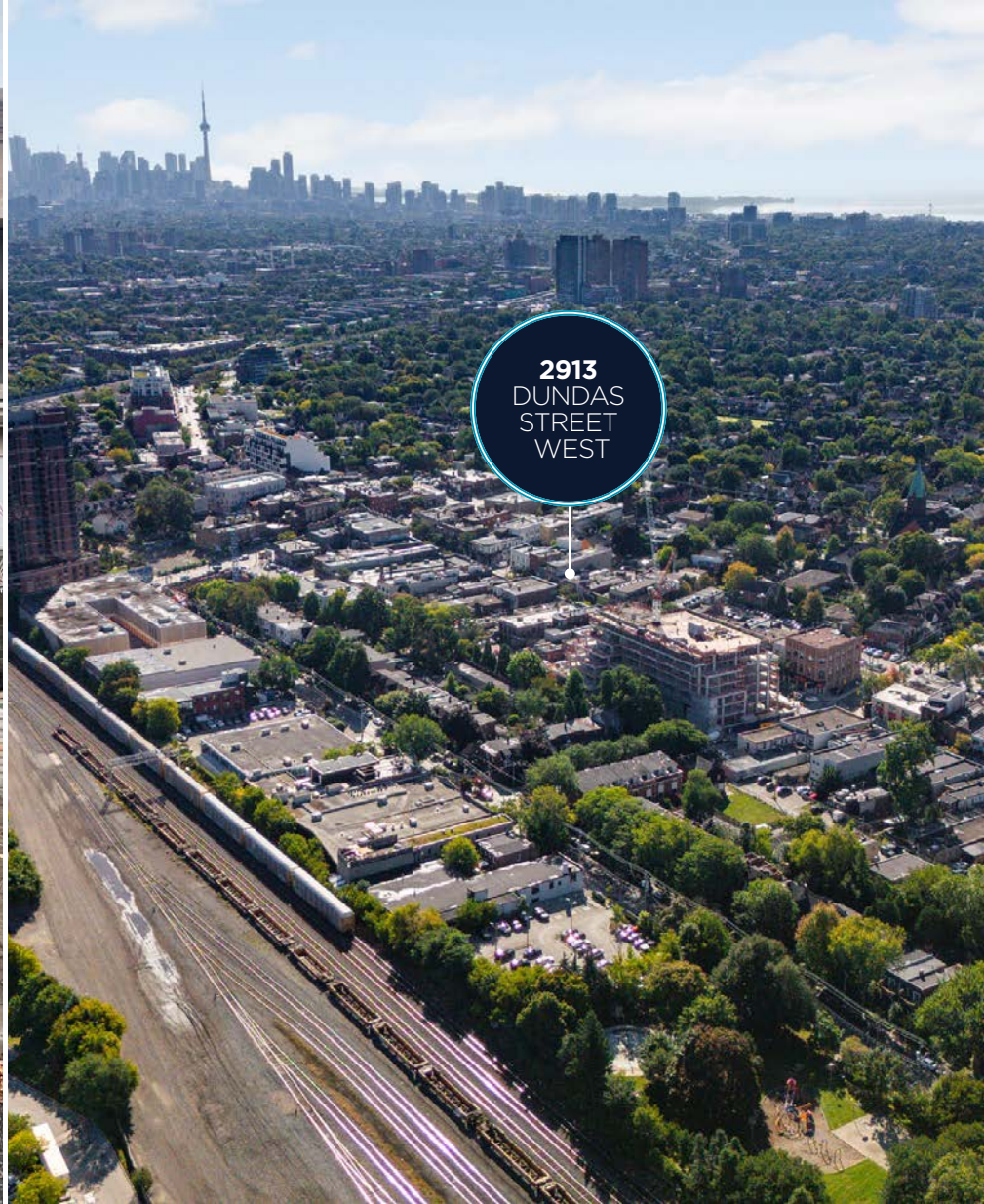
# THE LOCATION

With an increase in demand, there continues to be strong residential development activity in the area with 3,833 existing units and 17,289 upcoming units within the Junction submarket.

## Immediate Area - Active & Proposed Condominium Projects

	PROJECT	ADDRESS	STATUS	UNITS
1	Benny Stark / Turnberry - Blocks 2 - 4	116 Turnberry Ave	Application	1,789
2	Caledonia Park / St Clair	1613 St Clair Ave W	Application	237
3	Carlyle Junction	6 Lloyd Ave	Application	545
4	Cobalt / St Clair	2237-2283 St. Clair Ave W	Application	537
5	Dundas / Chelsea - N & S Block	2400-2440 Dundas St W	Application	873
6	Gilmour / Dundas	3239-3251 Dundas St W	Approved	88
7	Grain Lofts	1650-1664 Dupont St W	Approved	160
8	Keele / Ethel	87 Ethel Ave	Application	1,255
9	Keele / Junction - Phases 1 - 3	5-43 Junction Rd	Application	1,888
10	Keele / St Clair	611-623 Keele St	Application	352
11	Old Weston / Davenport	290 Old Weston Rd	Appealed	277
12	Old Weston / Westport	189-195 Old Weston Rd	Application	326
13	St Clair / Hounslow	1745-1753 St Clair Ave W	Approved	69
14	St Clair / Old Weston - Towers A - C	1799 St Clair Ave W	Application	1,051
15	St Clair Gardens	1500-1536 St Clair Ave W	Application	770
16	The Corbel	2760 Dundas St W	Application	28
17	Union / Townsley - Blocks A - D	77 Union St	Application	2,964
18	Union / Turnberry - Blocks A & B	2-80 Union St	Application	1,364
19	Upper Junction II	2231 St Clair Ave W	Application	293
20	316 Junction Condominiums	316-336 Campbell Ave	Pre	283
21	Craft Residences	3194-3206 Dundas St W	Pre	85
22	Junction Square	410 Keele St	U/C	65
23	Junction Point	2639 Dundas St W	U/C	111





# THE OFFERING

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the sale of 2913 Dundas Street West, Toronto, Ontario (“The Property”). The Property is offered for sale at an asking price of \$2,099,000. The Listing Broker is accepting offers as received. The Vendor’s objective is to maximize upfront cash sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing. All inquiries regarding the Property or requests for further information should be directed to the Broker as exclusive agent for the Vendor.

## Listing Agent

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