



FOR SALE

STORE W APT/OFFICE

MLS# C13451308

837 Dundas Street W, Toronto, ON M6J 1V4

Trinity-Bellwoods, Toronto · M6J 1V4

C\$ 6,399,000

0	0	10,800	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

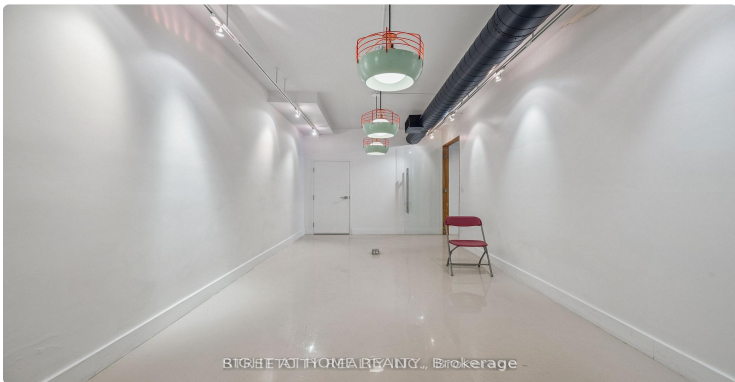
ABOUT THIS PROPERTY

Rare opportunity to acquire a corner lot, mixed-use commercial/res property in the heart of Trinity Bellwoods, with 2 parking spots. Meticulously maintained by a very attentive landlord. Location: Steps from Trinity Bellwoods Park and Toronto Western Hospital and easy access to the university of Toronto. The area is surrounded by excellent restaurants and amenities, making it highly desirable for both residential and commercial tenants. Income potential: this property can achieve a cap rate of 5% and is capable of being cash flow positive with a market-rent commercial tenant @ \$45 per sqft. Commercial space: The main floor offers ~3,500 sqft of clear-span space with an interior that is currently divided into modern office units. Vacant possession, or new tenancy, is possible. Residential units: The upper floor features three very large residential apartments with 10 ft ceilings and extra storage lockers for each unit. Two x 2 bed units: Modern up to date finishes. One x bed unit: Vacant and ready for a new tenant, or an owner/occupier. Each unit has an additional storage locker. Basement: The finished basement is maybe one of the cleanest basements in this area and offers high ceilings, polished floors, and a separate entrance, making this suitable for a third tenant or as an extension of the main floor commercial space. Detailed expenses and a professionally prepared planning report indicating future potential are available upon request.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$41,382
POSTAL CODE	M6J 1V4
NEIGHBOURHOOD	Trinity-Bellwoods

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.