



FOR SALE

STORE W APT/OFFICE

MLS# W13414740

2261 Dundas Street W, Toronto, ON M6R 1X6

Roncesvalles, Toronto · M6R 1X6

C\$ 2,599,900

4	4	—	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime Mixed-Use Investment & Development Opportunity in the Heart of Roncesvalles Village.Exceptional opportunity to acquire a landmark mixed-use building at 2261-2263 Dundas Street West, offering strong in-place income, significant upside potential, and future redevelopment opportunities in one of Toronto's most vibrant and sought-after neighbourhoods.The property features approximately 4,000 sq. ft. of street-level retail space plus a fully finished lower level complete with walk-in industrial freezer, storage areas, men's and women's washrooms, updated HVAC systems, and sprinkler infrastructure. Hundreds of thousands of dollars have been invested in building improvements, creating a turnkey opportunity for investors or owner-operators.Above the commercial space are two well-maintained 2-bedroom residential apartments, both occupied by long-term tenants and generating over \$5,000 per month in rental income. The vacant retail component presents an excellent opportunity for owner occupancy or lease-up, with estimated rental potential of approximately \$8,000-\$10,000 per month, creating substantial income growth potential.Situated on a prominent stretch of Dundas Street West, the property benefits from exceptional visibility, strong pedestrian traffic, and proximity to transit, restaurants, cafes, and neighbourhood amenities. For developers, the site offers compelling long-term value with potential for redevelopment into a 6-storey mixed-use residential building with ground-floor retail, subject to buyer due diligence and municipal approvals.A rare opportunity to secure a high-exposure asset with immediate income, future leasing upside, and redevelopment potential in one of Toronto's strongest urban markets.

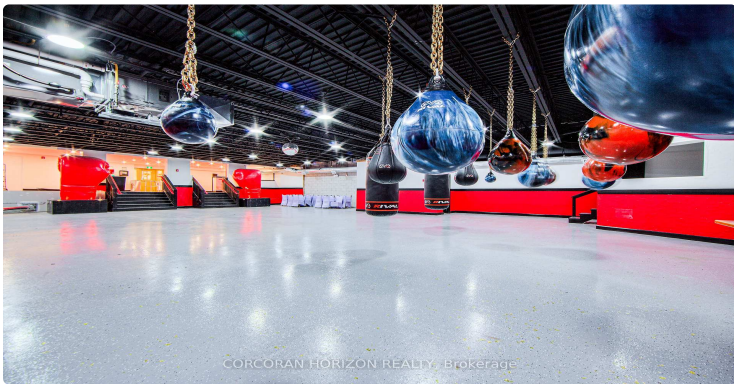
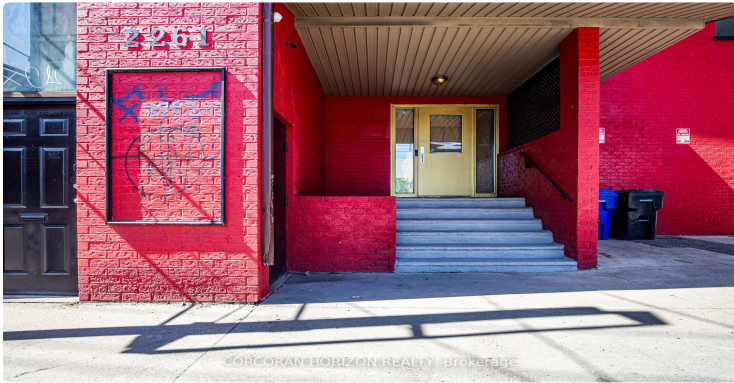
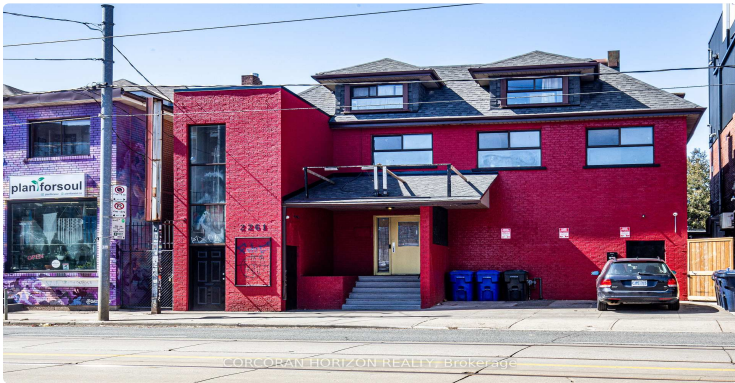
FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Place Of Worship
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Public Transit
- ✓ Library
- ✓ Hospital

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Store W Apt/Office
BASEMENT	Walk-Up, Separate Entrance, Full, Finished
FACING	West
AREA RANGE	5000 + sqft
PARKING	3 spaces
ANNUAL TAX	\$43,325
POSTAL CODE	M6R 1X6
NEIGHBOURHOOD	Roncesvalles

GALLERY





LISTING AGENT

Pavel Shaganenko

CORCORAN HORIZON REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.