



FOR SALE

MULTIPLEX

MLS# W13430790

2963 Dundas Street W, Toronto, ON M6P 1Z2

Junction Area, Toronto · M6P 1Z2

C\$ 2,988,000

14	6	—	0	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Located in the Best block in the Junction this meticulously maintained 3 storey property is just shy of 6,000 sq. ft, and is filled with character and possibilities. Currently configured as 5 large, beautifully updated, apartments with private terraces and up to a total of 14bedrooms, this property boasts the potential of achieving an estimated cap rate of over 6% for an investor. The building can also be offered with vacant possession allowing for many possibilities for a user including LIVE/WORK, or the 2,241 sf main floor could be converted to a commercial use with souring 14' ceilings making a perfect location for a retail, hospitality, or services business with ample auxiliary income from the floors above. Front entrance to lower level. 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. Seller may consider VTB 2nd mtge at terms to be negotiated.

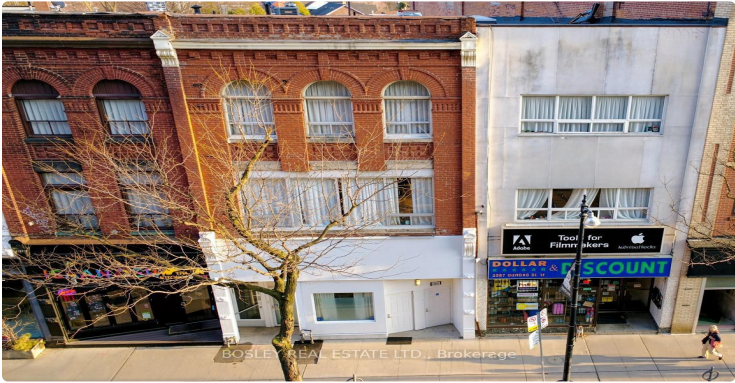
FEATURES

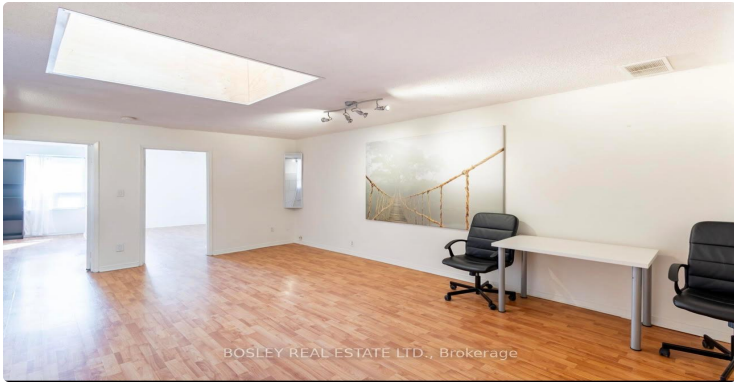
- ✓ Basement
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Separate Entrance, Unfinished
FACING	West
AGE	100+ years
AREA RANGE	5000 + sqft
ANNUAL TAX	\$8,672
POSTAL CODE	M6P 1Z2
NEIGHBOURHOOD	Junction Area

GALLERY





LISTING AGENT

Pavel Shaganenko

BOSLEY REAL ESTATE LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.