FOR SALE | INVESTMENT | MLS# W13430800

2963 Dundas Street W, Toronto, ON M6P 1Z2

Junction Area, Toronto · M6P 1Z2

C$ 2,988,000

0	0	5,889	—	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

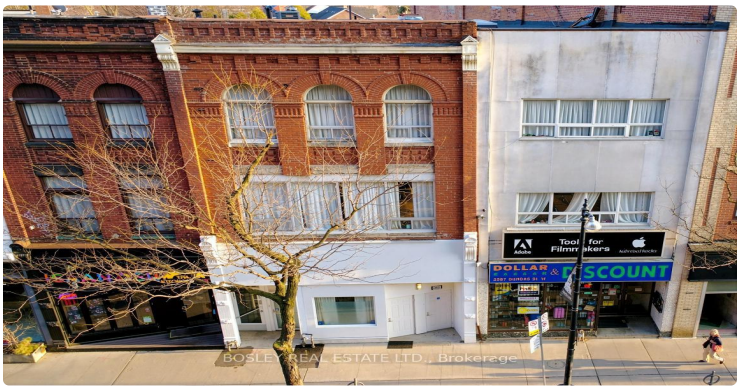
Located in the Best block in the Junction this meticulously maintained 3 storey property is just shy of 6,000 sq. ft, and is filled with character and possibilities. Currently configured as 5 large, beautifully updated, apartments with private terraces and up to a total of 14bedrooms, this property boasts 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.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
AGE	100+ years
ANNUAL TAX	$8,672
POSTAL CODE	M6P 1Z2
NEIGHBOURHOOD	Junction Area

GALLERY

Tools for Filmmakers
DISCOUNT
BOSLEY REAL ESTATE LTD., Brokerage


DOLLAR & DISCOUNT
BOSLEY REAL ESTATE LTD., Brokerage

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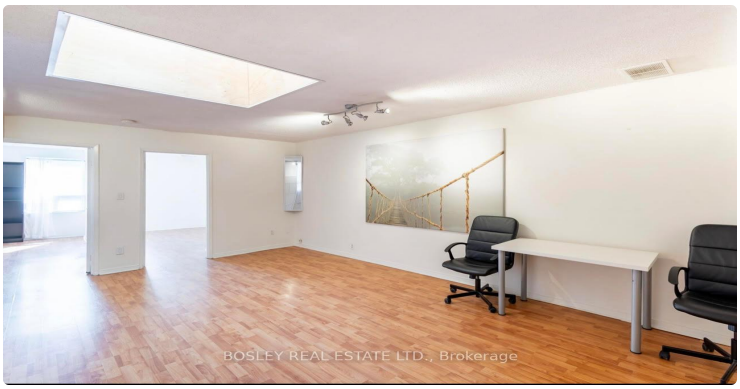
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LISTING AGENT

Pavel Shaganenko

BOSLEY REAL ESTATE LTD.

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.