



FOR SALE

STORE W APT/OFFICE

MLS# W13654766

3142 Dundas Street W, Toronto, ON M6P 2A1

Junction Area, Toronto · M6P 2A1

C\$ 1,349,000

3	2	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime Investment Opportunity in a Sought-After Location The JunctionAs the current owners are set to retire, this exceptional property presents a unique investment opportunity right across from Tim Hortons. The main floor is a catering business called Euro Pasta, establishing a vibrant presence in this bustling neighbourhood. You can keep it the same or change it to the business of your choice. On the second floor you'll find a cozy 2-bedroom apartment, perfect for business owners who wish to both work and live on-site, or for investors looking to rent out. Each unit benefits from separate entrances, enhancing privacy and convenience.The basement is finished. Externally, there are 4 parking spots accessible via the back lane, ensuring ample parking for both commercial and residential occupants. Included in the sale are essential appliances: stove, two fridges, a washer, and a dryer, making this a turnkey investment.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Store W Apt/Office
BASEMENT	Finished with Walk-Out
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$6,745
POSTAL CODE	M6P 2A1
NEIGHBOURHOOD	Junction Area

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Second	—	—
Kitchen	Ground	—	—
Primary Bedroom	Second	—	—
Recreation	Basement	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Workshop	Ground	—	—
Kitchen	Second	—	—
Bathroom	Second	—	3 Pc Bath
Bedroom 2	Second	—	—
Den	Basement	—	—
Bathroom	Basement	—	3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

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