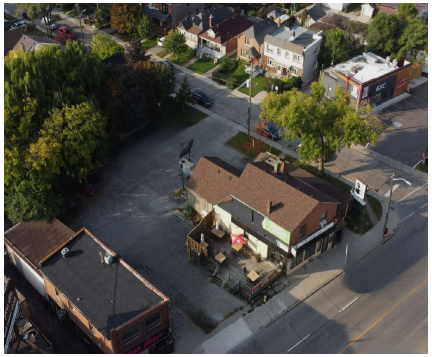
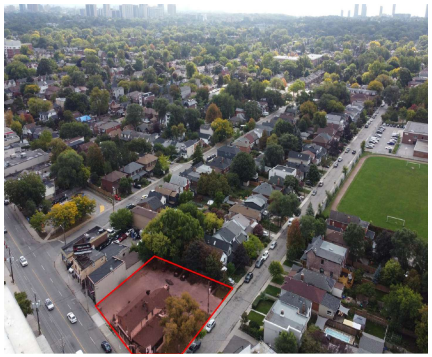
COMMERCIAL EMPLOYMENT-ZONED LAND WITH DEVELOPMENT OPPORTUNITY

3513 Dundas Street West, Toronto









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(416)-458-8498

K2 COMMERCIAL GROUP

ROYAL LEPAGE COMMERCIAL

Contact Info:

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THE OFFERING

THE OFFERING

K2 Commercial Group and Royal LePage Commercial are pleased to offer an excellent commercial opportunity in the predominant pocket of Bloor West Village and the Junction. An incredible opportunity to acquire this highly visible corner property in Toronto's West Junction neighborhood. With over 12000 sq ft (.283 acres) and over 100 ft of frontage along Dundas Street West, this well positioned property is ideally suited for a wide variety of uses. It is currently improved with a 2-storey mixed use building with a commercial retail in the main floor and an apartment/office space on the upper level. The location also provide an ample parking space on the rear of the property. Surrounded by several new development projects including low rise purpose built residential, self storage, retail and medical, this property represents a great addition to any portfolio or ideal for an end user. The current property is Tenanted with decent holding income.

The City of Toronto designates the property as CE – Commercial Employment that permits a wide range of commercial retail and service uses. The site offers significant potential for future redevelopment.

ASKING PRICE: $4,250,000

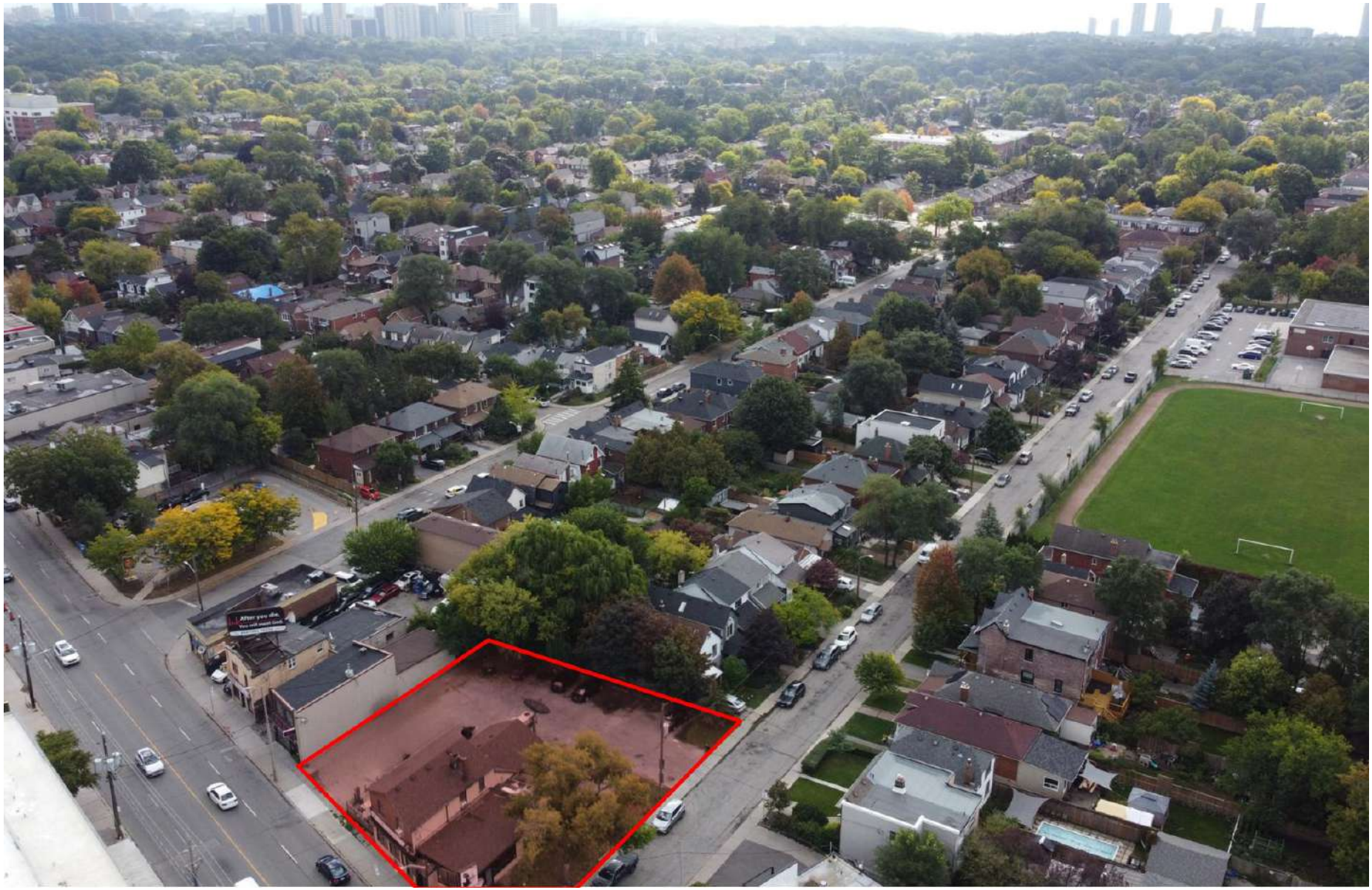
PROPERTY OVERVIEW

Location	Dundas Street West and Jane Street
Municipal Address	3513 Dundas Street West Toronto ON M6S 2S6
Legal Description	LT 27-28 PL 829 TWP OF YORK; TORONTO (YORK), CITY OF TORONTO
PIN	105190085
Site Area	Approx. 12,313 sq ft (0.283 acres)
Lot Size	105.67 ft x 137 ft
Zoning	CE – Commercial Employment
Property	2-storey commercial residential building with retail space in the main floor

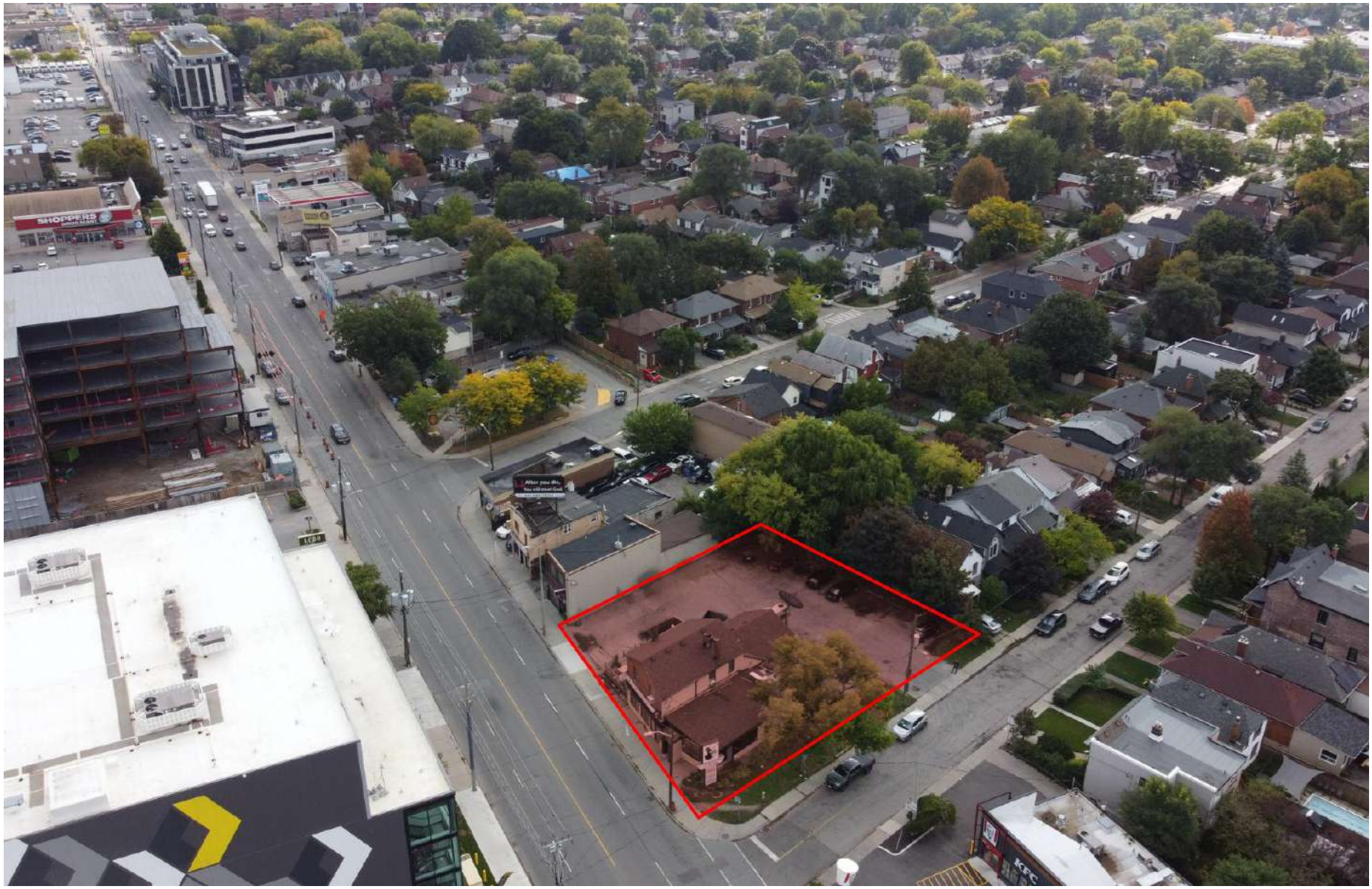
AERIAL IMAGES



AERIAL IMAGES



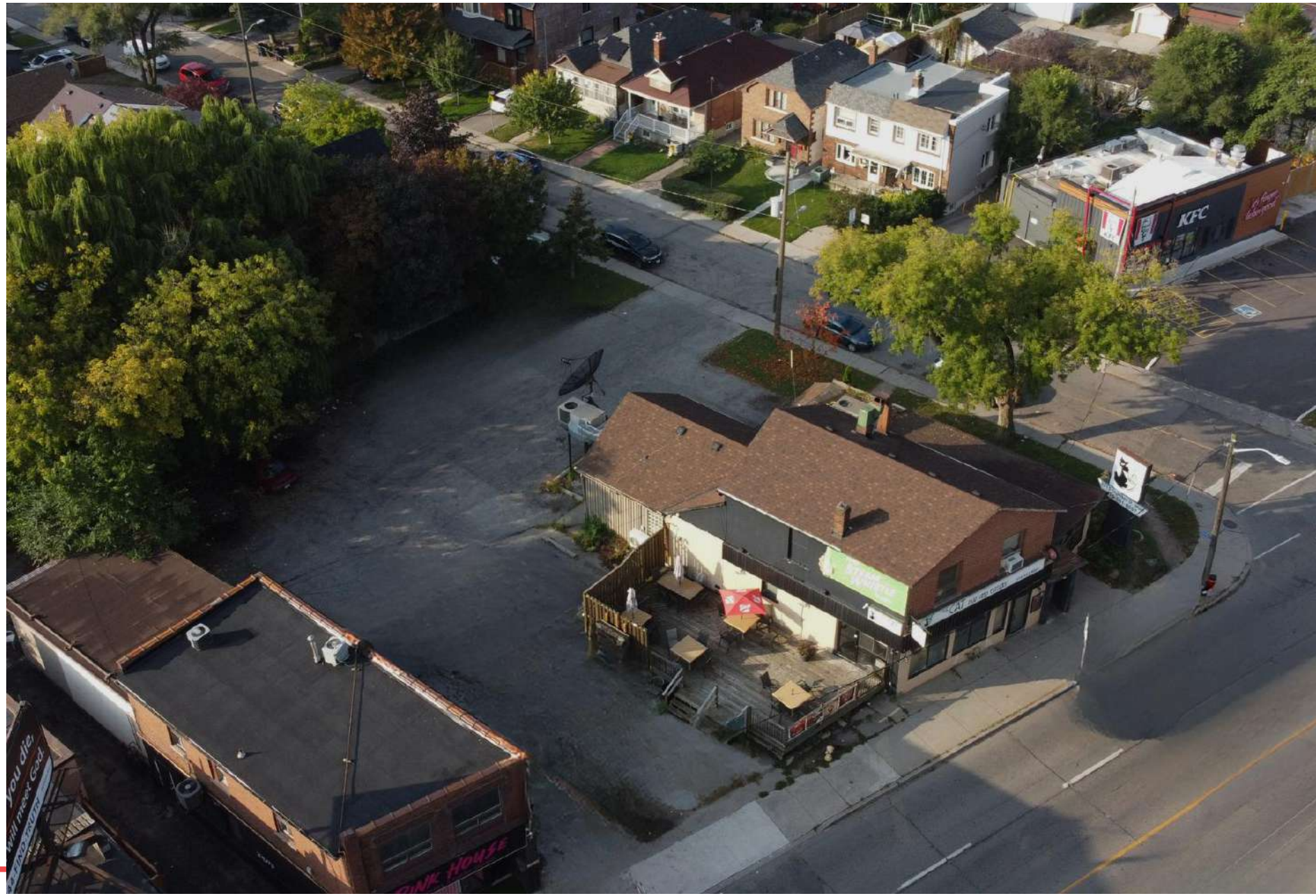
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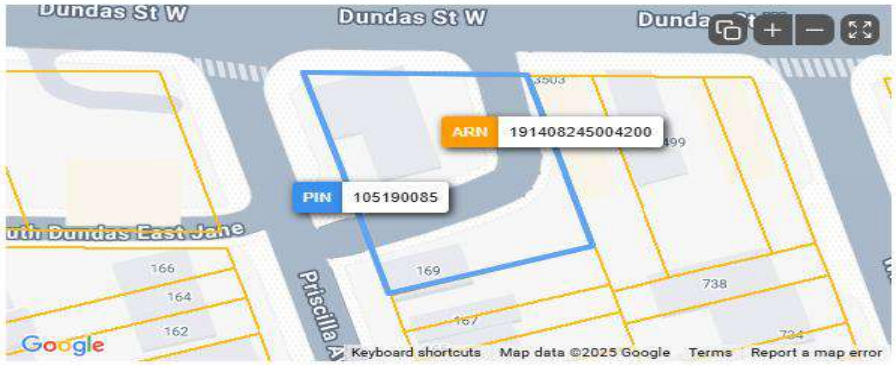


PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Site Location	Dundas Street West and Jane Street
Transit	• A minute walk from the nearest bus (Bus #40) stop • 6-minute drive to TTC Jane Subway Station • 16-minute drive to Kipling GO station
Surrounding Property	The property is nestled in the along the commercial corridor of Dundas Street West, surrounded by a blend of commercial retail and residential properties
Frontage	105.67 ft
Zoning	CE – Commercial Employment





Area: 12,313.90 ft²(0.283 ac) **Perimeter:** 449.48 ft

Measurements: 105.81 ft x 138.04 ft x 100.79 ft x 106.54 ft

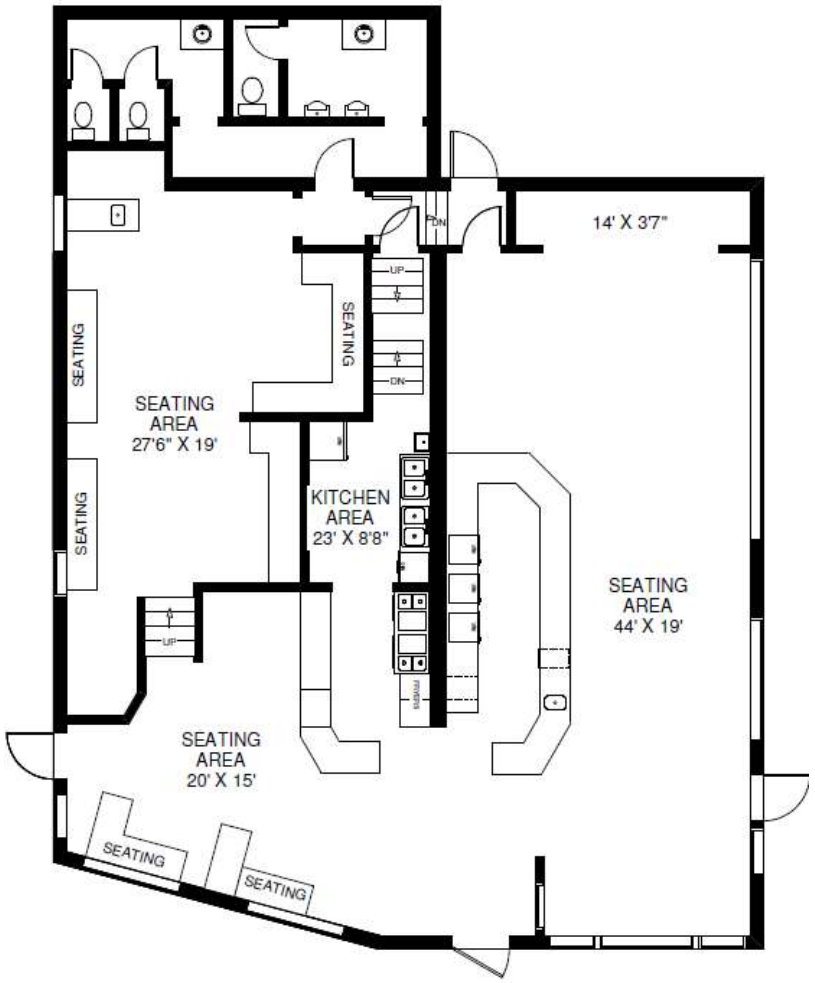
Lot Measurement Accuracy: LOW

Tenant Information

TENANT LEASE	
Lease	New Lease is yet to be signed
Term	Proposed 5 years
Rates	Year 1: $88,000 net with 5% escalations
Extension Right	1 period of 5 years
Early Termination	1-year early termination



3513 DUNDAS STREET WEST



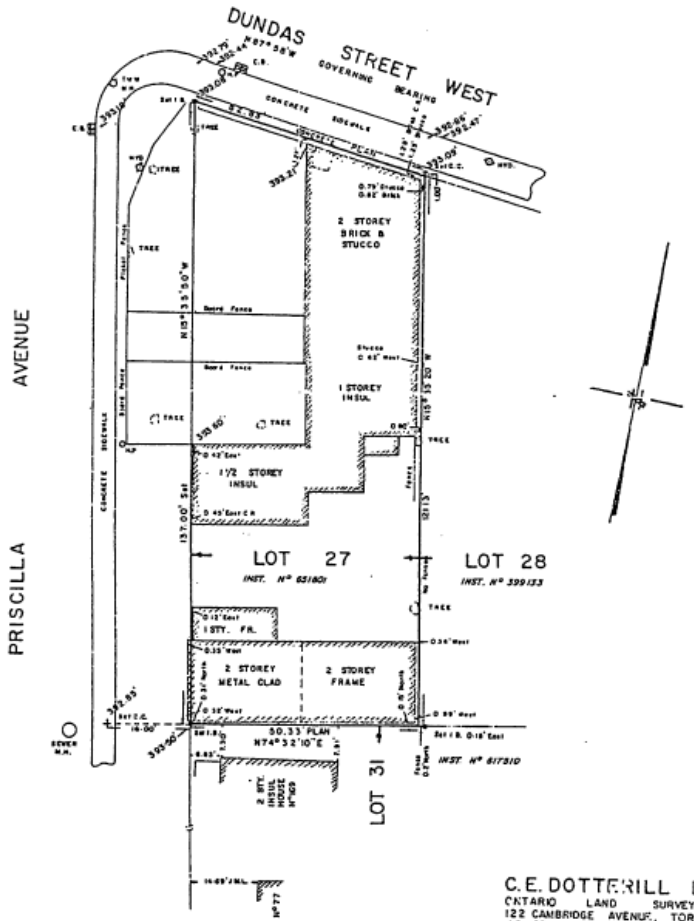
APPROXIMATELY 2,500 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.

SURVEY

PLAN OF SURVEY OF
LOT 27, REGISTERED PLAN 829 YORK
BOROUGH OF YORK
SCALE 1" = 16'

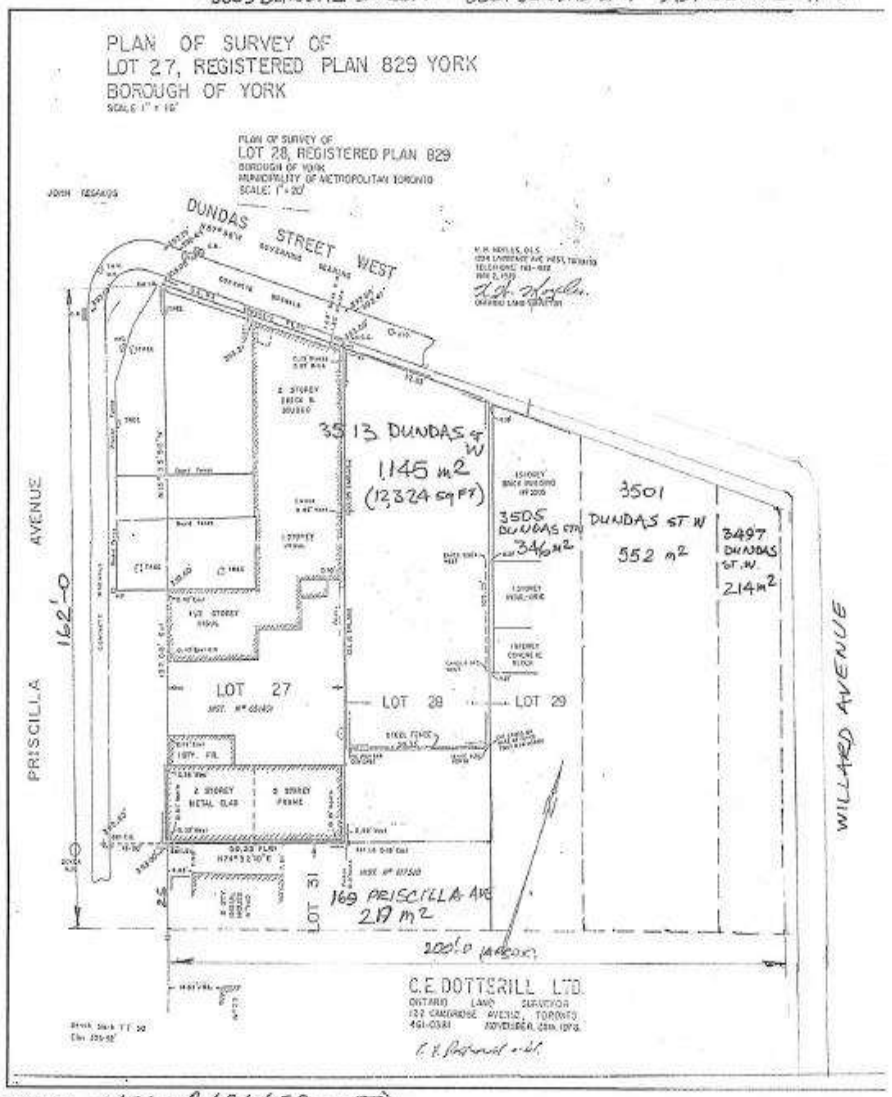
JOHN REGAKOS



Bench Mark YT 30
Elev 395.92'

C. E. DOTTERILL LTD.
ONTARIO LAND SURVEYOR
122 CAMBRIDGE AVENUE, TORONTO.
461-0381
NOVEMBER 28th. 1978.

SURVEY – 3513 DUNDAS STREET WEST AND ASSEMBLED PROPERTYES
– 3505 DUNDAS STREET W – 3501 DUNDAS ST W – 3497 DUNDAS ST. W.



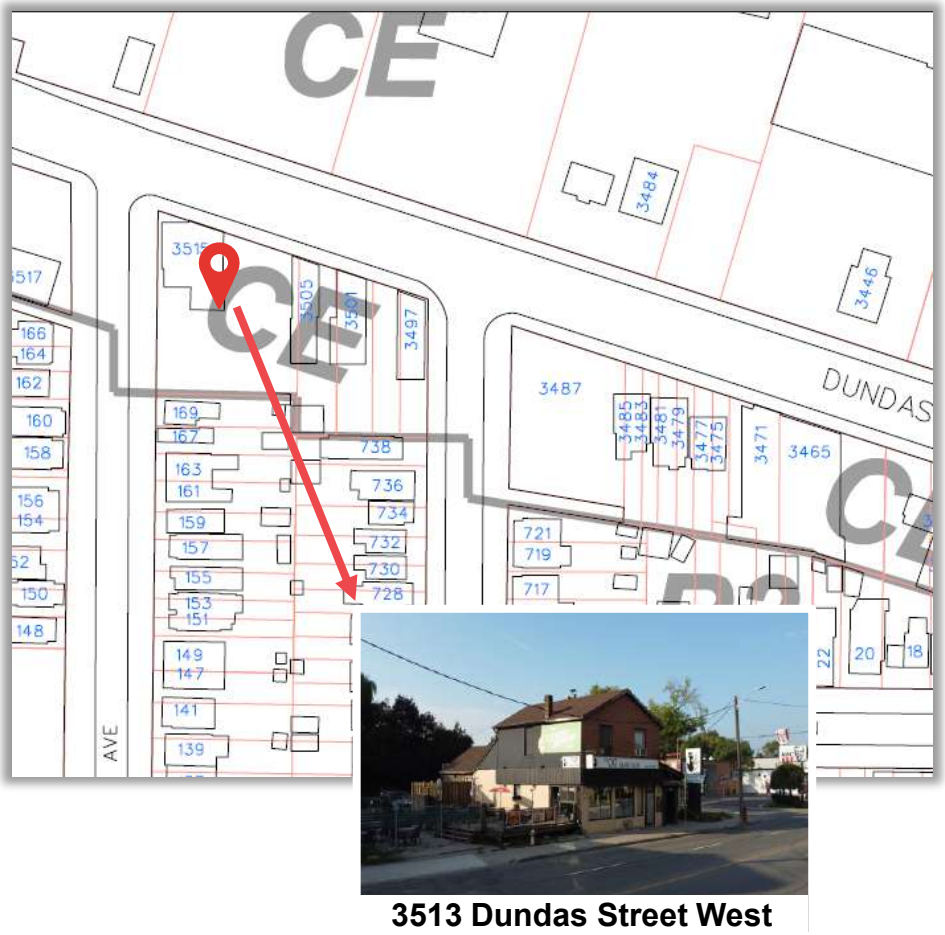
TOTAL 2476 m² (26,652 SQ FT)

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ZONING

PERMITTED USE
CE- Commercial Employment
Retail Store
Public Garage
Theatre
Any permitted use in Prestige Employment Zone (PE)
PE - Prestige Employment Zone
Industrial Uses
Office Uses
Retail and Showroom Uses
Design Centre
Business Service Establishments
Restaurants, snack bar, take-out eating establishments
Banquet Hall
Motor Vehicles Sales and Rentals
Recreational Uses
Day nursery



3513 Dundas Street West

LOCATION OVERVIEW

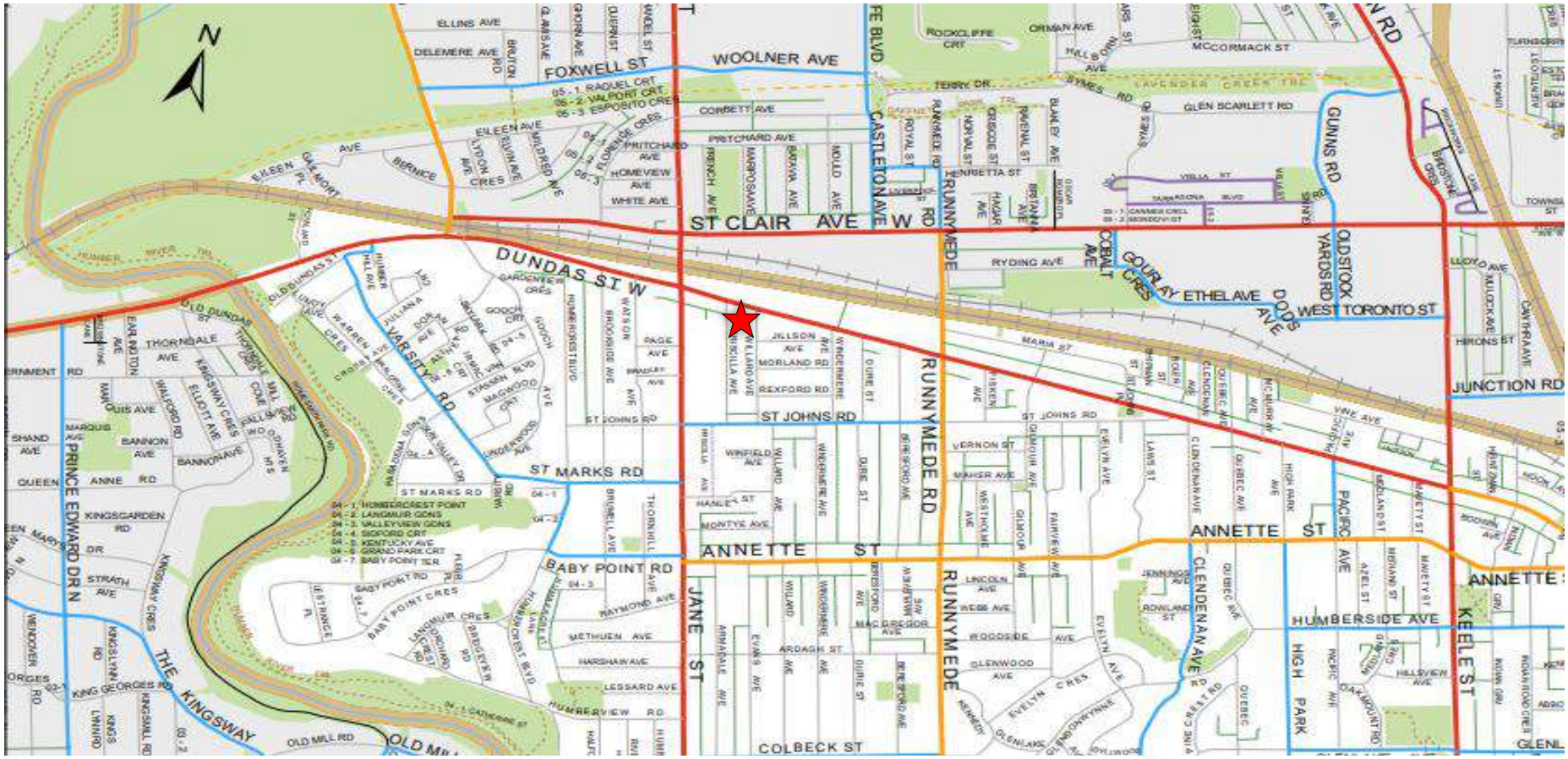
LOCATION OVERVIEW



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LOCATION OVERVIEW



TORONTO Transportation Services

Road Classification System

Updated by City Council April 24, 25, 26 and 27, 2018

Created: November 26, 2018
Printed: September 20, 2019
File:\\RC2018\mapbook_20190918

Base Map:
Toronto Centreline (Apr 2017)
GTA Distict (XDAT_V3_GTA_RMUN - Mar 2013)
Annotation Date: May 2017

Parkdale-High Park (04) - MAP 1 of 2

Road Classification System

- Provincial Expressway
- City Expressway
- Major Arterial
- Minor Arterial
- Collector
- Local
- Parks & Recreation Areas
- Other
- Laneway
- Pending
- Access Road
- Park Road
- Reserved Bus Lane
- Ward Boundary

Physical Features

- River
- Railway
- Shoreline
- Trail
- Hydro Line
- Walkway



LOCATION OVERVIEW – Port Credit

Overview

Runnymede–Bloor West Village is one of Toronto's most desirable west-end neighbourhoods, known for its welcoming residential character, vibrant retail corridor along Bloor Street West, and close-knit community feel. With its tree-lined streets, charming brick homes, and proximity to High Park, it offers a balance of urban convenience and suburban tranquility.

Economy & Development

The area's economy is anchored by Bloor West Village, a lively commercial strip filled with boutiques, cafes, restaurants, and essential services. Development has been steady and measured, with a focus on maintaining the character of the neighbourhood while introducing new mixed-use projects that enhance both residential options and retail diversity. This thoughtful growth has supported long-term property value stability and strong demand.

Community & Lifestyle

Runnymede–Bloor West Village is celebrated for its family-friendly environment and active community spirit. Top-ranked schools, abundant parks, and cultural amenities create a highly attractive setting for families and professionals. Residents enjoy a walkable lifestyle, with easy access to everyday needs, farmers' markets, and seasonal festivals that reinforce the area's strong sense of belonging.

Transportation & Accessibility

The neighbourhood benefits from excellent connectivity, with the Runnymede and Jane subway stations providing quick access to downtown Toronto. Multiple TTC bus routes, nearby arterial roads, and pedestrian-friendly streets make commuting and daily travel convenient. The area's walkability and access to cycling routes further enhance mobility for residents.

Growth & Vision

Looking ahead, Runnymede–Bloor West Village is positioned for steady and sustainable growth. Future plans emphasize maintaining the charm and integrity of the community while welcoming modest intensification that supports local businesses and meets the evolving needs of residents. The vision remains focused on preserving its village-like character while ensuring it continues to thrive as a vibrant, well-connected urban neighbourhood.

LOCATION OVERVIEW

Runnymede



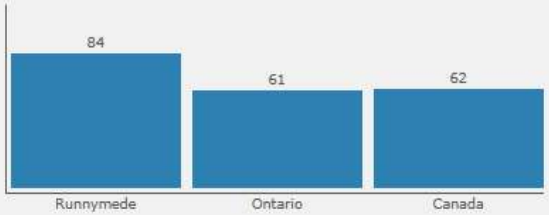
EXCEPTIONAL LIVABILITY SCORE

Runnymede Livability

#44 ranked neighborhood in Toronto

#400 ranked neighborhood in Ontario

Ranks better than **98%** of areas



PARKS & REC

This home is located in park heaven, with 4 parks and 15 recreation facilities within a 20 minute walk from this address.

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Playground
- 1 Pool
- 2 Tennis Courts
- 4 Basketball Courts
- 1 Sports Field
- 1 Track
- 2 Community Centres
- 1 Community Garden
- 1 Trail
- 1 Fitness/Weight Room

SCHOOLS

With excellent assigned public schools near this home, your kids will get a great education in the neighbourhood.

Runnymede Collegiate Institute
Designated Catchment School
Grades 9 to 12
569 Jane St

King George Junior Public School
Designated Catchment School
Grades PK to 6
25 Rexford Rd

Humbercrest Public School
Designated Catchment School
Grades PK to 8
14 St Marks Rd

Statistic	Runnymede	Toronto	Ontario
Population	9,171	3,013,752	14,804,681
Population density (sq km)	6,491	4,712	15
Median age	40.1	39.3	40.9
Male/Female ratio	1.1:1	1.1:1	1.0:1
Married couples	74%	67%	71%
Families w/ kids at home	54%	44%	46%
Speak English only	79.9%	85.9%	86.1%
Speak French only	0.2%	0.1%	0.3%

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away, and the nearest rail transit stop is 1.8 km away.

Nearest Rail Transit Stop
Old Mill Station

Nearest Street Level Transit Stop
Dundas St West At Willard Ave West Side

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4km.

St Joseph's Health Centre
30 The Queensway

Fire Station
590 Jane St

Police Station
2054 Davenport Rd

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OFFERING PROCESS

OFFERING MEMORANDUM (OM)

This **Offering Memorandum (OM)** has been provided to parties who have expressed an interest in investigating the property to determine whether they wish to proceed with an offer submission.

While the information contained in this OM has been obtained from various sources that we consider as being reliable, neither the Seller nor Royal LePage Real Estate Services (the Advisor) make any representations, declarations or warranties expressly or implied, as to the accuracy or completeness of the information contained herein. Both the Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications and such information or statements should not be relied upon by prospective buyers who are strongly advised to complete independent investigation and verification before submitting an offer. The Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications which have been provided to the prospective buyer.

The OM has been provided to interested parties for information purposes only and on the understanding that interested parties will use the OM for the purposes set out herein and upon and subject to the terms of the of the Confidentiality Agreement (CA). The Seller and the Advisor are under no obligation to provide the recipient with access to additional information.

Both the Seller and the Advisor strongly advise prospective buyers to conduct their own independent investigations and verification of the information provided herein, and should seek advice from planning, engineering, environmental, legal, accounting, and tax, and other industry professionals prior to submitting an offer on the property.

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to either;

Royal LePage Real Estate Services

Ian Wilson, MBA

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

iwilson@royallepage.ca

SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase price
- Indication of the conditions and due diligence and closing timelines;
- The name of the beneficial owners, if the buyer is a company

The seller reserve the right to remove the offering from the market and to alter the offering process, as described above, at its sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are to be purchased on an “as is, where is” basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.



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